

# HOUSTON PLANNING COMMISSION

## AGENDA

OCTOBER 11, 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  
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*  
Lloyd Smith, P.E.  
*Harris County*  
Mark J. Mooney, P.E.  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

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

## **SECRETARY**

Patrick Walsh, P.E.

## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

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

The Departments website is:  
[www.houstonplanning.com](http://www.houstonplanning.com)

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

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

# SPEAKER GUIDELINES

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

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

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

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

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

...

**Commission or Group:**

## SPEAKER SIGN IN FORM

**DATE:** \_\_\_\_\_

**AGENDA ITEM NUMBER** \_\_\_\_\_

**AGENDA ITEM NAME** \_\_\_\_\_

**YOUR NAME (Speaker)** \_\_\_\_\_

Telephone or email (Optional) \_\_\_\_\_

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

Your position or comments: \_\_\_\_ **Applicant** \_\_\_\_ **Supportive** \_\_\_\_ **Opposed** \_\_\_\_ **Undecided**

# **Houston Planning Commission**

## **AGENDA**

**October 11, 2018**

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

### **Call to Order**

### **Director's Report**

### **Approval of the September 27, 2018 Planning Commission Meeting Minutes**

- I. Public hearing and consideration for the renaming Cottingham St to Martin Luther King Jr. Blvd (Carson Lucarelli)**
- II. Public hearing on the proposed boundary expansion of the Chapter 26 Central Business District parking exempt area (Hector Rodriguez)**
- III. 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 (Aracely Rodriguez, Geoff Butler, Chad Miller, Carson Lucarelli)
  - e. Subdivision Plats with Special Exception Requests
  - f. Reconsiderations of Requirement
  - 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 (Eric Pietsch)
- IV. Establish a public hearing date of November 8, 2018**
  - a. Broad Oaks partial replat no 9
  - b. Greenvview Manor Sec 2 partial replat no 3
  - c. Grove at Oak Forest Sec 1 partial replat no 1 and extension
  - d. Holly Homes replat no 1
  - e. Neuen Manor partial replat no 11
  - f. Talia Court Village replat no 1 and extension
  - g. Wessex partial replat no 1
  - h. Westheimer Gardens Extension partial replat no 7
- V. Consideration of an Off-Street Parking Variance for property located at 214 Avondale Street (Eric Pietsch)**
- VI. Public Hearing and Consideration of a Hotel/Motel for Days Inn located at 13989 Westheimer Road (Homero Guajardo Alegria)**
- VII. Public Comment**
- VIII. Adjournment**

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

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

**September 27, 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 2:46 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

Absent

Lydia Mares

Christina Morales

Paul R. Nelson

Absent

Linda Porras-Pirtle

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Absent

The Honorable Robert E. Hebert

Loyd Smith for

Absent

The Honorable Ed Emmett

### **EXOFFICIO MEMBERS**

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

### **Executive Secretary**

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

### **CHAIR'S REPORT**

The Chair's Report was given by Commissioner Martha L. Stein.

### **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE SEPTEMBER 13, 2018 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the September 13, 2018 Planning Commission meeting minutes.

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

### **I. PRESENTATION ON THE PROPOSAL TO ADD ELLINGTON ROAD BETWEEN SH-3 AND I-45 TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN**

Presentation was given by Velyjha Southern, Planning and Development Department.

### **II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 –106)**

Item **64** and **78** removed for separate consideration.

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

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

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

**Commissioner(s) Alleman recused themselves.**

Staff recommendation: Approve staff's recommendations for item(s) **64** and **78**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **64** and **78**, subject to the CPC 101 form conditions.

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

**Commissioner(s) Alleman returned.**

### **C PUBLIC HEARINGS**

#### **107 Dolce Living at Midtown replat no 1 C3N Approve**

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

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

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

#### **108 Emancipation One Center 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: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker(s) Algenita Scott Davis, Herbert Green and Keija Asakura – supportive.

#### **109 Estates at Pech Road C3N Approve**

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

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

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

- 110 Hillsdale Creek Sec 1 partial replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 111 Katy Pointe Sec 1 partial replat no 1 C3N Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 112 Little York partial replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 113 Oak Forest Village C3N Withdrawn**
- 114 Pine Cove Park 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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 115 River Oaks Estates Sec 1 partial replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 116 Tealbrook Sec 1 C3N Approve**  
**partial replat no 4 and extension**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 117 West Lane Annex partial replat no 3 C3N Approve**  
**replat no 1**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speaker(s) Edward R. Richardson – opposed.
- 118 Westheimer Estates partial replat no 9 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**119 Willow Creek Estates replat Sec 1 C3N Defer**  
**partial replat no 3**

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

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

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

**D VARIANCES**

**120 Anderson Lakes GP 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: **Porras-Pirtle** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**121 Breen Reserve C2 Defer**

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

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

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

**122 Cabello Peluqueria Unisex C2R Approve**

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

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

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

**123 Ella Timbergrove 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: **Bladwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**124 Paige Polk C2 Defer**

Staff recommendation: Defer the application for two weeks per Chapter 42 Planning Standards.

Commission action: Deferred the application for two weeks per Chapter 42 Planning Standards.

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

**Item 125 and 126 were taken together at this time.**

**125 Pecan Estates GP Defer**

**126 Pecan Estates Sec 1 C3P Defer**

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

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

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

**127 Spring Branch ISD Spring Woods High School C2 Approve**

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

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

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

**128 Taj Residences 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**129 White Oak Crossing Sec 1 C2R Defer**

Staff recommendation: Defer the application for two weeks per Chapter 42 Planning Standards.

Commission action: Deferred the application for two weeks per Chapter 42 Planning Standards.

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

**E SPECIAL EXCEPTIONS**

**130 Marcello Lakes Sec 2 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**131 Ortegas Properties LLC Development C2 Approve**

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

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

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

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

**G EXTENSIONS OF APPROVAL**

**132 Eldridge Holding Commercial EOA Approve**

**133 Furay Park View EOA Approve**

**134 Hagerman Lodge EOA Approve**

**135 Harmony Village Sec 2 EOA Approve**

**136 Harris County MUD no 62 Water Plant no 1 EOA Approve**

**137 Julia Place EOA Approve**

**138 Katy Islamic Center replat no 1 and extension EOA Approve**

139	Old Town Spring Business Park Reserve	EOA	Approve
140	Tavola Sec 33	EOA	Approve

## H NAME CHANGES

141	Valley Ranch Town Center Commercial West (prev. Valley Ranch Commercial West)	NC	Approve
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## I CERTIFICATES OF COMPLIANCE

142	18528 Wisp Willow Way	COC	Approve
143	24602 Spencer Blvd.	COC	Approve
144	21868 East Martin	COC	Approve
145	22222 McCleskey Road	COC	Approve
146	24924 Plantation Estates Avenue	COC	Approve

Staff recommendation: Approve staff's recommendation for items 132-146.

Commission action: Approved staff's recommendation for items 132-146.

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

## J ADMINISTRATIVE NONE

## K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

147	2120 Gentry Street	DPV	Approve
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Staff recommendation: Grant the development plat variance(s) 1) to allow an 8'-6" building line in lieu of the ordinance-required building line along a local street, Henry Street; and 2) to allow a 15'-4" garage building line in lieu of the 20' building line along a local street, Henry Street.

Commission action: Granted the variance(s) 1) to allow an 8'-6" building line in lieu of the ordinance-required building line along a local street, Henry Street; and 2) to allow a 15'-4" garage building line in lieu of the 20' building line along a local street, Henry Street.

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

## III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 25, 2018 FOR:

- a. Archer Place replat no 1
- b. Colonial Gold
- c. Grace Landing
- d. Inwood Park Village replat no 1
- e. Live Oak Growing replat no 2
- f. Newport Sec 6 partial replat no 1 and extension
- g. Westhaven Estates Sec 1 partial replat no 9

Staff recommendation: Establish a public hearing date of October 25, 2018 for item(s) III a-g.

Commission action: Established a public hearing date of October 25, 2018 for item(s) III a-g.

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

## IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 58 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.

Commission action: Deferred the application for two weeks to give the applicant time to talk with staff regarding the parking solution.

Motion: **Garza**      Second: **Mares**      Vote: **Unanimous**      Abstaining: **None**  
Speaker(s): Rick Grothues, applicant, Jason Swarthouf, Kenneth Long – supportive; Bo Bell, Philip Hilder, Mitchell Cohen, Philip Muhm, Sylvia Drew, Jim Johnson and ReAnna Bell – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

**V. PUBLIC COMMENT**  
**NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:39 p.m.

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

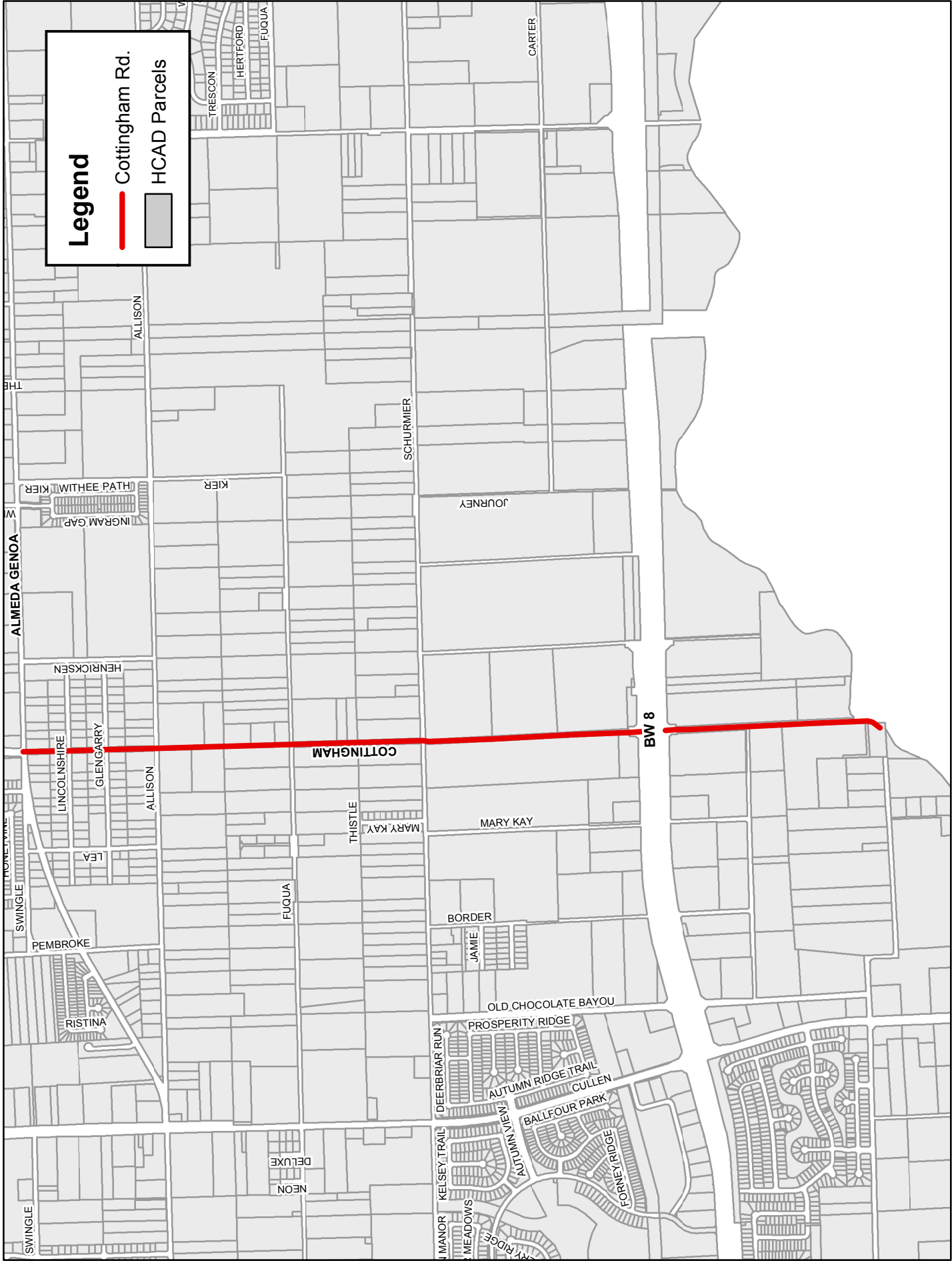
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**Martha L. Stein, Chair**

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**Michael Kramer, Secretary**

# City Initiated Street Name Change: Cottingham to Martin Luther King Jr. Boulevard



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

**A-Consent**

1	Adelaide Sec 2	C3F		Approve the plat subject to the conditions listed
2	Affinity Oaks	C2		Approve the plat subject to the conditions listed
3	Alta West Alabama	C2	DEF2	Approve the plat subject to the conditions listed
4	Booth Manor	C2		Approve the plat subject to the conditions listed
5	Boudreaux 99 GP	GP		Approve the plat subject to the conditions listed
6	Boudreaux 99 Sec 1	C2		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 34	C3F		Approve the plat subject to the conditions listed
8	Bridgeland Parkland Village Sec 35	C3P		Approve the plat subject to the conditions listed
9	Brothers Business Center	C2		Approve the plat subject to the conditions listed
10	Canter Heights	C2	DEF1	Approve the plat subject to the conditions listed
11	City Terrace Parkland Estates	C3F		Defer Additional information reqd
12	Clay Commerce Park	C2		Approve the plat subject to the conditions listed
13	Commerce Park Reserve at Clay	C2		Approve the plat subject to the conditions listed
14	Cool River Car Wash at West Airport	C2		Approve the plat subject to the conditions listed
15	Curtin Park	C3F	DEF2	Approve the plat subject to the conditions listed
16	Cypress Community Assistance Ministries	C2		Defer Additional information reqd
17	Dart South	C3F		Defer Additional information reqd
18	Dolce Living at Midtown replat no 1	C3F		Approve the plat subject to the conditions listed
19	East Airtex Drive Street Dedication Sec 1	SP	DEF1	Defer Additional information reqd
20	El Tesoro Sec 3	C3F		Approve the plat subject to the conditions listed
21	Emancipation One Center	C3F		Approve the plat subject to the conditions listed
22	Gatherings at Spring Branch	C2		Approve the plat subject to the conditions listed
23	Hillsdale Creek Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
24	Hub at Harvest Green	C2	DEF1	Defer Chapter 42 planning standards
25	Jasmine Heights Sec 14	C3F		Approve the plat subject to the conditions listed
26	Jefferson Storage	C2		Approve the plat subject to the conditions listed
27	Katy Crossing Sec 4	C3F		Approve the plat subject to the conditions listed
28	Katy Crossing Sec 5	C3F		Approve the plat subject to the conditions listed
29	Katy ISD Agriculture Center	C2		Defer Applicant request
30	Katy Pointe Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: October 11, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Lakes at Creekside Sec 5	C3F		Approve the plat subject to the conditions listed
32	Little York partial replat no 1	C3F		Approve the plat subject to the conditions listed
33	Oak Forest Addition Sec 4 partial replat no 1	C3F		Approve the plat subject to the conditions listed
34	Oneal Family Reserve	C2		Approve the plat subject to the conditions listed
35	PAC Dance Houston	C2	DEF2	Withdraw
36	Palisades Park Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
37	Palisades Park Sec 4	C3F	DEF1	Approve the plat subject to the conditions listed
38	PGSBRVD LLC	C3P		Approve the plat subject to the conditions listed
39	Porter DTP Addition	C2		Defer Chapter 42 planning standards
40	Reserve At Gulfpoint	C3P		Approve the plat subject to the conditions listed
41	Retreat at Westview Terrace	C3F		Defer Chapter 42 planning standards
42	River Oaks Estates Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
43	Royal Brook at Kingwood Sec 19	C3P		Approve the plat subject to the conditions listed
44	Saint Austin	C2	DEF1	Approve the plat subject to the conditions listed
45	Sawyer Heights Oaks replat no 2	C3F		Approve the plat subject to the conditions listed
46	Singh HMAG Properties	C2	DEF1	Defer Applicant request
47	Spencer Skyline	C2	DEF1	Defer Chapter 42 planning standards
48	Spring Pines Commercial Development	C2		Approve the plat subject to the conditions listed
49	Stuebner Plaza Sec 1	C2	DEF1	Defer Chapter 42 planning standards
50	Tello Addition	C2		Approve the plat subject to the conditions listed
51	Timbergrove Green	C3F	DEF2	Approve the plat subject to the conditions listed
52	West Lake Houston Apartments	C3F		Approve the plat subject to the conditions listed
53	West Lake Houston Reserve	C3F		Approve the plat subject to the conditions listed
54	West Lane Annex partial replat no 3 replat no 1	C3F		Defer per the request of the solid waste department
55	Westheimer Estates partial replat no 9	C3F		Approve the plat subject to the conditions listed
56	Winfield Lakes North Sec 5	C3P		Approve the plat subject to the conditions listed

**B-Replats**

57	Anita Park	C2R		Approve the plat subject to the conditions listed
58	Auz Reserves	C2R	DEF2	Approve the plat subject to the conditions listed
59	Bob Reserve at Harrisburg	C2R	DEF1	Approve the plat subject to the conditions listed
60	Cypress Preserve Logistic Center LLC	C2R		Approve the plat subject to the conditions listed
61	De Jesus Dream	C2R		Defer Applicant request

**Platting Summary****Houston Planning Commission****PC Date: October 11, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Englewood Bell Plaza	C2R		Approve the plat subject to the conditions listed
63	Henry Road Estates	C2R		Approve the plat subject to the conditions listed
64	Herreras Trucking Sales	C2R		Approve the plat subject to the conditions listed
65	Kings Court partial replat no 5	C2R		Approve the plat subject to the conditions listed
66	Lyons Grove	C2R		Defer Additional information reqd
67	Lyons Redev Fiftieth Venture	C2R		Approve the plat subject to the conditions listed
68	Lyons Redev Fiftyfirst Venture	C2R		Approve the plat subject to the conditions listed
69	Lyons Redev Fortyninth Venture	C2R		Approve the plat subject to the conditions listed
70	Marketplace at Falcon Landing partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
71	Moderno Heights Plaza	C2R	DEF1	Withdraw
72	Oak Forest Manor	C3R		Approve the plat subject to the conditions listed
73	Pagewood Reserve	C2R		Approve the plat subject to the conditions listed
74	Parvizian Metouri Estate	C2R		Approve the plat subject to the conditions listed
75	Pleasant Grove	C2R	DEF2	Approve the plat subject to the conditions listed
76	Reyes Plaza	C2R	DEF2	Disapprove
77	Rockstar Beltway Eight	C2R		Approve the plat subject to the conditions listed
78	Ross Mortuary Inc	C2R		Approve the plat subject to the conditions listed
79	Sherman Brady	C2R	DEF1	Defer Applicant request
80	Spring ISD High School replat no 1	C2R		Defer Additional information reqd
81	Sunnyside Enclave	C2R		Defer Chapter 42 planning standards
82	Tabernaculo de Gracia y Misericordia	C2R		Approve the plat subject to the conditions listed
83	Terry Place Homes	C2R		Defer Additional information reqd
84	Unique Design Corner	C2R	DEF2	Approve the plat subject to the conditions listed
85	Urban Square replat no 1	C2R		Approve the plat subject to the conditions listed
86	Vista Del Lago	C3R		Defer Additional information reqd
87	Washington Center Reserve	C2R		Approve the plat subject to the conditions listed
88	West Pierce Views	C2R		Approve the plat subject to the conditions listed
89	Yale Reserve	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

90	Amended Plat of Alameda Place partial replat no 10	C3N		Approve the plat subject to the conditions listed
91	Hollywood Gardens partial replat no 7 and extension	C3N		Defer per the Council Member Stardig's request
92	Jackson Mews replat no 1	C3N		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: October 11, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
93	Linden Lea Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
94	Matthews Village Estates amending plat no 1 replat no 1	C3N		Approve the plat subject to the conditions listed
95	McFarland Court partial replat no 1 and extension	C3N		Defer Chapter 42 planning standards
96	Newport Sec 4 partial replat no 2	C3N		Approve the plat subject to the conditions listed
97	Newport Sec 4 partial replat no 3	C3N		Approve the plat subject to the conditions listed
98	Saint Annes Catholic Church	C3N		Defer per Council Member Travis request
99	Shadow Creek at Augusta Pines partial replat no 1	C3N		Approve the plat subject to the conditions listed
100	Tulane Court replat no 1	C3N		Approve the plat subject to the conditions listed
101	Willow Creek Estates replat Sec 1 partial replat no 3	C3N	DEF2	Disapprove

**D-Variances**

102	Anderson Lakes GP	GP	DEF1	Defer Applicant request
103	Breen Reserve	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
104	Grand National	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Paige Polk	C2	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Pecan Estates GP	GP	DEF1	Defer Applicant request
107	Pecan Estates Sec 1	C3P	DEF1	Defer Applicant request
108	Reserves on Airport GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Station Thirty Five Thirty Five	C2R		Defer Additional information reqd
110	Wellford Square replat no 1	C2R		Defer Additional information reqd
111	White Oak Flat Sec 1	C2	DEF1	Deny the requested variance(s) and Disapprove the plat

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

None

**G-Extensions of Approval**

112	Bridgeland Parkland Village Sec 15	EOA		Approve
113	Hardy Industrial Complex Sec 2	EOA		Approve
114	Plaza on Huffmeister	EOA		Approve
115	Royal Brook at Kingwood Sec 10	EOA		Approve

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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**H-Name Changes**

116	White Oak Flat GP (prev. White Oak Crossing GP)	NC	Approve
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**I-Certification of Compliance**

117	24105 Furrow Court	COC	Approve
118	22541 Ford Road	COC	Approve
119	26960 Peach Creek Drive (Lot 948)	COC	Approve
120	26960 Peach Creek Drive (Lot 950)	COC	Approve
121	23242 Daniel Rd	COC	Approve
122	18633 Huckleberry Lane	COC	Approve
123	24980 Ford Rd	COC	Approve

**J-Administrative**

None

**K-Development Plats with Variance Requests**

124	402 Kickerillo Court	DPV	Approve
125	2600 Travis Street	DPV	Approve

**Off-Street Parking Variance**

V	214 Avondale Street	PV	Defer
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**Hotel/Motel Variance**

VI	Days Inn Hotel located at 13989 Westheimer Road	HMV	Deny
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 10/11/2018  
**Plat Name:** Adelaide Sec 2  
**Developer:** Adelaide Interests, LTD, A Texas Limited Corporation  
**Applicant:** EHRA  
**App No/Type:** 2018-2049 C3F

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

Total Acreage:	42.3100	Total Reserve Acreage:	10.9813
Number of Lots:	285	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	77449	407W	ETJ

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

012.2.1 Dead-end utility easements are not permitted.

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.

052. Section 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)

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 10/11/2018  
**Plat Name:** Adelaide Sec 2  
**Developer:** Adelaide Interests, LTD, A Texas Limited Corporation  
**Applicant:** EHRA  
**App No/Type:** 2018-2049 C3F

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

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City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Provide INO letter for pipeline crossing prior to plat recordation  
Easements outside of plat will need to be dedicated prior to plat recordation  
Construction plan (Project Number 1806250169) has not been approved.  
Addressing: Toblins Gully Dr. turns 90 degree, need to split that and need a new name.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 10/11/2018  
**Plat Name:** Affinity Oaks  
**Developer:** Affinity Development  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2018-1981 C2

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

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493R	City

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

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

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

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

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

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

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

PWE Traffic: 10/09/18:  
No comments.

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

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%  
AND NO BUILDING IS ALLOWED ABOVE ANY PUBLIC UTILITY EASEMENT

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 10/11/2018  
**Plat Name:** Alta West Alabama  
**Developer:** Wood Partners West Alabama, LLC  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2018-1871 C2

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

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.

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)

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

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

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

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

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

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](http://houstonpermittingcenter.org)

This will require a high Impact application.

City Engineer: DETENTION IS REQUIRED



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 10/11/2018  
**Plat Name:** Booth Manor  
**Developer:** None  
**Applicant:** Tetra Surveys  
**App No/Type:** 2018-2054 C2

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

Total Acreage:	4.6932	Total Reserve Acreage:	4.3778
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	77336	299J	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)

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

The below comments were made by other agencies during this review period. These comments are 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: 10/09/18:

No comments.

City Engineer: DETENTION IS REQUIRED

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 10/11/2018  
**Plat Name:** Boudreaux 99 GP  
**Developer:** Gleannloch Commercial Development  
**Applicant:** Windrose  
**App No/Type:** 2018-2032 GP

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

Total Acreage:	20.0490	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 383
County	Zip	Key Map ©	City / ETJ
Harris	77379	289X	ETJ

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

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

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

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

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

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

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

PWE Traffic: 10/09/18:

No comments.

PWE Utility Analysis: Approve

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN  
 AND MISSING B.L.

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)

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

HC Traffic should be contacted to review ROW and geometric requirements prior to submitting plat for Boudreaux / SH 99 corner. Additional ROW may be needed.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 10/11/2018  
**Plat Name:** Boudreaux 99 Sec 1  
**Developer:** Gleannloch Commercial Development  
**Applicant:** Windrose  
**App No/Type:** 2018-2035 C2

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

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Total Acreage:	13.0346	Total Reserve Acreage:	12.7572
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 383
County	Zip	Key Map ©	City / ETJ
Harris	77379	289X	ETJ

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 10/11/2018  
**Plat Name:** Boudreaux 99 Sec 1  
**Developer:** Gleannloch Commercial Development  
**Applicant:** Windrose  
**App No/Type:** 2018-2035 C2

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

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PWE Utility Analysis: Approve  
City Engineer: B.L.'S ARE MISSING, DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN  
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  
Label building lines along Grand Parkway and Boudreaux Road  
Traffic Impact Analysis will be required before the review of site development plan.  
Evaluate LTL requirement due to proximity to existing LTL to west and widening of ROW / pavement at SH 99 to east.  
Documentation of TxDOT driveway approval should be submitted with site plans.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 10/11/2018  
**Plat Name:** Bridgeland Parkland Village Sec 34  
**Developer:** Bridgeland Development, LP  
**Applicant:** Windrose  
**App No/Type:** 2018-2008 C3F

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

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Total Acreage:	14.8088	Total Reserve Acreage:	1.0670
Number of Lots:	49	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	366W	ETJ

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
052. Tuckerton Road and Summer Camp Drive Street Dedication must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 10/11/2018  
**Plat Name:** Bridgeland Parkland Village Sec 34  
**Developer:** Bridgeland Development, LP  
**Applicant:** Windrose  
**App No/Type:** 2018-2008 C3F

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

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PWE Utility Analysis: Approve  
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)  
Tuckerton Road will need to be recorded prior to or simultaneously with this plat  
UVE should be checked at Summer Camp Drive and Tuckerton Road, at Brazos Bend Park Drive and  
Summer Camp Drive, at Red Buckeye Drive and Brazos Bend Park Drive, and at Pilant Lake Ct and Brazos  
Bend Park Drive.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 10/11/2018  
**Plat Name:** Bridgeland Parkland Village Sec 35  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2018-2044 C3P

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

Total Acreage:	6.5100	Total Reserve Acreage:	1.1500
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	365R	ETJ

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
052. Section 30 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)

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

The below comments were made by other agencies during this review period. These comments 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)  
Sec 30 will need to be recorded prior to or simultaneously with this plat  
UVE should be checked at Lockhart Park Drive and Summit Point Crossing



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 10/11/2018  
**Plat Name:** Brothers Business Center  
**Developer:** Brothers Investment Properties, L.L.C.  
**Applicant:** Daram Engineers, Inc.  
**App No/Type:** 2018-2064 C2

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

Total Acreage:	7.4604	Total Reserve Acreage:	7.4604
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77084	407X	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.

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.

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

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

1. Dimension Tie as single length measurement
2. Show full street network on Vicinity map.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 10/11/2018  
**Plat Name:** Brothers Business Center  
**Developer:** Brothers Investment Properties, L.L.C.  
**Applicant:** Daram Engineers, Inc.  
**App No/Type:** 2018-2064 C2

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

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City Engineer: DETENTION IS REQUIRED

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 10/11/2018  
**Plat Name:** Canter Heights  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2018-1971 C2

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

Total Acreage:	0.2066	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	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.

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

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

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

1. Show Dedication to ROW with the Dashed and hatched graphic as shown on Markup
2. Adjust Lot square footage to reflect dedication to ROW.
3. Dimension distances from existing structures to the property line.
4. Plat is not a replat, remove replat paragraph and reason for replat.
5. Show all symbols and abbreviations on plat in the legend.
6. Dimension Eichwurzel Lane.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 10  
**Action Date:** 10/11/2018  
**Plat Name:** Canter Heights  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2018-1971 C2

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

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PWE Traffic: 09/25/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION 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.



**Agenda Item:** 11  
**Action Date:** 10/11/2018  
**Plat Name:** City Terrace Parkland Estates  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No/Type:** 2018-1990 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	2.5567	Total Reserve Acreage:	0.4400
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

***Conditions and Requirements for Approval***

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

050. Revise plat boundary 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)

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

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

180. Reverse curves for type 2 PAEs shall have a center-line radius of at least 65 feet and be separated by a tangent distance of not less than 25 feet. (132)

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

1. Provide correct Street record information for Paul Quinn St and provide documentation.
2. Provide Complete Curve table, measurements are missing.
3. Legal Description on plat must match title. Replat includes only portions of lots 6 and 7.
4. Show All symbols and abbreviations used on plat in the legend.
5. Zoom In and Center Vicinity Map.
6. Include exhibit or diagram showing connection of Reserve B on both sides of Cul de sac.
7. Re-number lots in Block 2 starting with Lot 1.

***For Your Information:***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 10/11/2018  
**Plat Name:** City Terrace Parkland Estates  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No/Type:** 2018-1990 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

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

City Engineer: IT NEED 20' W.L.E. CONNECTED TO 10'X10' F.H.E. AND NEED DRAINAGE 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 10/11/2018  
**Plat Name:** Clay Commerce Park  
**Developer:** Ray Gilliam, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-2003 C2

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

Total Acreage:	4.7710	Total Reserve Acreage:	4.7710
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:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	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.

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 Holder Certification and Notary.

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

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

PWE Utility Analysis: Approved

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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

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

Required UVE has been shown on the Plat. It should be shown on construction plan also.

Limited scope TIA will be required to determine driveway locations and left turn lane requirements before the review of construction plan.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 10/11/2018  
**Plat Name:** Commerce Park Reserve at Clay  
**Developer:** Ray Gilliam, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-2001 C2

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

---

Total Acreage:	1.8639	Total Reserve Acreage:	1.8639
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:	Addicks Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	ETJ

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 10/11/2018  
**Plat Name:** Commerce Park Reserve at Clay  
**Developer:** Ray Gilliam, LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-2001 C2

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

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Harris County Flood Control District: Additional drainage ROW dedication for Bear Creek may be required  
PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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 if any additional drainage easement is required. Provide INO letter at recordation.  
Required UVE has been shown on the Plat. It should be shown on construction plan also.  
Limited scope TIA will be required to determine driveway locations. Existing left turn lane on Clay Road at Woodpine Drive may need to be restriped.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 10/11/2018  
**Plat Name:** Cool River Car Wash at West Airport  
**Developer:** JDM Industrial Inc.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-2010 C2

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

Total Acreage:	1.1805	Total Reserve Acreage:	1.1805
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 MUD 25
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	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)

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. ID property across FM 1464
2. Dimension FM 1464
3. Dash Outside of Street Dedication.
4. Zoom in and Center Vicinity Map.

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

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

Fort Bend Engineer: 1) Provide 10' landscape easement along West Airport Blvd and FM 1464  
 2) Provide a 30' radius or 25' cutback at West Airport and FM 1464  
 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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 10/11/2018  
**Plat Name:** Curtin Park  
**Developer:** BC INVESTMENTS  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2018-1879 C3F

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

Total Acreage:	0.7471	Total Reserve Acreage:	0.0269
Number of Lots:	13	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)

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.

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." Legibly to be seen on plat.

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

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

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

1. Show ROW Dedication language and dimension outside of shaded area as to be legible.

2. Block number cannot be on a ROW or PAE

3. PAE must intersect Public ROW at 80-100 Degree angle

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 10/11/2018  
**Plat Name:** Curtin Park  
**Developer:** BC INVESTMENTS  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2018-1879 C3F

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED, 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 10/11/2018  
**Plat Name:** Cypress Community Assistance Ministries  
**Developer:** SCS-Prostar  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-2036 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	3.9156	Total Reserve Acreage:	3.9156
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 FWSD 61
County	Zip	Key Map ©	City / ETJ
Harris	77429	368Q	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)

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

1. Dimension Tie
2. As per HCAD many of the adjacent properties to the east are incorrect and do not exist as shown.
3. Street Record information Does not show Cypress North Houston Widening from 60' ROW to 100' ROW.

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

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

PWE Utility Analysis: Approve  
City Engineer: DETENTION IS REQUIRED

Harris 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:** 17  
**Action Date:** 10/11/2018  
**Plat Name:** Dart South  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-2071 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

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***

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

050. Revise plat boundary as indicated on the marked file copy.

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

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

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)

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

1. Show fire Hydrant within 100ft of Dart St entrance to PAE.
2. Show all Symbols and abbreviations used on plat in Legend.
3. Identify and show record information for all adjacent properties.
4. Add Lot paragraph to Dedication language
5. Provide Exhibit or dimensions for Lot 10 to verify appropriate frontage.

***For Your Information:***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17

**Action Date:** 10/11/2018

**Plat Name:** Dart South

**Developer:** Lovett Homes

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

**App No/Type:** 2018-2071 C3F

**Staff Recommendation:**

Defer Additional  
information reqd

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PWE Traffic: 10/09/18:

Sufficient on-site parking is provided. Besides the reserves, parking can also be accommodated along the 28' P.A.E. of Dart Green Dr.

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

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

This will required a high Impact application.

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

City Engineer: DETENTION IS REQUIRED, 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 10/11/2018  
**Plat Name:** Dolce Living at Midtown replat no 1  
**Developer:** DLC at Midtown LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-2039 C3F

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

Total Acreage:	1.7129	Total Reserve Acreage:	1.6821
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	493P	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)

Planning Commission granted the requested variances to allow a dual building line along West Gray ranging from 1.5 to 4.1 feet for portions of the structure that encroaches into the 15-foot building line and to allow a 0 feet building line ranging from 0.1 to 0.9 feet along a portion of Bailey Street for a skybridge subject to the following conditions:

- (1) 4 inch caliper trees along West Gray located between the sidewalk and the street.
- (2) 2 foot Hardscape addition to the existing 6-foot unobstructed sidewalk along West Gray.
- (3) Pedestrian lighting along West Gray.
- (4) A bench along West Gray.

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

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

PWE Utility Analysis: Approve  
 City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 10/11/2018  
**Plat Name:** East Airtex Drive Street Dedication Sec 1  
**Developer:** WCA Waste Corporation  
**Applicant:** The Pinnell Group, LLC  
**App No/Type:** 2018-1891 SP

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	6.4711	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	373B	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)

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19

**Action Date:** 10/11/2018

**Plat Name:** East Airtex Drive Street Dedication Sec 1

**Developer:** WCA Waste Corporation

**Applicant:** The Pinnell Group, LLC

**App No/Type:** 2018-1891 SP

**Staff Recommendation:**

Defer Additional  
information reqd

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

- Please show an additional 10' of ROW on either side of P10-04-03upstream of Airtex and dimension as HCFCFCD Ultimate ROW.

- Please show an additional 15' of ROW on either side of P10-04-03 Downstream of Airtex and dimension as HCFCFCD Ultimate ROW.

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)

Confer with city if "Sec 1" should be added to plat name

Determine if any additional ROW is needed for possible bridge embankment over creek

Plat should be deferred due to following reasons:

1. Proposed compound curve at C8/ C9 is not consistent with Chapter 42, Harris County Geometric Design Guidelines and roadway designs norms.

2. Existing Airtex Road ROW at west side of UPRR/Hardy Road is not shown per City Graphic Requirements. It is not clear if the roadway centerline tie across UPRR/Hardy is tangent to curve C7.

3. Insufficient geometric information has been provided at Farrell Road. Skew angle could not be determined and Corner ROW hypotenuse L2 should be increased to 28.28' for 20'x20' cutback, and the centerline of Airtex Drive across Farrell Road appears to lack the required tangent for a reverse curve.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 10/11/2018  
**Plat Name:** El Tesoro Sec 3  
**Developer:** Peluda, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2018-1967 C3F

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

Total Acreage:	14.4280	Total Reserve Acreage:	0.6360
Number of Lots:	103	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574L	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)

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)

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

Airport Tier Plat Notes: Ch 9 has specific language: Sec 9-359(a) and Sec. 9-708(a).

NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations.

NOTICE: Individual lots or parcels within this subdivision may be located in an airport hazard area and may be subject to height or use restrictions.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 10/11/2018  
**Plat Name:** El Tesoro Sec 3  
**Developer:** Peluda, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2018-1967 C3F

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

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 10/11/2018  
**Plat Name:** Emancipation One Center  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2018-2011 C3F

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

Total Acreage:	1.0905	Total Reserve Acreage:	1.0905
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.

203. Provide complete Recordation Package when submitting plat for 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 the following note to the face of the plat: The Planning Commission granted a variance to allow a 0'BL along Emancipation Avenue and 5' BL instead of the ordinance required 25' along Elgin Street and 5' BL instead of the required 10' BL along St. Charles Street. 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 is contingent upon the applicant providing 7' unobstructed sidewalks along all adjacent streets, minimum 4.5' safety buffer along all streets (minimum 3" caliper trees in buffer) and pedestrian scaled lighting along Emancipation Avenue and Elgin Streets maintained by the Midtown Redevelopment Authority.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 10/11/2018  
**Plat Name:** Emancipation One Center  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2018-2011 C3F

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

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PWE Traffic: 10/09/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 10/11/2018  
**Plat Name:** Gatherings at Spring Branch  
**Developer:** Beazer Homes of Texas  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2018-2029 C2

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

Total Acreage:	4.4490	Total Reserve Acreage:	4.4490
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451Y	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.

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)

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

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 10/11/2018  
**Plat Name:** Hillsdale Creek Sec 1 partial replat no 1  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-2020 C3F

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

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Total Acreage:	3.2855	Total Reserve Acreage:	0.0000
Number of Lots:	29	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:	Northwest Harris County MUD 16
County	Zip	Key Map ©	City / ETJ
Harris	77084	407R	ETJ

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

012.2. Coordinate with CenterPoint Energy for the removal of utility easements and provide Letter of No Objection at 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)

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 23  
**Action Date:** 10/11/2018  
**Plat Name:** Hillsdale Creek Sec 1 partial replat no 1  
**Developer:** KB Home Lone Star, Inc.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-2020 C3F

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Provide INO letter from utility company for removal of utility easements prior to plat recordation  
Construction plan (Project Number 1709110015) for Hillsdale Creek Sec 1 has 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:** 24  
**Action Date:** 10/11/2018  
**Plat Name:** Hub at Harvest Green  
**Developer:** Trammell Crow Company  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2018-1943 C2

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

Total Acreage:	16.8080	Total Reserve Acreage:	16.8080
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566C	ETJ

***Conditions and Requirements for Approval***

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

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

1) Maintain 60' maintain minimum width for unrestricted reserve, as shown on the markup.

***For Your Information:***

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

Fort Bend Engineer: 1) A TIA must be submitted and approved by FBC and the Toll Road Authority for the proposed connections to Grand Parkway

2) Provide 12' ROW dedication by plat or separate instrument along the Grand Parkway for right turn deceleration lanes at all driveways and the intersection of West Airport

3) Provide 10' landscape easement along Grand Parkway and West Airport Boulevard

4) Submit FP to FBC for formal review

5) Submit civil construction plans

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

PWE Utility Analysis: Approved

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 10/11/2018  
**Plat Name:** Jasmine Heights Sec 14  
**Developer:** D.R. Horton-Texas Ltd., A Texas Limited Partnership  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2018-1992 C3F

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

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Total Acreage:	21.6100	Total Reserve Acreage:	0.4328
Number of Lots:	114	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406W	ETJ

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

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

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

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

052. Jasmine Heights Sec 13 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)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 10/11/2018  
**Plat Name:** Jasmine Heights Sec 14  
**Developer:** D.R. Horton-Texas Ltd., A Texas Limited Partnership  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2018-1992 C3F

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

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PWE Traffic: 10/09/18:  
Parking can be accommodated along the proposed streets.  
Addressing: Add Grayson Glen Lane to plat tracker.  
PWE Utility Analysis: Approved  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Sec 13 will need to be recorded prior to or simultaneously with this plat  
Construction plan (Project Number 1809170133) has not been approved.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 10/11/2018  
**Plat Name:** Jefferson Storage  
**Developer:** OS Jefferson, LLC  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2018-2016 C2

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

Total Acreage:	0.5165	Total Reserve Acreage:	0.5165
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493Q	City

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

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

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

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

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

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

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

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

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

PWE Traffic: 10/09/18:

No comments.

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

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

This will require a high Impact application.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27

**Action Date:** 10/11/2018

**Plat Name:** Katy Crossing Sec 4

**Developer:** Lennar Homes of Texas Land and Construction, LTD

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

**App No/Type:** 2018-2006 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	25.3340	Total Reserve Acreage:	9.3630
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404Y	ETJ

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

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

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

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

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.

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27

**Action Date:** 10/11/2018

**Plat Name:** Katy Crossing Sec 4

**Developer:** Lennar Homes of Texas Land and Construction, LTD

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

**App No/Type:** 2018-2006 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approve

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28

**Action Date:** 10/11/2018

**Plat Name:** Katy Crossing Sec 5

**Developer:** Lennar Homes of Texas Land and Construction, LTD

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

**App No/Type:** 2018-2007 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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

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

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

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

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28

**Action Date:** 10/11/2018

**Plat Name:** Katy Crossing Sec 5

**Developer:** Lennar Homes of Texas Land and Construction, LTD

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

**App No/Type:** 2018-2007 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approve

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Sec 2 will need to be recorded prior to or simultaneously with this plat

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

UVE should be checked at Big Bluestem Lane and Beckendorff Road, at Llano Knoll Lane and Big Bluestem Lane, at Poppy Mallow Lane and Big Bluestem Lane, at Prairie Chapel Road and Katy Main Crossing, and at Katy Main Crossing and Katy-Hockley Road.

UVE should be checked for making right turn on red by WB traffic on Beckendorff Road onto Katy-Hockley Road for future signalization.

WB left turn lane will be required on Beckendorff Road at Big Bluestem Lane.

WB left turn lane may be required on Beckendorff Road at Katy Hockley Road if the distance from Big Bluestem Lane is not adequate for proper transition for left turn lane at Big Bluestem Lane.

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



**Agenda Item:** 29  
**Action Date:** 10/11/2018  
**Plat Name:** Katy ISD Agriculture Center  
**Developer:** KATY ISD  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-2048 C2

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	117.8190	Total Reserve Acreage:	111.8520
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404Z	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)

062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

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

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

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)

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)

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)

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

***For Your Information:***



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 10/11/2018  
**Plat Name:** Katy ISD Agriculture Center  
**Developer:** KATY ISD  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-2048 C2

**Staff Recommendation:**  
Defer Applicant request

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

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

Harris County Flood Control District: Label the channel along the south boundary of the tract as "Unit U101-11-00".

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

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

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

Plat should be disapproved because lot is less than 1 acre and getting septic

UVE should be checked at Beckendorff Road and Katy-Hockley Cut-Off Road.

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

Corner ROW radius C1 at the intersection of Beckendorff Road and Katy-Hockley Cut-Off Road should be 35'.

30' strip of land is to be recorded from Katy Crossing sec 3

show Pixton Park Street which would potentially connect with stub from recorded plat, Katy Manor sec 8

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 10/11/2018  
**Plat Name:** Katy Pointe Sec 1 partial replat no 1  
**Developer:** TELEPHONE INVESTMENTS, INC.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-2002 C3F

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

Total Acreage:	1.1570	Total Reserve Acreage:	1.1570
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	445E	ETJ

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

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

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

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

PWE Traffic: 10/09/18:

No comments.

PWE Utility Analysis: Approved

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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)

Off-street parking analysis will be required for development of recreation facilities.

ALL-WAY Stop Warrant Analysis per TMUTCD Section 2B.07 should be provided to determine if traffic control at the intersection of Katy Pointe Blvd and Asher Hollow Lane should be modified 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.



**Agenda Item:** 31  
**Action Date:** 10/11/2018  
**Plat Name:** Lakes at Creekside Sec 5  
**Developer:** LAKES AT CREEKSIDE, LLC  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-2052 C3F

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

Total Acreage:	24.2500	Total Reserve Acreage:	0.8120
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Y	ETJ

**Conditions and Requirements for Approval**

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.

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

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

**For Your Information:**

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

PWE Traffic: 10/09/18:

Parking can be accommodated along the proposed streets.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

Provide INO letter for pipeline crossing prior to plat recordation

ALL-WAY Stop Control Analysis at Stonebriar Creek Crossing and Songlark Bend Drive, should be provided.

Roadway plans should show removal of DEAD END sign Kleppel at Stuebner Airline

TIA recommended traffic signal at the intersection of Lakes at Creekside Drive and Hufsmith Road. Approval of Sec 5 construction plan will be subject to completion of recommended traffic signal installations.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 10/11/2018  
**Plat Name:** Little York partial replat no 1  
**Developer:** HOS Business, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2018-2055 C3F

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

Total Acreage:	0.9781	Total Reserve Acreage:	0.9781
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413S	City

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 10/11/2018  
**Plat Name:** Oak Forest Addition Sec 4 partial replat no 1  
**Developer:** TAC Engineering  
**Applicant:** Halff Associates, Inc.  
**App No/Type:** 2018-2056 C3F

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

Total Acreage:	2.2560	Total Reserve Acreage:	2.2560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452J	City

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

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

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

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

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

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

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

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

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

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

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 10/11/2018  
**Plat Name:** Oneal Family Reserve  
**Developer:** C&R Surveying  
**Applicant:** C&R Surveying, Inc.  
**App No/Type:** 2018-1806 C2

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

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Total Acreage:	1.8753	Total Reserve Acreage:	1.8753
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330N	ETJ

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

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

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

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

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

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

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

PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 10/11/2018  
**Plat Name:** PAC Dance Houston  
**Developer:** George Friedman Performing Arts LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2018-1877 C2

**Staff Recommendation:**  
 Withdraw

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**

Withdrawn per Applicant's Request.

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

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

City Engineer: DETENTION IS REQUIRED

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

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

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

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 10/11/2018  
**Plat Name:** Palisades Park Sec 3  
**Developer:** Kensington Acres, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-1771 C3F

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

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Total Acreage:	1.7600	Total Reserve Acreage:	0.1100
Number of Lots:	37	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

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#### ***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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 10/11/2018  
**Plat Name:** Palisades Park Sec 3  
**Developer:** Kensington Acres, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-1771 C3F

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

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**PWE Traffic: 09/25/18:**

There are nine parking spaces provided between reserves B, C, and E, so the on-site parking requirement is met. Reserve F is also listed as restricted to parking, but it is unclear how parking is expected to be accommodated on this reserve, or how many spaces will be provided. A parking plan showing the placement and orientation of all parking spaces is recommended.

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

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

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

**City Engineer:** IF THE F.H. IS PUBLIC , IT NEED A 10'X10' F.H.E. INSTEAD OF 5'X5' F.H.E. AND A 20' W.L.E., IT ALSO NEEDS A W.M.E. ALSO PLAT NEED A DRAINAGE PLAN AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

**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 (37 units) of dwelling units.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 10/11/2018  
**Plat Name:** Palisades Park Sec 4  
**Developer:** Kensington Acres, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-1772 C3F

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

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Total Acreage:	2.3900	Total Reserve Acreage:	0.2250
Number of Lots:	43	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

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#### ***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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 10/11/2018  
**Plat Name:** Palisades Park Sec 4  
**Developer:** Kensington Acres, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-1772 C3F

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

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PWE Traffic: 09/25/18:

Sufficient on-site parking is provided.

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

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

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

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 PUBLIC , IT NEED A 10'X10' F.H.E. INSTEAD OF 5'X5' F.H.E. AND A 20' W.L.E., IT ALSO NEEDS A W.M.E. ALSO PLAT NEED A DRAINAGE PLAN AND MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 10/11/2018  
**Plat Name:** PGSBRVD LLC  
**Developer:** PGSBRVD  
**Applicant:** RP & Associates  
**App No/Type:** 2018-2034 C3P

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

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Total Acreage:	8.6370	Total Reserve Acreage:	8.1886
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404X	ETJ

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

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

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

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

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)

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 10/11/2018  
**Plat Name:** PGSBRVD LLC  
**Developer:** PGSBRVD  
**Applicant:** RP & Associates  
**App No/Type:** 2018-2034 C3P

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

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PWE Utility Analysis: Approve  
City Engineer: MISSING B.L. ON BECKENDORFF RD., ALSO DETENTION IS REQUIRED AND THE  
COUNTY REQUIREMENT WILL GOVERN

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 10/11/2018  
**Plat Name:** Porter DTP Addition  
**Developer:** GBT Realty  
**Applicant:** John Cowan and Associates  
**App No/Type:** 2018-1913 C2

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

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Total Acreage:	1.6370	Total Reserve Acreage:	1.6370
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296C	ETJ

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 10/11/2018  
**Plat Name:** Porter DTP Addition  
**Developer:** GBT Realty  
**Applicant:** John Cowan and Associates  
**App No/Type:** 2018-1913 C2

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

- 
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.
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)
121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatory, his heirs, assigns or successors.
141. Provide for widening of Pindale/Oak Shadows collector street. Reference Major Thoroughfare and Freeway Plan. (122)
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.
152. Right-of-way transitions shall conform to the geometric design guidelines of the PWE Design Manual or other geometric design guidelines that are approved by the PWE director. (124)
- 190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
- 190.3. Add 'Patrick Walsh, P.E., Secretary' as Secretary 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)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

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

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 10/11/2018  
**Plat Name:** Porter DTP Addition  
**Developer:** GBT Realty  
**Applicant:** John Cowan and Associates  
**App No/Type:** 2018-1913 C2

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

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PWE Traffic: 10/09/18:

No comments.

PWE Utility Analysis: Approved

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN  
ALSO MISSING B.L.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 10/11/2018  
**Plat Name:** Reserve At Gulfpoint  
**Developer:** Wycoff Development  
**Applicant:** PROSURV  
**App No/Type:** 2018-2058 C3P

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

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Total Acreage:	42.9760	Total Reserve Acreage:	40.3765
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77034	576Z	City

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)
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)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
151. Revise the public street system as indicated on the marked file copy.
152. Right-of-way transitions shall conform to the geometric design guidelines of the PWE Design Manual or other geometric design guidelines that are approved by the PWE director. (124)
157. Provide streets names for each street. (133-134)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 10/11/2018  
**Plat Name:** Reserve At Gulfpoint  
**Developer:** Wycoff Development  
**Applicant:** PROSURV  
**App No/Type:** 2018-2058 C3P

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

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS PROVIDED, ALSO DRAINAGE PLAN IS APPROVED, MISSING B.L.'S ON SCARSDALE BLVD. AND HWY 45

Addressing: Gulf Eight Blvd makes a 90 degree turn. Please split into two street segments and submit a new street name in plat tracker. Also, "Boulevard" shall be used only to designate major thoroughfares, major collector streets, collector streets or other streets designed to handle traffic volumes in excess of normal neighborhood traffic generation or that are divided streets with at least two lanes of traffic in each direction separated by a median. Does this apply to Gulf Eight Blvd?

Aviation: May be subject to the Houston Airport System ordinance.

Harris County Flood Control District: Show channel A119-06-00 including top of bank. Show and label HCFCFCD ROW. An additional 14 feet along this reach of A119-06-00 will be needed for ultimate ROW.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 41  
**Action Date:** 10/11/2018  
**Plat Name:** Retreat at Westview Terrace  
**Developer:** CND-Long Point III, LLC  
**Applicant:** Crestline Engineering  
**App No/Type:** 2018-1997 C3F

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

Total Acreage:	5.0590	Total Reserve Acreage:	0.3119
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451U	City

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

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

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

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)

102.1. Turnarounds on Type II P.A.E.'s shall provide a 20-foot radius at the intersection. (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)

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 10/11/2018  
**Plat Name:** Retreat at Westview Terrace  
**Developer:** CND-Long Point III, LLC  
**Applicant:** Crestline Engineering  
**App No/Type:** 2018-1997 C3F

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

- 
1. Leilani Drive at Long Point Road shall remain open for ingress and egress to the residents of this subdivision.
  2. The Houston Planning Commission granted a variance to not extend, nor terminate with cul-de-sacs, the existing termini of Maybank Drive.

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

The below comments were made by other agencies during this review period. These comments are 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: 10/09/18:

Sufficient on-site parking is provided.

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

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

City Engineer: DETENTION IS REQUIRED

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

Addressing: The street name 'Reverse' need to add in 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 10/11/2018  
**Plat Name:** River Oaks Estates Sec 1 partial replat no 1  
**Developer:** Welltower Inc  
**Applicant:** Windrose  
**App No/Type:** 2018-1998 C3F

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

Total Acreage:	6.0210	Total Reserve Acreage:	6.0210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296N	ETJ

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

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

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

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

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

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

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

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

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

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

PWE Utility Analysis: Approved

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 10/11/2018  
**Plat Name:** Royal Brook at Kingwood Sec 19  
**Developer:** Friendswood Development  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2018-2009 C3P

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

Total Acreage:	28.4000	Total Reserve Acreage:	11.2700
Number of Lots:	44	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	City/ETJ

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

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

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

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. Royal Brook at Kingwood Sec 10 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)

Coordinate with HPARD and get approval on parkland dedication prior to submitting 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  
 City Engineer: MAKE SURE THAT THE SUBDIVISION HAS ENOUGH DETENTION  
 AND NEED DRAINAGE PLAN  
 Parks and Recreation: Need d breakdown of land dedication

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 10/11/2018  
**Plat Name:** Saint Austin  
**Developer:** Duplantis Design Group, PC  
**Applicant:** Gruller Surveying  
**App No/Type:** 2018-1975 C2

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

Total Acreage:	6.4232	Total Reserve Acreage:	6.4232
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	534C	City

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

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

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 10/11/2018  
**Plat Name:** Saint Austin  
**Developer:** Duplantis Design Group, PC  
**Applicant:** Gruller Surveying  
**App No/Type:** 2018-1975 C2

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 10/11/2018  
**Plat Name:** Sawyer Heights Oaks replat no 2  
**Developer:** None  
**Applicant:** Tetra Surveys  
**App No/Type:** 2018-2053 C3F

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

Total Acreage:	0.1148	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	77007	493F	City

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

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

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

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

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

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

This will required a high Impact application.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 10/11/2018  
**Plat Name:** Singh HMAG Properties  
**Developer:** Keller Williams Professionals  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2018-1977 C2

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	4.8464	Total Reserve Acreage:	4.7539
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	290K	ETJ

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#### ***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)

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

Subject site has a common legal interest with adjacent Sowell Tracts- Submit general plan the following cycle. GP may address this plat's excessive E/W intersection spacing along Kuykendahl. General Plan and section will require similar naming scheme- include revised name (cad/registry/pdf) with section by noon next Wednesday.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 10/11/2018  
**Plat Name:** Singh HMAG Properties  
**Developer:** Keller Williams Professionals  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2018-1977 C2

**Staff Recommendation:**  
Defer Applicant request

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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 IS PUBLIC, IT NEED 10'X10' F.H.E. AND 20' W.L.E., ALSO NEED W.M.E.

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

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

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

Verify property boundary limits with adjacent Sowell Equities tract

Limited scope TIA will be required to determine driveway locations and designated left turn lane requirements by restriping center lane at the time the property is ready for development.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 10/11/2018  
**Plat Name:** Spencer Skyline  
**Developer:** Build Vestors On Spencer  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-1973 C2

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

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

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

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

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

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units.

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

This application is being reviewed by the City of Houston Surveyor to determine if Bass Street was dedicated properly and sufficient width.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 10/11/2018  
**Plat Name:** Spencer Skyline  
**Developer:** Build Vestors On Spencer  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-1973 C2

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

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

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

Parks and Recreation: Correct Parks and Open Space table

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 14.
- City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 10/11/2018  
**Plat Name:** Spring Pines Commercial Development  
**Developer:** Kimley-Horn, Inc  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2018-2004 C2

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

Total Acreage:	43.7520	Total Reserve Acreage:	43.7490
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:	Spring West MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	292S	ETJ

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

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

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

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

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

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

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

PWE Utility Analysis: Approve

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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

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

Required UVE has been shown on the Plat. It should be shown on construction plan also.

TIA will be required before the review of site development plan. Traffic should be contacted for scoping meeting.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 10/11/2018  
**Plat Name:** Stuebner Plaza Sec 1  
**Developer:** Stuebner Park Properties, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2018-1798 C2

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

Total Acreage:	3.0040	Total Reserve Acreage:	3.0040
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:	Harris County MUD 24
County	Zip	Key Map ©	City / ETJ
Harris	77379	330F	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)

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

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

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

193. Appendix I:Certificate for Harris County Commissioners' Court 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.

1. Provide recording documents for Stuebner Airline, Five Fork Drive and Deer Creek Drive.

2. Add all required Harris County language on the face of the plat.

3. A General Plan must be approved in order of this plat to be approved.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 10/11/2018  
**Plat Name:** Stuebner Plaza Sec 1  
**Developer:** Stuebner Park Properties, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2018-1798 C2

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

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PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

Harris County Flood Control District: Flood Control review - No comments.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Limited scope TIA will be required to determine driveway locations, left turn lane and shared access at the time the property is ready for development.  
There is traffic signal at Theiswood Road and Stuebner Airline Road. Signal conduits should be shown on site 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 10/11/2018  
**Plat Name:** Tello Addition  
**Developer:** PRO-SURV  
**Applicant:** PROSURV  
**App No/Type:** 2018-2068 C2

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

---

Total Acreage:	4.9942	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	289C	ETJ

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50

**Action Date:** 10/11/2018

**Plat Name:** Tello Addition

**Developer:** PRO-SURV

**Applicant:** PROSURV

**App No/Type:** 2018-2068 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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

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

Label 10 foot building line per ordinance

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 10/11/2018  
**Plat Name:** Timbergrove Green  
**Developer:** 3315 West 11th, LTD.  
**Applicant:** Windrose  
**App No/Type:** 2018-1852 C3F

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

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.

203. Provide complete Recordation Package when submitting plat for 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 Blocks 1 and 2 as indicated on the marked file copy.

Proposed access easements must be recorded by separate instrument.

Dedictory language must be verbatim, including punctuation.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 10/11/2018  
**Plat Name:** Timbergrove Green  
**Developer:** 3315 West 11th, LTD.  
**Applicant:** Windrose  
**App No/Type:** 2018-1852 C3F

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

---

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](http://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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 10/11/2018  
**Plat Name:** West Lake Houston Apartments  
**Developer:** Dryden Street Investments II, LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-1995 C3F

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

Total Acreage:	14.8800	Total Reserve Acreage:	14.6300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377G	ETJ

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

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

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

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

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

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

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

PWE Utility Analysis: Approved

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 10/11/2018  
**Plat Name:** West Lake Houston Reserve  
**Developer:** 1951 Interests, L.P.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-1993 C3F

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

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Total Acreage:	14.8834	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

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 10/11/2018  
**Plat Name:** West Lake Houston Reserve  
**Developer:** 1951 Interests, L.P.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-1993 C3F

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

---

PWE Utility Analysis: Approved  
City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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

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

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

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



**Agenda Item:** 54  
**Action Date:** 10/11/2018  
**Plat Name:** West Lane Annex partial replat no 3 replat no 1  
**Developer:** Cityside Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-2063 C3F

**Staff Recommendation:**  
Defer per the request of  
the solid waste department

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.
208. Staff requests a two week deferral per the request of the solid waste department.

***For Your Information:***

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55  
**Action Date:** 10/11/2018  
**Plat Name:** Westheimer Estates partial replat no 9  
**Developer:** Franco Folgado  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-2065 C3F

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

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Total Acreage:	0.5225	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491T	City

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

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

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

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

PWE Traffic: 10/09/18:

No comments.

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

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

This will required a high Impact application.

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

City Engineer: DETENTION 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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 10/11/2018  
**Plat Name:** Winfield Lakes North Sec 5  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-2040 C3P

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

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Total Acreage:	8.8700	Total Reserve Acreage:	0.0380
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 24
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611N	ETJ

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

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

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

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

050. Revise plat boundary 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)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 10/11/2018  
**Plat Name:** Winfield Lakes North Sec 5  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-2040 C3P

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

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Fort Bend Engineer: 1) Twin Mountain Path and Hidden Embers Court can be a single street name  
2) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2  
3) Temporary turnaround will be required at the proposed terminus of Honey Heights Lane  
4) Variance will be required for lots less than 5,000sf  
5) Provide recording information for easements proposed outside the plat boundary  
6) Submit FP to FBC for formal review  
7) Submit civil construction plans  
8) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 10/11/2018  
**Plat Name:** Anita Park  
**Developer:** Burco  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2018-2047 C2R

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

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

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

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

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

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

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

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

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

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

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

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

This will required a high Impact application.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 10/11/2018  
**Plat Name:** Auz Reserves  
**Developer:** Auz Materials Company, LLC  
**Applicant:** Weisser Engineering Company  
**App No/Type:** 2018-1795 C2R

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

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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

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

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

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

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

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

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. Measure from ROW edge to ROW edge to accurately measure intersection spacing.

158. Intersection spacing must be addressed.

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

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

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 10/11/2018  
**Plat Name:** Auz Reserves  
**Developer:** Auz Materials Company, LLC  
**Applicant:** Weisser Engineering Company  
**App No/Type:** 2018-1795 C2R

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

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PWE Utility Analysis: Approved

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN  
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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email  
[civildevel@hcpid.org](mailto: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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 10/11/2018  
**Plat Name:** Bob Reserve at Harrisburg  
**Developer:** Lovett Commercial  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-1964 C2R

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

Total Acreage:	0.4690	Total Reserve Acreage:	0.4510
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.

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)

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. Dimension Bob St and Harrisburg Blvd for varied Widths.
2. Add Lien Certification and notary

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 10/11/2018  
**Plat Name:** Bob Reserve at Harrisburg  
**Developer:** Lovett Commercial  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-1964 C2R

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

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PWE Traffic: 09/25/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 10/11/2018  
**Plat Name:** Cypress Preserve Logistic Center LLC  
**Developer:** CYPRESS PRESERVE LOGISTIC CENTER, LLC  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-2000 C2R

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

Total Acreage:	34.9080	Total Reserve Acreage:	34.9080
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:	Pine Foest MUD
County	Zip	Key Map ©	City / ETJ
Harris	77073	332G	ETJ

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

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

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

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

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 10' building line along ROW
2. Add Lienholder certification and Notary
3. Fill In Sit footprint on Vicinity map.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60

**Action Date:** 10/11/2018

**Plat Name:** Cypress Preserve Logistic Center LLC

**Developer:** CYPRESS PRESERVE LOGISTIC CENTER, LLC

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

**App No/Type:** 2018-2000 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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PWE Utility Analysis: Approved

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

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 if driveways are proposed on curve or immediately south: CURVE or HIDDEN DRIVEWAY warning signs, sight distance for exiting vehicles should be considered.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 10/11/2018  
**Plat Name:** De Jesus Dream  
**Developer:** Carlos De Jesus Gonzalez  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2018-2033 C2R

**Staff Recommendation:**  
 Defer Applicant request

Total Acreage:	0.3790	Total Reserve Acreage:	0.3790
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77085	571S	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)

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

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

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.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 10/11/2018  
**Plat Name:** Englewood Bell Plaza  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No/Type:** 2018-1999 C2R

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

Total Acreage:	0.2295	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	77020	494C	City

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

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

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

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

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

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

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

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

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65% AND NEED 10' STREET DEDICATION ON ERASTUS ST.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 10/11/2018  
**Plat Name:** Henry Road Estates  
**Developer:** M GUTIERREZ  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2018-2043 C2R

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

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Total Acreage:	2.7272	Total Reserve Acreage:	2.6341
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77060	413F	ETJ

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 63  
**Action Date:** 10/11/2018  
**Plat Name:** Henry Road Estates  
**Developer:** M GUTIERREZ  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2018-2043 C2R

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

---

Harris County Flood Control District: - No HCFCF comments

City Engineer: DETENTION IS REQUIRED

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 10/11/2018  
**Plat Name:** Herreras Trucking Sales  
**Developer:** The Jean McKinley Company, Inc.  
**Applicant:** Jean McKinley Company  
**App No/Type:** 2018-1994 C2R

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

Total Acreage:	0.3443	Total Reserve Acreage:	0.3271
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	495J	City

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

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

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

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

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

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

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

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

PWE Traffic: 10/09/18:

No comments.

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

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

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 10/11/2018  
**Plat Name:** Kings Court partial replat no 5  
**Developer:** CORNERSTONE DEVELOPMENT  
**Applicant:** Catalyst Technical Group, Inc.  
**App No/Type:** 2018-2012 C2R

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

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	534Q	City

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

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

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

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

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

- 1) All city liens must be paid prior to recordation.
- 2) Use d visibility triangle note.

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

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

PWE Traffic: 10/09/18:

No comments.

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

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

This will required a high Impact application.

Solid Waste: As a commercial development, the applicant needs to coordinate with COH SWMD to acquire COH garbage collection services.

City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 10/11/2018  
**Plat Name:** Lyons Grove  
**Developer:** 2313 Edwards Street, Ltd.  
**Applicant:** Windrose  
**App No/Type:** 2018-1970 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.3924	Total Reserve Acreage:	0.0000
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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

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

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

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

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

1) Parking must be provided on site.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 10/11/2018  
**Plat Name:** Lyons Grove  
**Developer:** 2313 Edwards Street, Ltd.  
**Applicant:** Windrose  
**App No/Type:** 2018-1970 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 17.
- This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (10 units) of dwelling units.

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

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

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

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

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



**Agenda Item:** 67  
**Action Date:** 10/11/2018  
**Plat Name:** Lyons Redev Fiftieth Venture  
**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2018-2018 C2R

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

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Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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***Conditions and Requirements for Approval***

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

***For Your Information:***

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

PWE Utility Analysis: Approve.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 10/11/2018  
**Plat Name:** Lyons Redev Fiftyfirst Venture  
**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2018-2019 C2R

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

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

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

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

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

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

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

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

PWE Utility Analysis: Approve

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 10/11/2018  
**Plat Name:** Lyons Redev Fortyninth Venture  
**Developer:** Veloz Investments Ltd.  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2018-2017 C2R

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

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	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)

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 10/11/2018  
**Plat Name:** Lyons Redev Fortyninth Venture  
**Developer:** Veloz Investments Ltd.  
**Applicant:** Karen Rose Engineering and Surveying  
**App No/Type:** 2018-2017 C2R

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

---

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%

PWE Utility Analysis: Per Gims lot 1 and lot 2 do not front City of Houston sanitary main.

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

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

This will required a high Impact application.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 10/11/2018  
**Plat Name:** Marketplace at Falcon Landing partial replat no 1  
**Developer:** A-S 134 Katy Gaston-Falcon Landing, L.P.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-1968 C2R

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

Total Acreage:	12.8254	Total Reserve Acreage:	12.8254
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:	Fort Bend County MUD 185
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484U	ETJ

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

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

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

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

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

Fort Bend Engineer: 1) Provide reason for replat  
2) Provide bold outline of plat boundary  
3) Reference ROW dedication number and geometry for turn lane dedication on Katy Gaston at Greenbusch  
4) Update precinct 1 commissioner to Vincent M. Morales, Jr.  
5) Submit FP to FBC for formal review  
6) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
City Engineer: DETENTION IS PROVIDED



**Agenda Item:** 71  
**Action Date:** 10/11/2018  
**Plat Name:** Moderno Heights Plaza  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No/Type:** 2018-1829 C2R

**Staff Recommendation:**  
Withdraw

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Total Acreage:	0.4502	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

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***Conditions and Requirements for Approval***

16 foot shared driveway cannot exceed 100 feet. Provide additional parking table and reserve

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 09/25/18:

Guest Parking must be provided on-site. No on-site guest parking is proposed.

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

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

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

City Engineer: DETENTION IS REQUIRED, ALSO B.L. IS MISSING

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 10/11/2018  
**Plat Name:** Oak Forest Manor  
**Developer:** Pulte Homes of Texas, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-2073 C3R

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

Total Acreage:	7.4770	Total Reserve Acreage:	1.1210
Number of Lots:	79	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	452E	City

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

032. COS area may include the square footage of a building's ground floor that is used for recreational purposes. Follow the requirements established for a Recreational Building Plan. (Ament\_185\_cos.doc)

034. COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. (185)

035. COS reserves shall be accessible to all the residents of the subdivision. Redesign accessibility. (185)

036. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (185)

037. COS reserves shall be reasonably dry and flat. (185)

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)

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

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.

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)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 10/11/2018  
**Plat Name:** Oak Forest Manor  
**Developer:** Pulte Homes of Texas, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-2073 C3R

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

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

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED, 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.

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

Harris County Flood Control District: Make it easier find the precise location of the subdivision. Provide distance from major street to locate the subdivision. Show the HCFCD facility on the vicinity map and show more detail on the vicinity map to aid in locating the property.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 10/11/2018  
**Plat Name:** Pagewood Reserve  
**Developer:** 8717 Pagewood LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2018-1991 C2R

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

Total Acreage:	0.3440	Total Reserve Acreage:	0.3440
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	77063	490Y	City

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

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

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

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

PWE Traffic: 10/09/18:

No comments.

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 74  
**Action Date:** 10/11/2018  
**Plat Name:** Parvizian Metouri Estate  
**Developer:** Sit Means Sit Dog Training  
**Applicant:** Windrose  
**App No/Type:** 2018-2014 C2R

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

Total Acreage:	0.7459	Total Reserve Acreage:	0.7459
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	77022	452M	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. Per applicant, the standard 25 B.L. along Yale Street ROW will be maintained. Reduced standards are not sought.

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 10/09/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 10/11/2018  
**Plat Name:** Pleasant Grove  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-1825 C2R

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

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)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 10/11/2018  
**Plat Name:** Pleasant Grove  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-1825 C2R

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

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

This will required a high Impact application.

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

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

Harris County Flood Control District: Flood Control review - 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76

**Action Date:** 10/11/2018

**Plat Name:** Reyes Plaza

**Developer:** N/A

**Applicant:** South Texas Surveying Associates, Inc.

**App No/Type:** 2018-1669 C2R

**Staff Recommendation:**

Disapprove

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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

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

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

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

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

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)

206. Staff recommendation is disapproval for the following reasons: Legal description, title report and supporting documentation reflect a non-contiguous subdivision.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76

**Action Date:** 10/11/2018

**Plat Name:** Reyes Plaza

**Developer:** N/A

**Applicant:** South Texas Surveying Associates, Inc.

**App No/Type:** 2018-1669 C2R

**Staff Recommendation:**

Disapprove

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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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto: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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 10/11/2018  
**Plat Name:** Rockstar Beltway Eight  
**Developer:** Reger Racing, LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2018-1996 C2R

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

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Total Acreage:	3.8693	Total Reserve Acreage:	3.8693
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574Y	City

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#### ***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)

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

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

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

City Engineer: DETENTION IS REQUIRED

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 10/11/2018  
**Plat Name:** Ross Mortuary Inc  
**Developer:** PRO-SURV  
**Applicant:** PROSURV  
**App No/Type:** 2018-2066 C2R

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

Total Acreage:	0.2376	Total Reserve Acreage:	0.2376
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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

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

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.

158. Provide for the dedication of widening for Bringhurst Street and Farmer Ave as indicated on the marked file copy.

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

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

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

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

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

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

This will required a high Impact application.

City Engineer: B.L.'S ARE MISSING AND DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 10/11/2018  
**Plat Name:** Sherman Brady  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-1924 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.9990	Total Reserve Acreage:	0.0157
Number of Lots:	27	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	494P	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.

075. Dwelling unit density shall not exceed 27units/Ac.

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (27 units) of dwelling units.

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

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

Correct lot size average for blockfaces 4 & 6

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 10/11/2018  
**Plat Name:** Sherman Brady  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-1924 C2R

**Staff Recommendation:**  
Defer Applicant request

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PWE Traffic: 09/25/18:

Sufficient on-site parking is provided.

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

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

This will required a high Impact application.

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

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

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80  
**Action Date:** 10/11/2018  
**Plat Name:** Spring ISD High School replat no 1  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2018-2060 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	63.9650	Total Reserve Acreage:	63.9650
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	77373	292X	ETJ

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

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

209. HC Engineering Dept has requested that this item be deferred for two weeks.

abandonment must be addressed with a variance request per conditions of the variance approval which was granted in 1998. Both stub streets must be addressed

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 10/11/2018  
**Plat Name:** Sunnyside Enclave  
**Developer:** Habitat Construction  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2018-2072 C2R

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

Total Acreage:	0.2915	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

**Conditions and Requirements for Approval**

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

Provide a revised drawing:

1. intersections from another shared driveway shall be 65' apart
2. only 3 lots can be proposed if garage access is perpendicular to the shared driveway
3. 4' offset is incorrect

**For Your Information:**

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

PWE Traffic: 10/09/18:

No comments.

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

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

This will required a high Impact application.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 10/11/2018  
**Plat Name:** Tabernaculo de Gracia y Misericordia  
**Developer:** Iglesia Tabernaculo de Garcia Y Misericordia  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2018-2031 C2R

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

Total Acreage:	0.2885	Total Reserve Acreage:	0.2885
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451E	City

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

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 10/11/2018  
**Plat Name:** Tabernaculo de Gracia y Misericordia  
**Developer:** Iglesia Tabernaculo de Garcia Y Misericordia  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2018-2031 C2R

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

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PWE Traffic: 10/09/18:

No comments.

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

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

This will required a high Impact application.

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

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 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.



**Agenda Item:** 83

**Action Date:** 10/11/2018

**Plat Name:** Terry Place Homes

**Developer:** UMRAN NORTHSIDE DEVELOPMENT, LLC

**Applicant:** MOMENTUM ENGINEERING

**App No/Type:** 2018-2022 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

Total Acreage:	0.3774	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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.

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

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

***For Your Information:***

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

**Parks and Recreation:**

To be corrected on the general notes on face of plat: The then-current fee in lieu of dedication shall be applied to this number (5 units) of dwelling units.

PWE Traffic: 10/09/18:

No comments.

PWE Utility Analysis: Approve.

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

City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 10/11/2018  
**Plat Name:** Unique Design Corner  
**Developer:** M & D Gray Properties, LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-1822 C2R

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

Total Acreage:	0.2295	Total Reserve Acreage:	0.2211
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	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.

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.

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

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

Dedication language must be verbatim, including punctuation.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 10/11/2018  
**Plat Name:** Unique Design Corner  
**Developer:** M & D Gray Properties, LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2018-1822 C2R

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

---

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](http://houstonpermittingcenter.org)  
This will required a high Impact application.

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

Parks and Recreation: 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 10/11/2018  
**Plat Name:** Urban Square replat no 1  
**Developer:** Sarpong Pharmacy  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2018-2062 C2R

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

Total Acreage:	0.1974	Total Reserve Acreage:	0.1974
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	492M	City

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

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 10/11/2018  
**Plat Name:** Urban Square replat no 1  
**Developer:** Sarpong Pharmacy  
**Applicant:** Surv-Tex surveying Inc.  
**App No/Type:** 2018-2062 C2R

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

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PWE Traffic: 10/09/18:

No comments.

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

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

This will required a high Impact application.

City Engineer: B.L.'S IS MISSING ON DURHAM DR. AND DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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

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

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



**Agenda Item:** 86  
**Action Date:** 10/11/2018  
**Plat Name:** Vista Del Lago  
**Developer:** J. MORALES, INC.  
**Applicant:** J.Morales, Inc.  
**App No/Type:** 2018-1874 C3R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	5.2140	Total Reserve Acreage:	5.2140
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	497A	City/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)

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

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

193. Appendix I:Certificate for Harris County Commissioners' Court 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.

1. Provide revised title that shows this replat is out of a portion of Grand Oaks Drive per Hidden Forest Sec 2 Add:"Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 10/11/2018  
**Plat Name:** Vista Del Lago  
**Developer:** J. MORALES, INC.  
**Applicant:** J.Morales, Inc.  
**App No/Type:** 2018-1874 C3R

**Staff Recommendation:**  
Defer Additional  
information reqd

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PWE Traffic: 10/09/18:

No comments.

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

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

City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 10/11/2018  
**Plat Name:** Washington Center Reserve  
**Developer:** MCRT Investments  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-2041 C2R

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

Total Acreage:	2.2710	Total Reserve Acreage:	2.2148
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.

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

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

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

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

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

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

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

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 10/11/2018  
**Plat Name:** West Pierce Views  
**Developer:** Mazzarino Construction  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2018-2051 C2R

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

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 10/11/2018  
**Plat Name:** Yale Reserve  
**Developer:** 2702 Yale, LLC  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2018-2005 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.3970	Total Reserve Acreage:	0.3970
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.

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.

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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 10/11/2018  
**Plat Name:** Amended Plat of Almeda Place partial replat no 10  
**Developer:** T & H Construction LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2018-1853 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1405	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Add transit corridor notes per the marked copy.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 90**

Planning and Development Department

Meeting Date: 10/11/2018

**Subdivision Name: Amended Plat of Almeda Place partial replat no 10**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

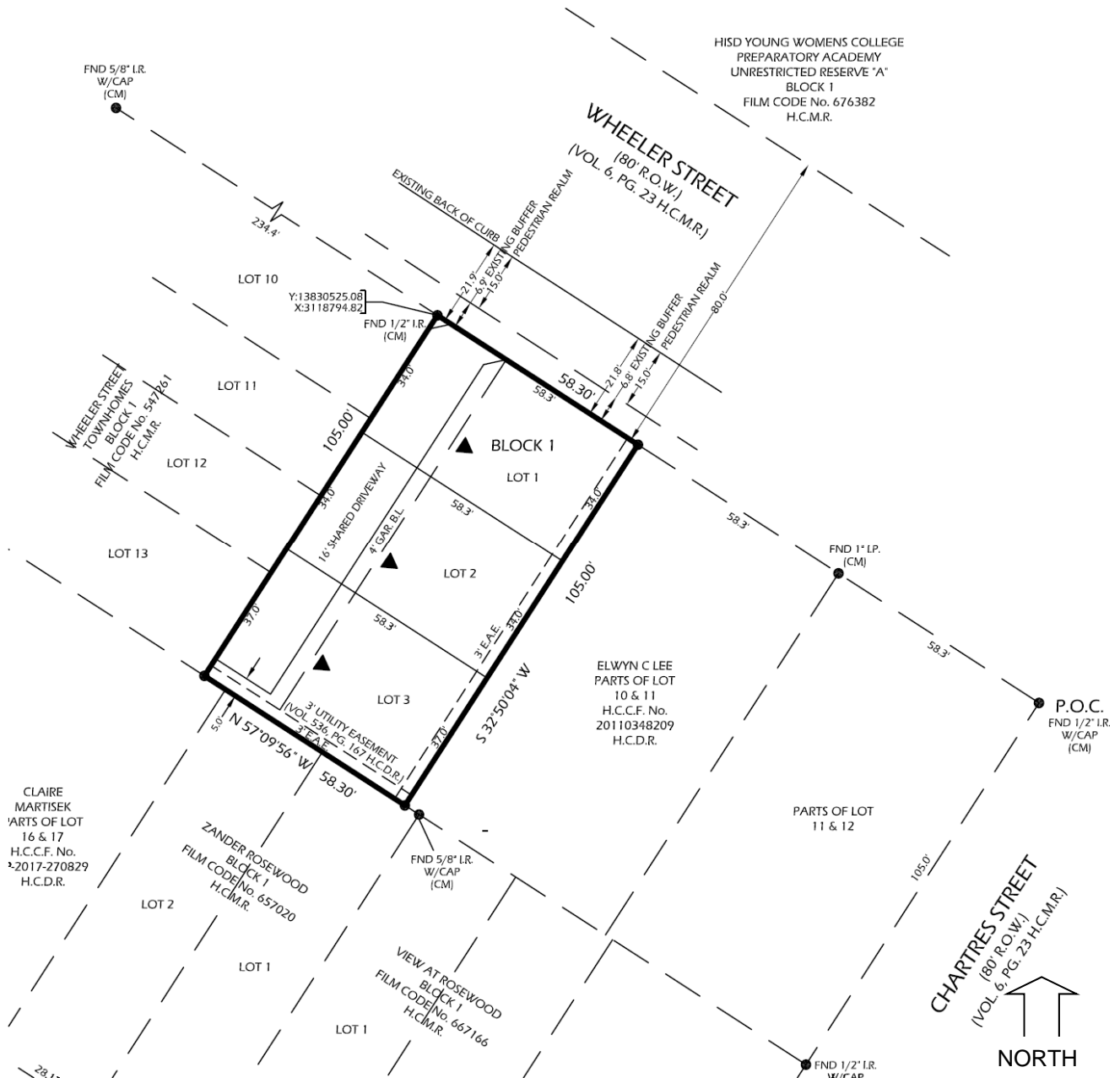
ITEM: 90

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Amended Plat of Almeda Place partial replat no 10

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 90

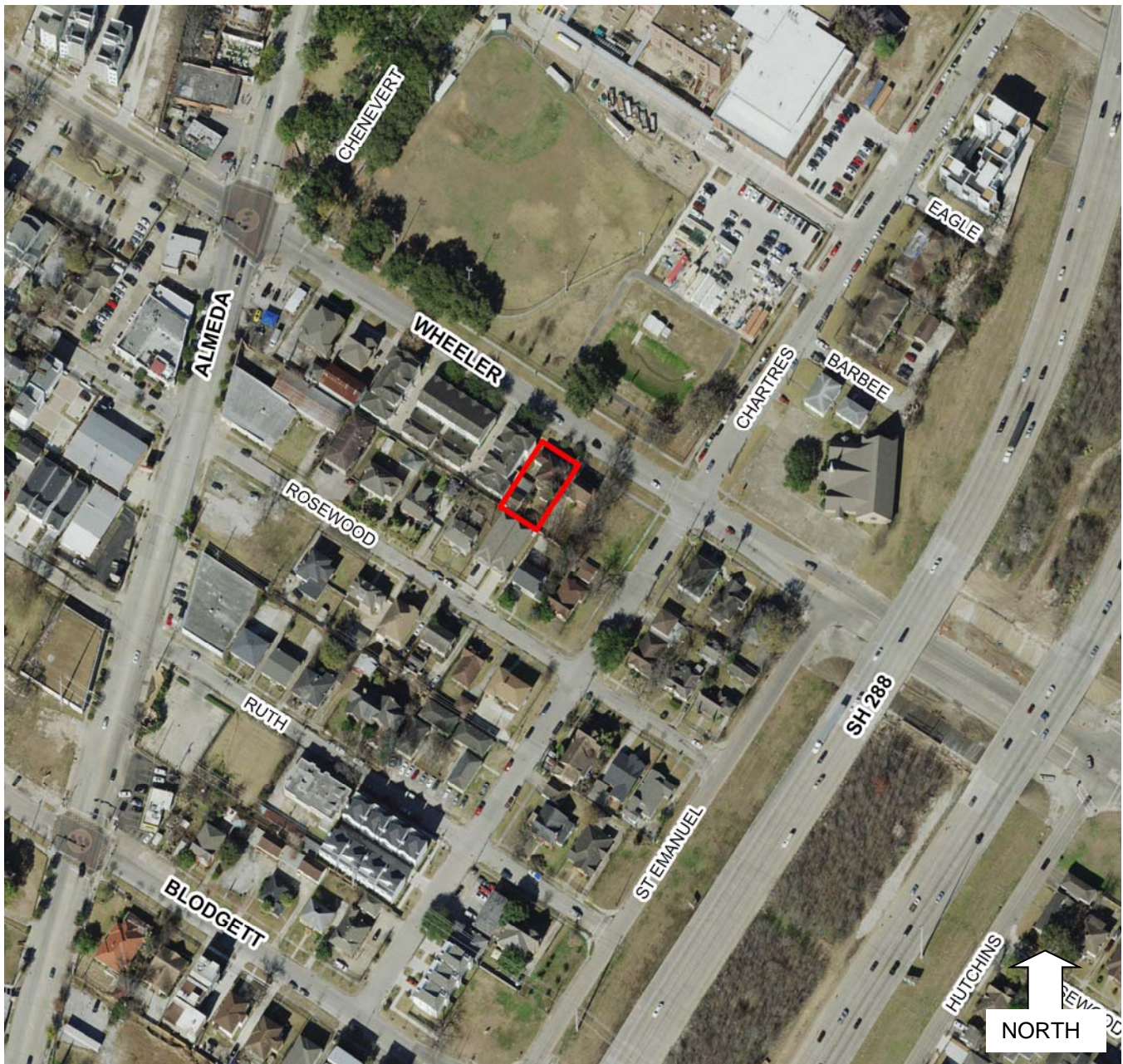
Planning and Development Department

Meeting Date: 10/11/2018

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Subdivision Name: Amended Plat of Almeda Place partial replat no 10

Applicant: Owens Management Systems, LLC



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C – Public Hearings

Aerial

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**Agenda Item:** 91  
**Action Date:** 10/11/2018  
**Plat Name:** Hollywood Gardens partial replat no 7 and extension  
**Developer:** 8850 Long Point Partners, LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2018-1860 C3N

**Staff Recommendation:**  
 Defer per the Council  
 Member Stardig's request

Total Acreage:	9.3010	Total Reserve Acreage:	9.1880
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	450V	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) Provide CF No S268855 Record information for Long Point Road.

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. Council Member Stardig requests a two week deferral to give the community time to meet with the developer. The applicant must provide revised information before noon next Wednesday.

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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 10368 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations. Contact Facilities Maintenance at FacilitiesMaintenance@Ridemetrol.org or at (713) 615-6195.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

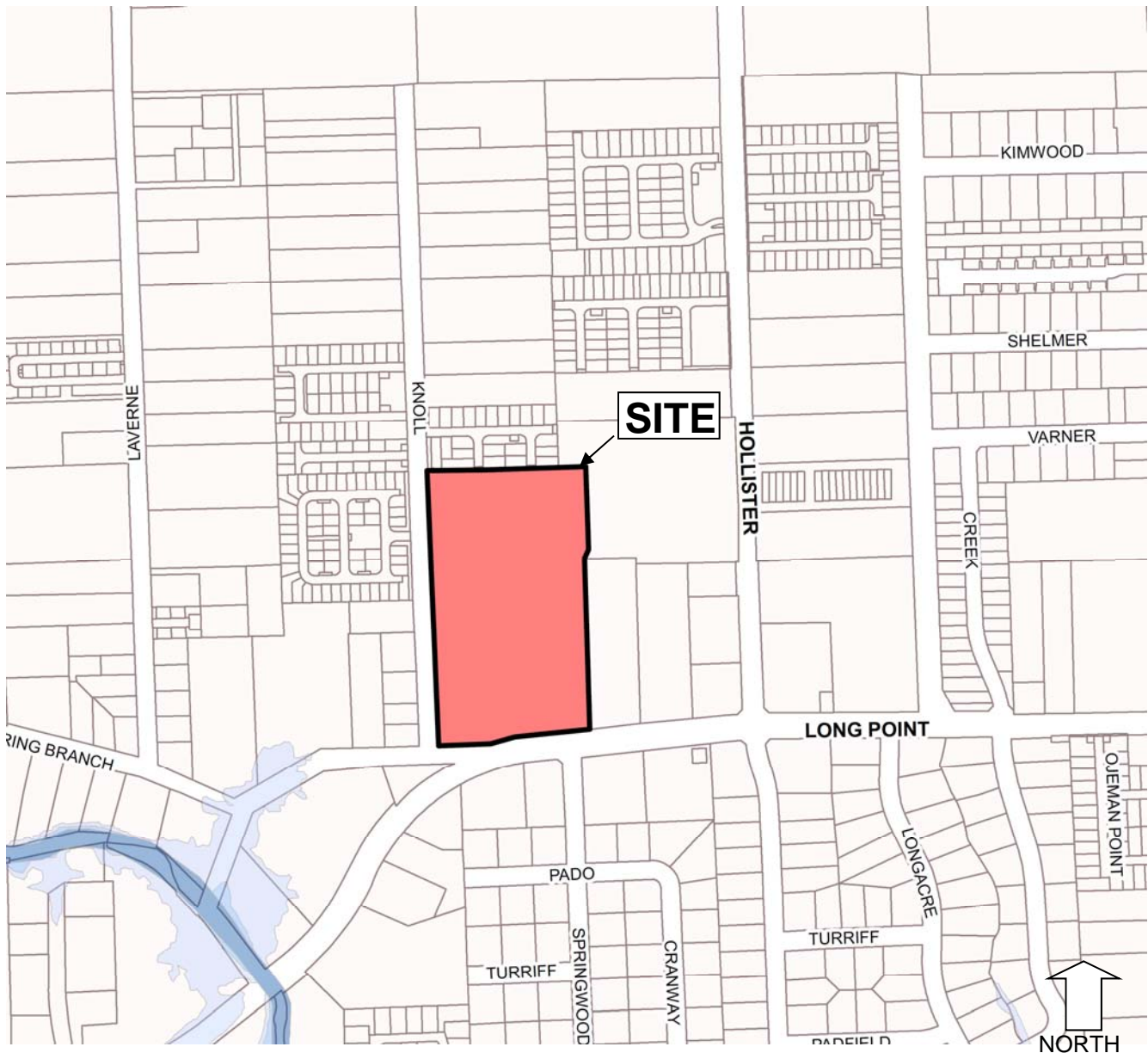
**ITEM: 91**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Hollywood Gardens partial replat no 7 and extension

Applicant: Jones|Carter - Woodlands Office



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

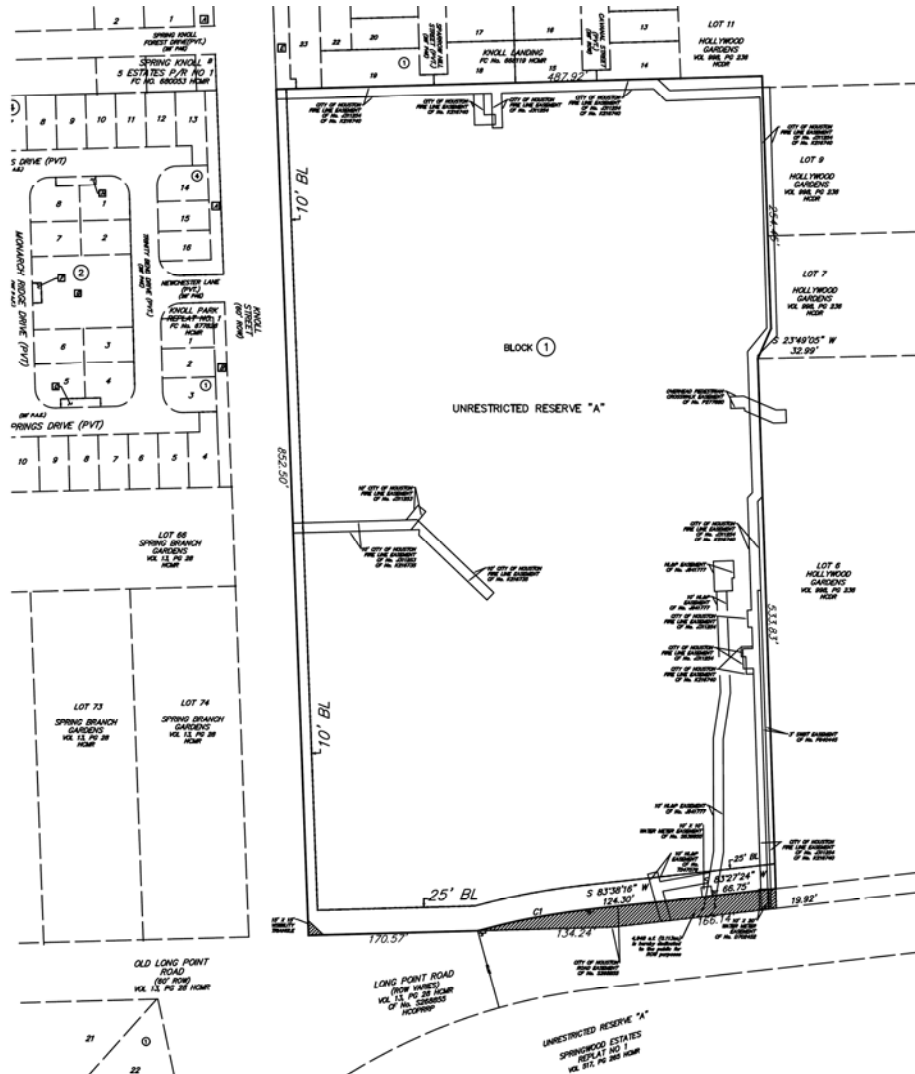
## ITEM: 91

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Hollywood Gardens partial replat no 7 and extension

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Subdivision

# Houston Planning Commission

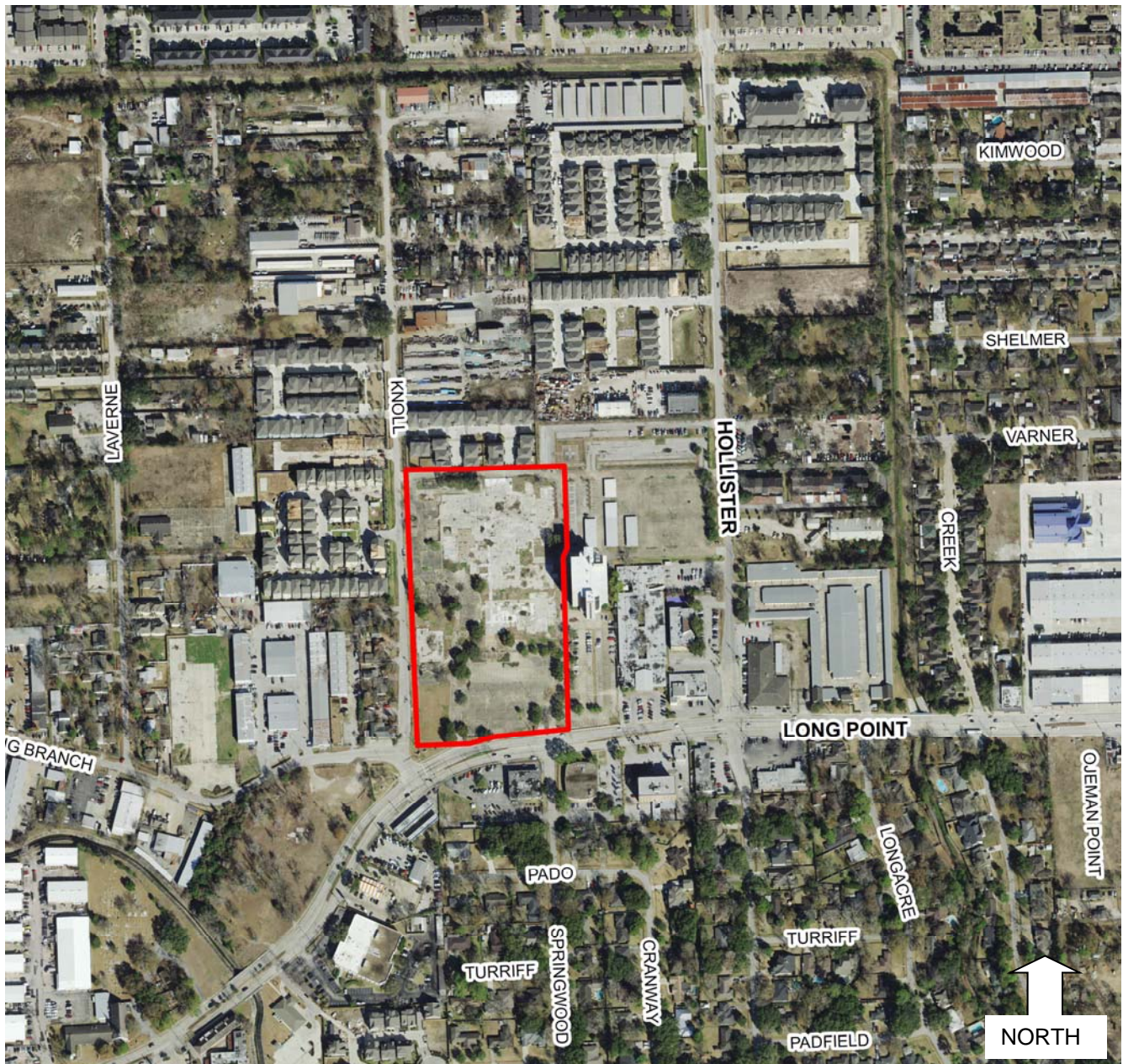
**ITEM: 91**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Hollywood Gardens partial replat no 7 and extension

Applicant: Jones|Carter - Woodlands Office



**C – Public Hearings**

**Aerial**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 10/11/2018  
**Plat Name:** Jackson Mews replat no 1  
**Developer:** Jeffrey L. Aucoin  
**Applicant:** Probstfeld & Associates, Inc.  
**App No/Type:** 2018-1810 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1724	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	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)

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 replat does not attempt to alter, amend, or remove any covenants or restrictions.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 92**

Planning and Development Department

Meeting Date: 10/11/2018

**Subdivision Name: Jackson Mews replat no 1**

**Applicant: Probstfeld & Associates, Inc**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

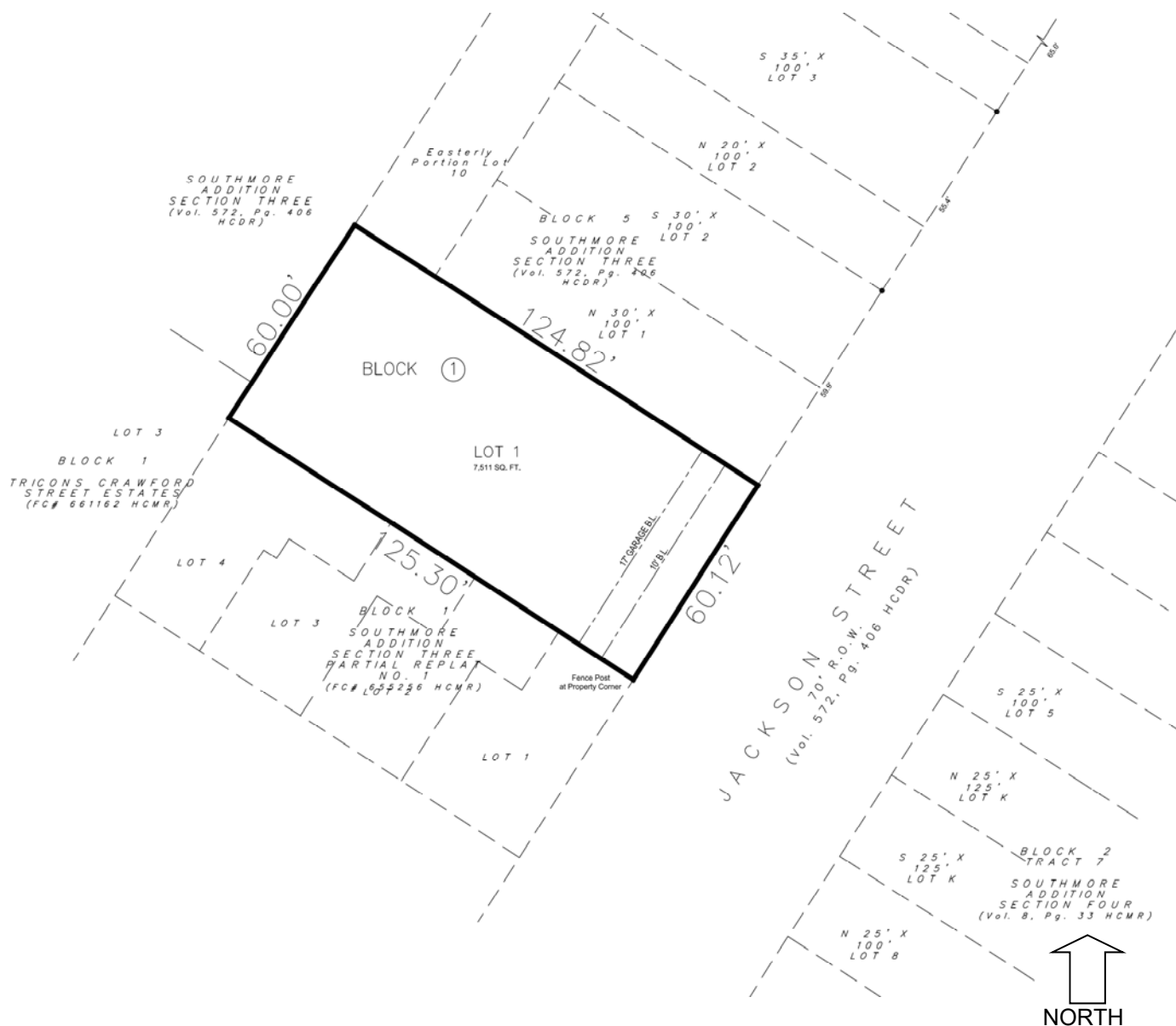
ITEM: 92

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Jackson Mews replat no 1

Applicant: Probstfeld & Associates, Inc



C – Public Hearings

Subdivision

# Houston Planning Commission

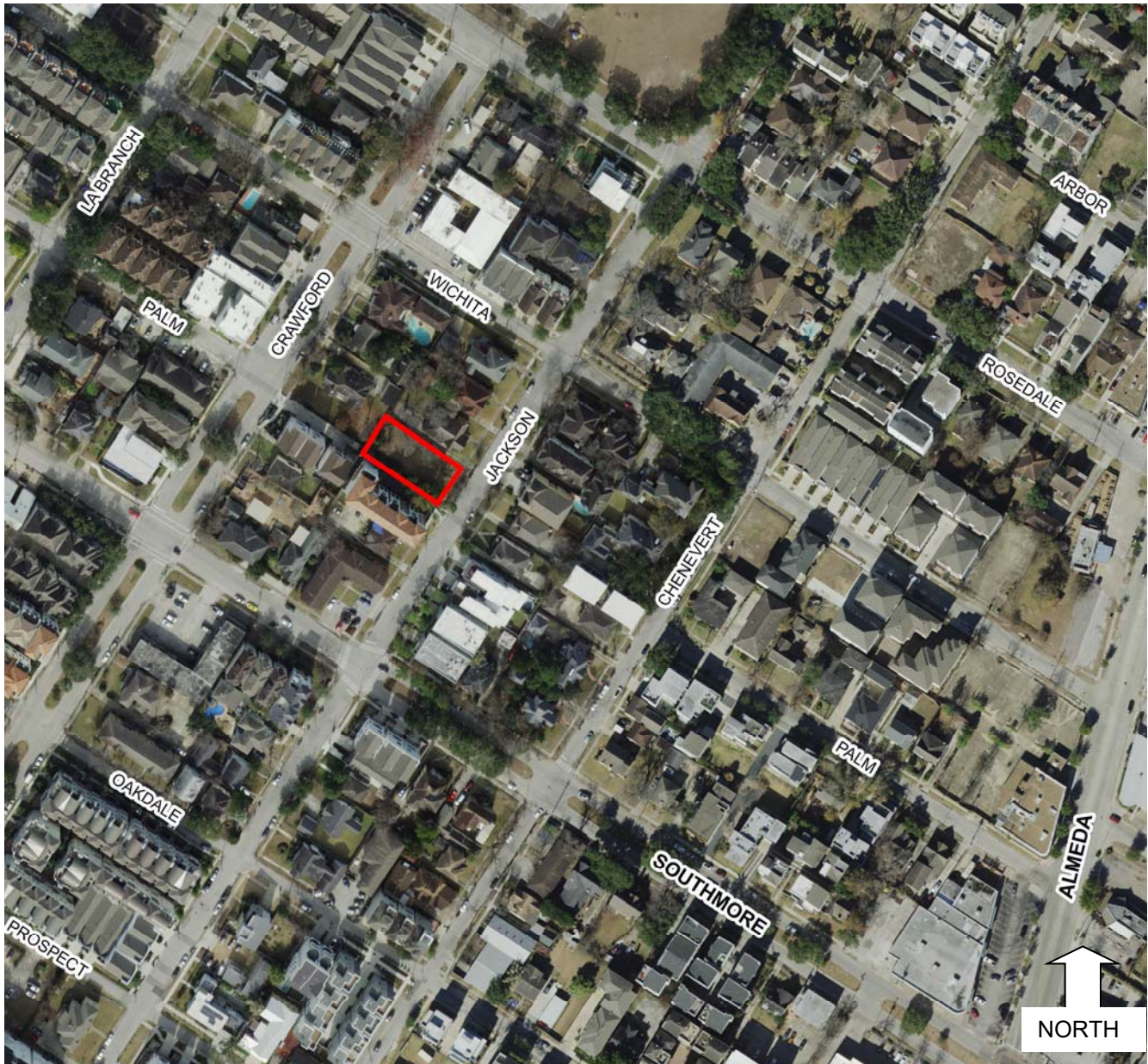
**ITEM: 92**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Jackson Mews replat no 1

Applicant: Probstfeld & Associates, Inc



**C – Public Hearings**

**Aerial**



**Agenda Item:** 93  
**Action Date:** 10/11/2018  
**Plat Name:** Linden Lea Sec 2 partial replat no 1  
**Developer:** Sauson Investment Corp  
**Applicant:** RP & Associates  
**App No/Type:** 2018-1821 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2291	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	450Y	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)

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

Please add the following note to the face of the plat: "Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing."

### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 10/11/2018  
**Plat Name:** Linden Lea Sec 2 partial replat no 1  
**Developer:** Sauson Investment Corp  
**Applicant:** RP & Associates  
**App No/Type:** 2018-1821 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 93**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Linden Lea Sec 2 partial replat no 1

Applicant: RP & Associates



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

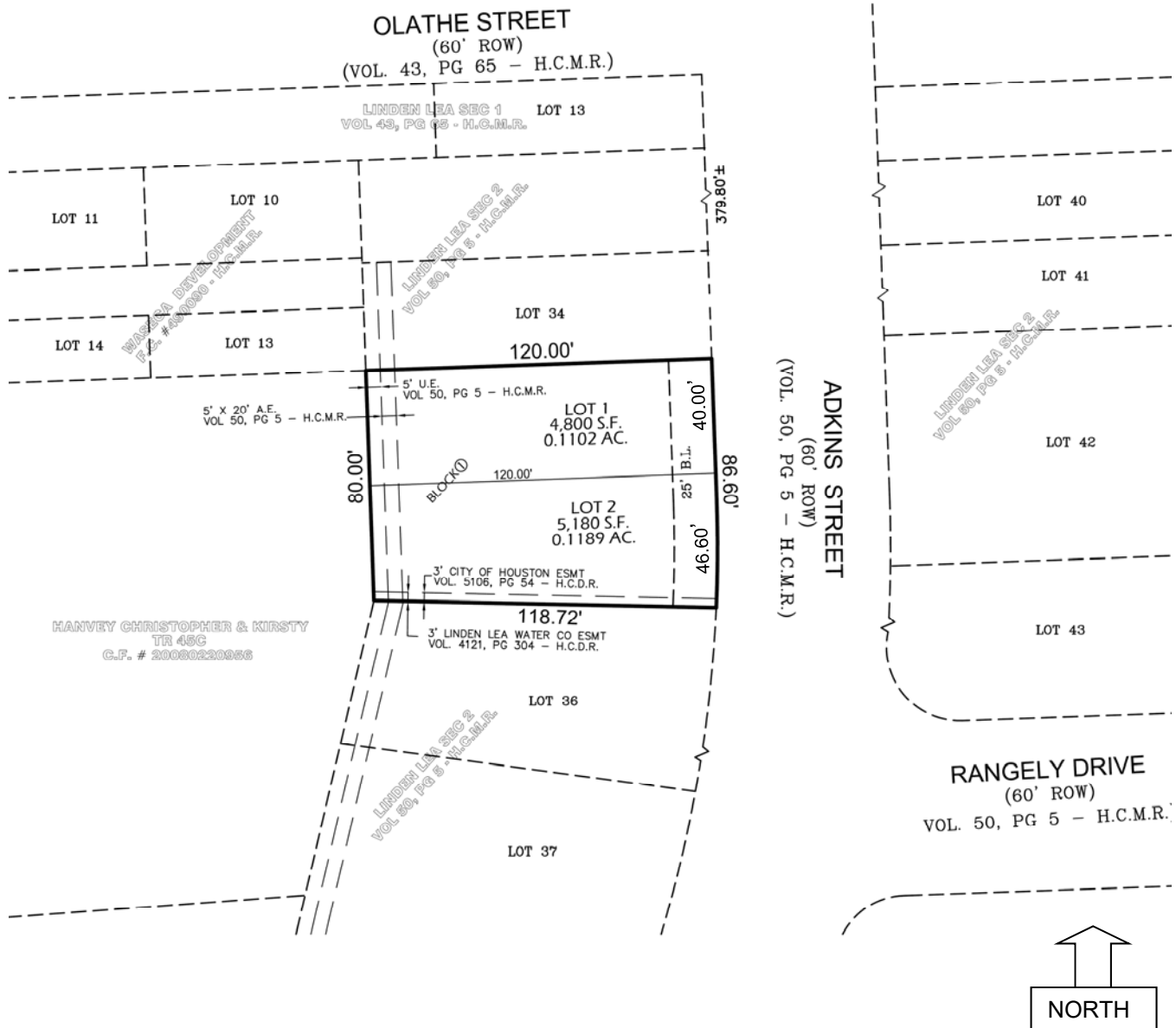
ITEM: 93

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Linden Lea Sec 2 partial replat no 1

Applicant: RP & Associates



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 93

Planning and Development Department

Meeting Date: 10/11/2018

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Subdivision Name: Linden Lea Sec 2 partial replat no 1

Applicant: RP & Associates



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**C – Public Hearings**

**Aerial**

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**Agenda Item:** 94  
**Action Date:** 10/11/2018  
**Plat Name:** Matthews Village Estates amending plat no 1 replat no 1  
**Developer:** Matthews Investments Southwest Inc. XX  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2018-1773 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.9169	Total Reserve Acreage:	0.0087
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	411Z	City

***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Traffic: 10/09/18:

Sufficient on-site parking is provided.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

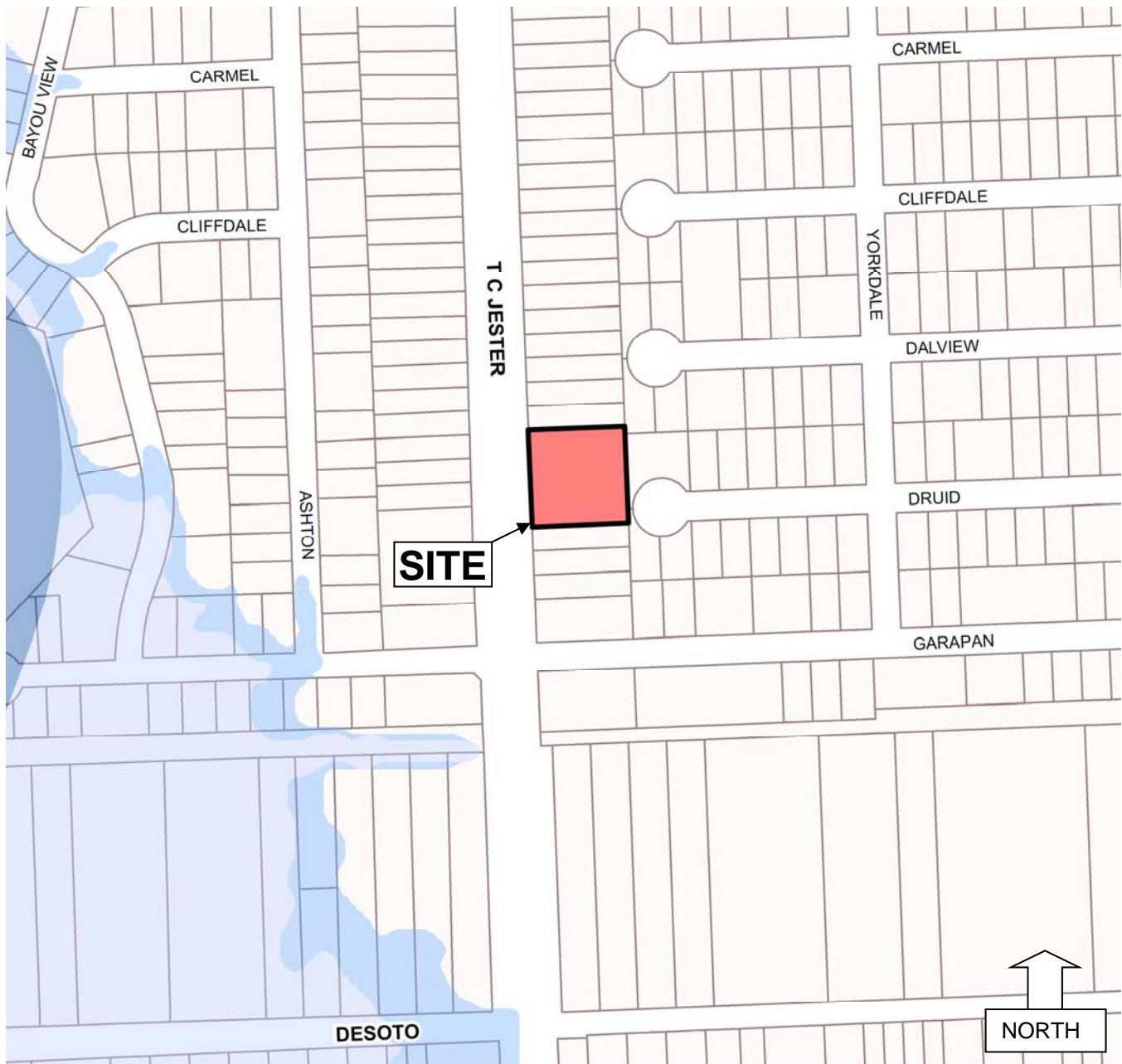
**ITEM: 94**

Planning and Development Department

Meeting Date: 10/11/2018

**Subdivision Name:** Matthews Village Estates amending plat no 1 replat no 1

**Applicant:** Pioneer Engineering, LLC



**C – Public Hearings**

**Site Location**

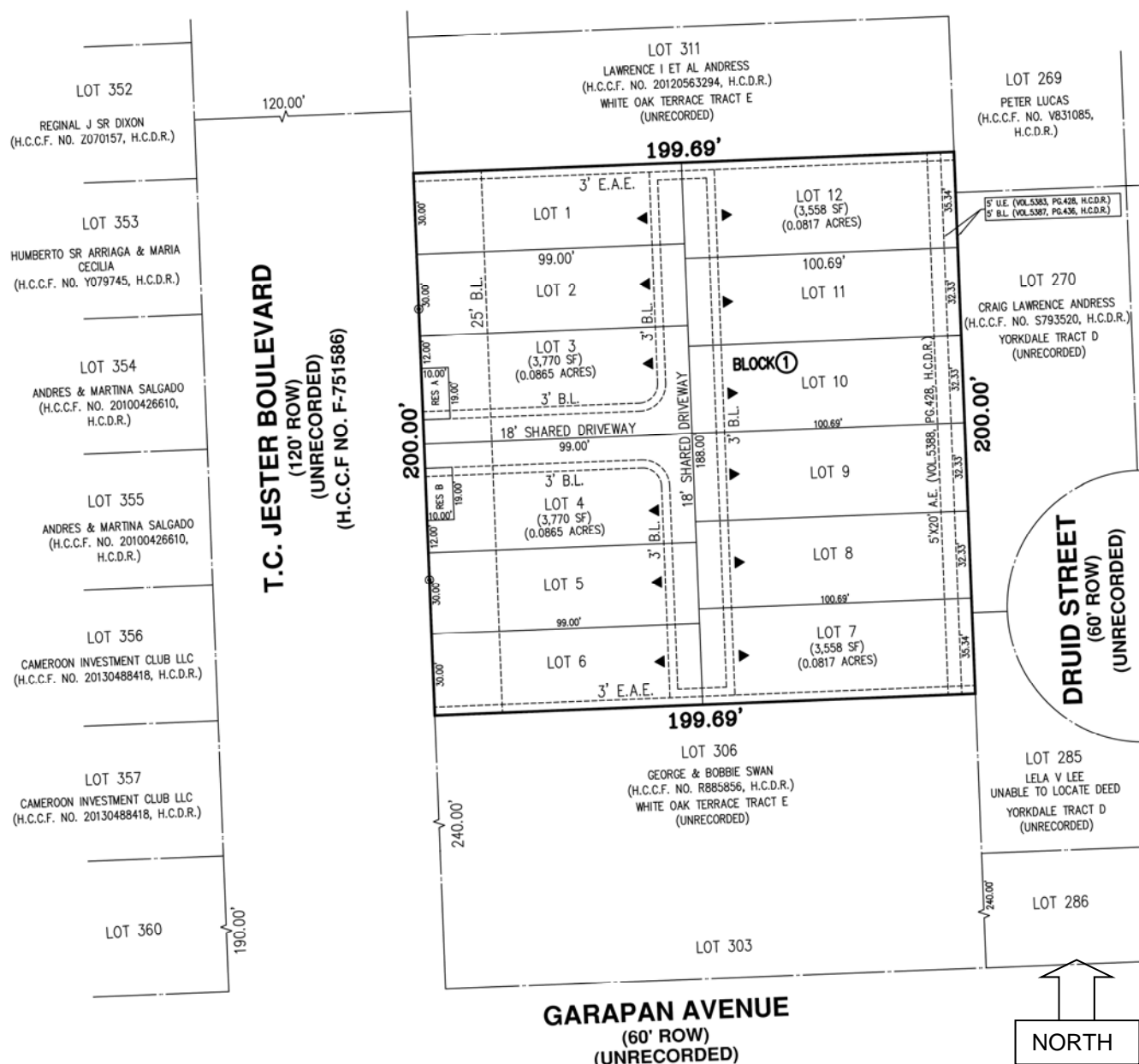
**ITEM: 94**

## Planning and Development Department

**Meeting Date: 10/11/2018**

**Subdivision Name: Matthews Village Estates amending plat no 1 replat no 1**

**Applicant: Pioneer Engineering, LLC**



## C – Public Hearings

## Subdivision

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# Houston Planning Commission

## ITEM: 94

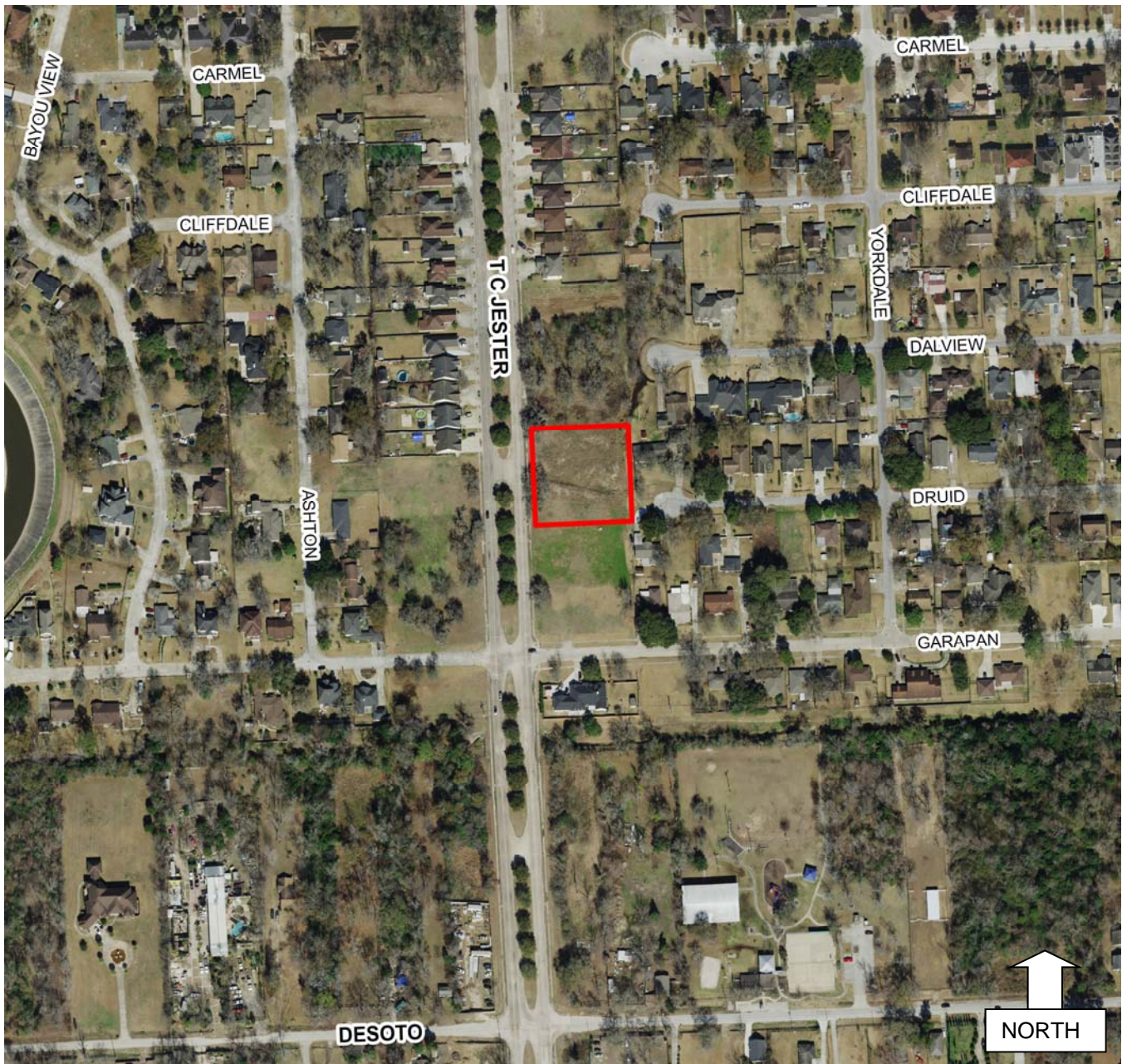
Planning and Development Department

Meeting Date: 10/11/2018

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**Subdivision Name:** Matthews Village Estates amending plat no 1 replat no 1

**Applicant:** Pioneer Engineering, LLC



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 10/11/2018  
**Plat Name:** McFarland Court partial replat no 1 and extension  
**Developer:** 3200 I45, LLC  
**Applicant:** GBI Partners, LP  
**App No/Type:** 2018-1624 C3N

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	1.6270	Total Reserve Acreage:	1.6270
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

141. Provide for widening of Minor collector Link road. Reference Major Thoroughfare and Freeway Plan. (122) Provide proof and the document showing that no additional widening is needed for Link Road. Provide Vol 5722, page 502 HCDR.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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 17.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

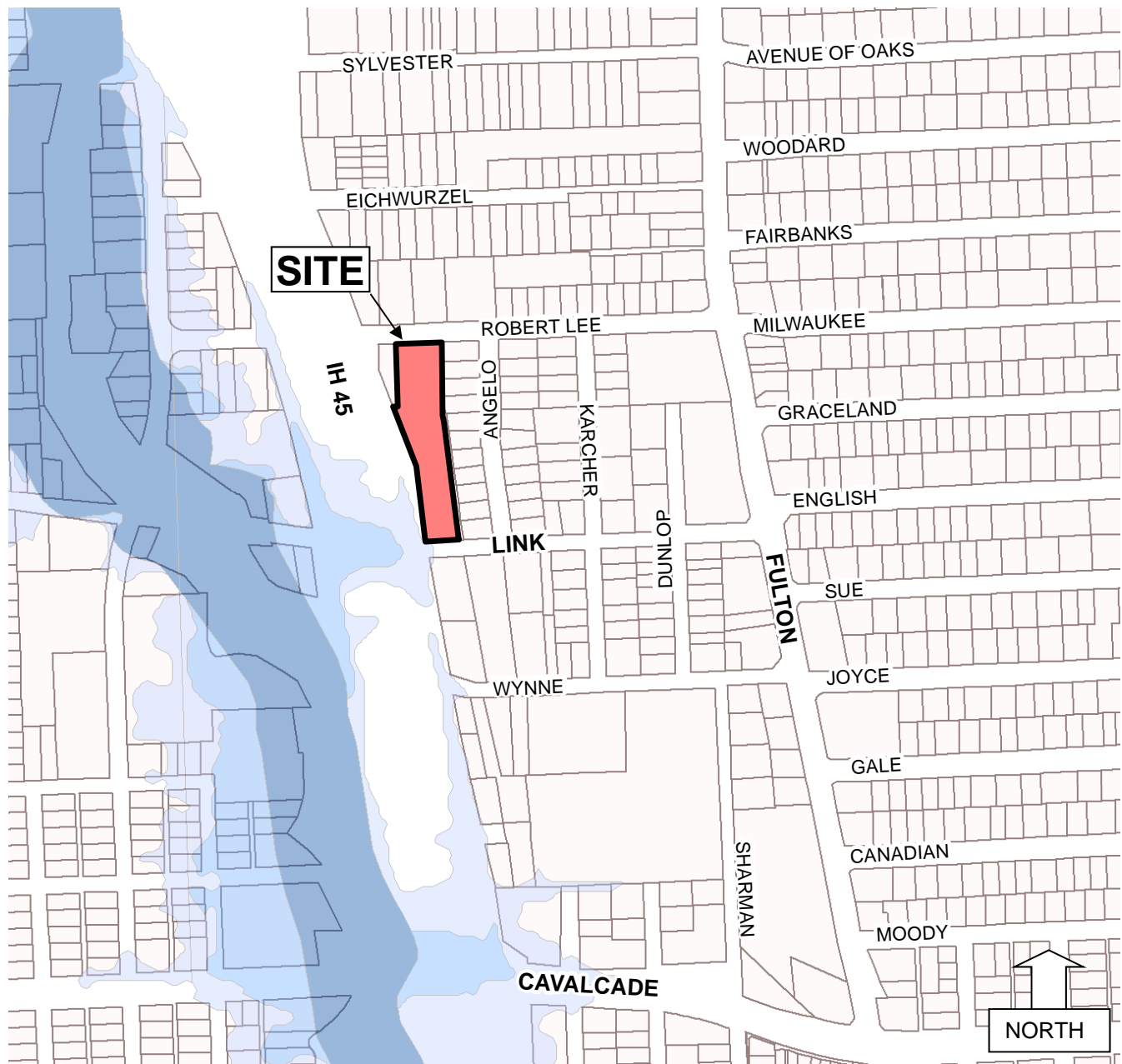
**ITEM: 95**

Planning and Development Department

Meeting Date: 10/11/2018

**Subdivision Name: McFarland Court partial replat no 1 and extension**

**Applicant: GBI Partners, LP**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

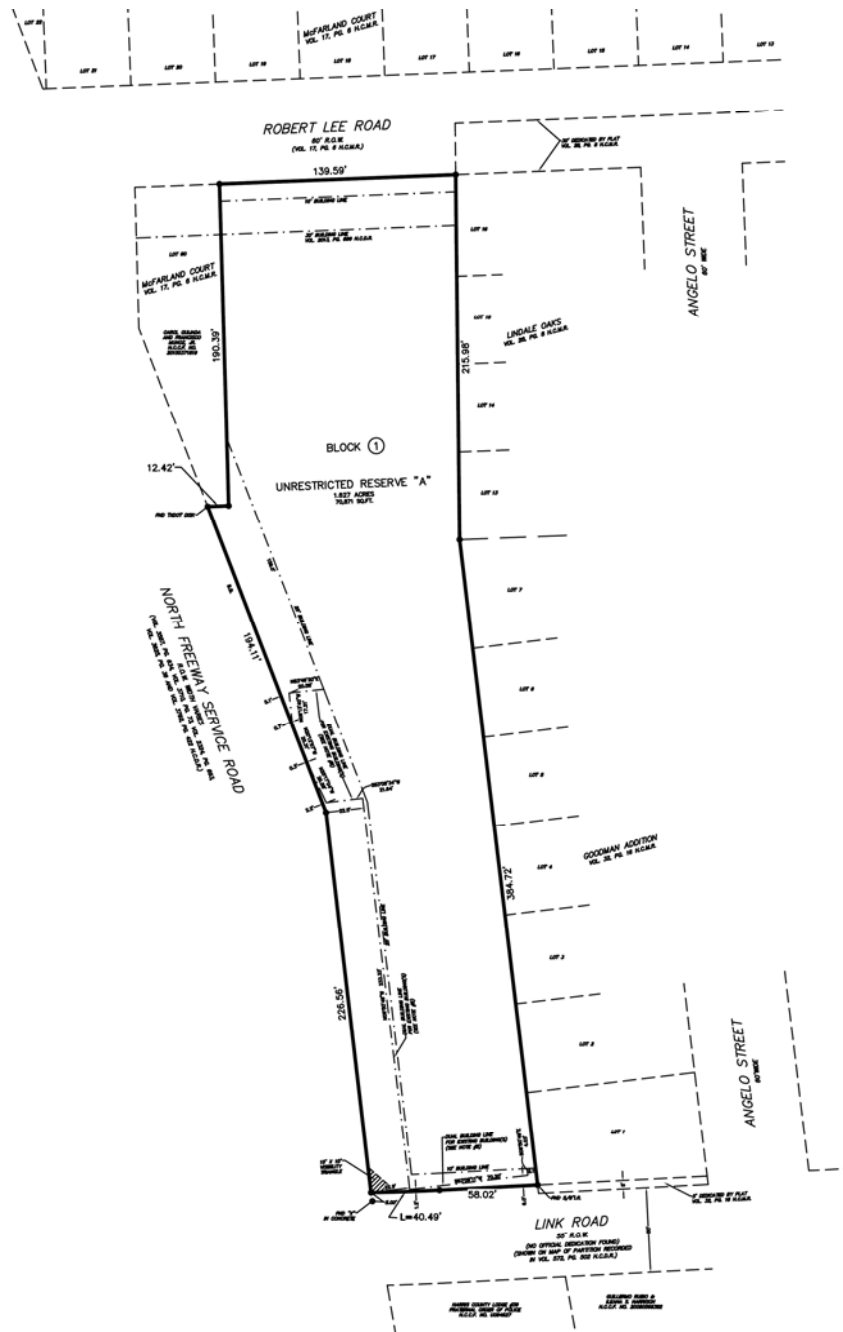
ITEM: 95

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: McFarland Court partial replat no 1 and extension

Applicant: GBI Partners, LP



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: McFarland Court partial replat no 1 and extension

Applicant: GBI Partners, LP



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 10/11/2018  
**Plat Name:** Newport Sec 4 partial replat no 2  
**Developer:** Rampart Holding LP  
**Applicant:** Windrose  
**App No/Type:** 2018-1734 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	3.3303	Total Reserve Acreage:	2.8344
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419A	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (182)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

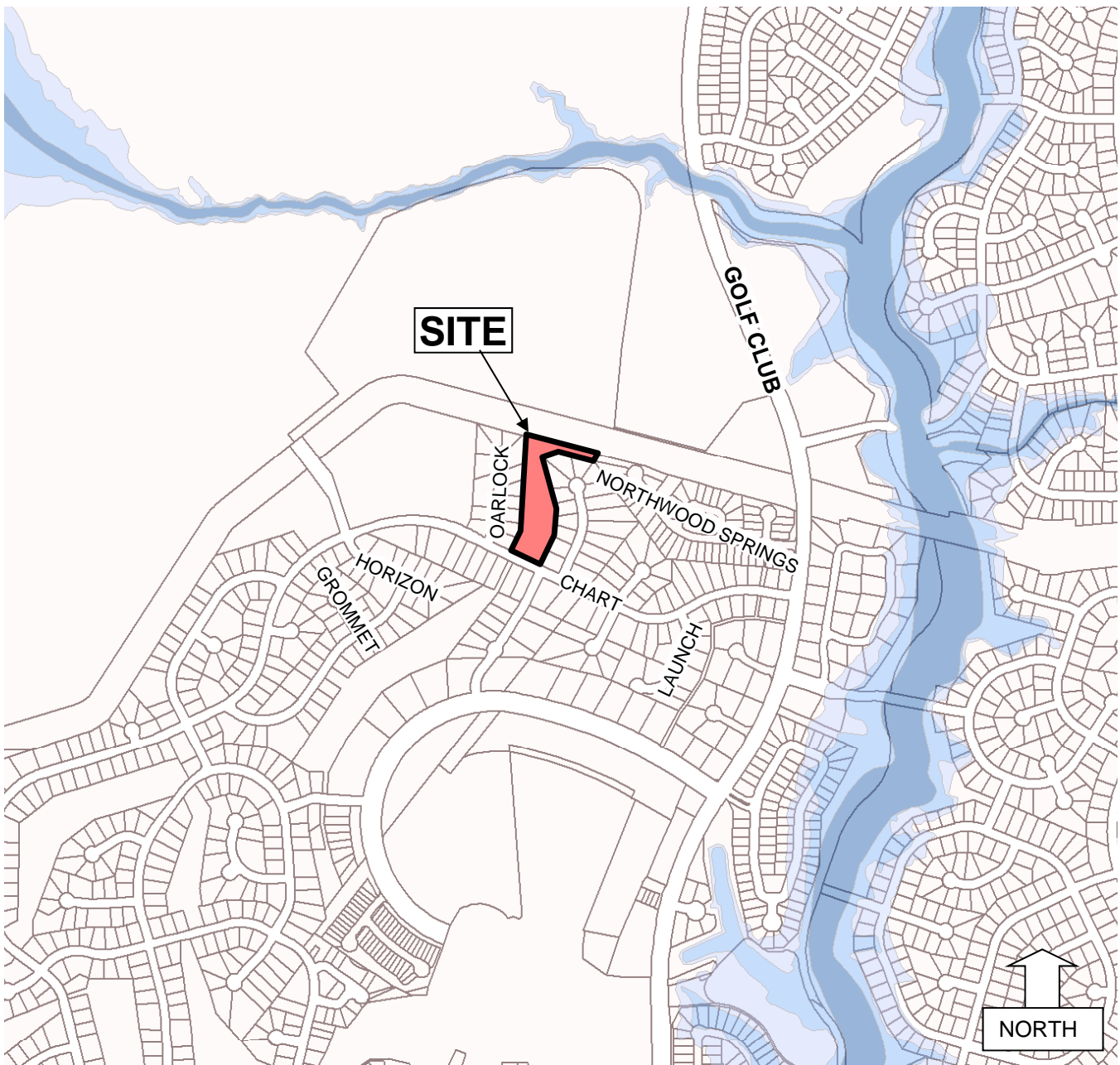
**ITEM: 96**

Planning and Development Department

Meeting Date: 10/11/2018

**Subdivision Name: Newport Sec 4 partial replat no 2**

**Applicant: Windrose**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

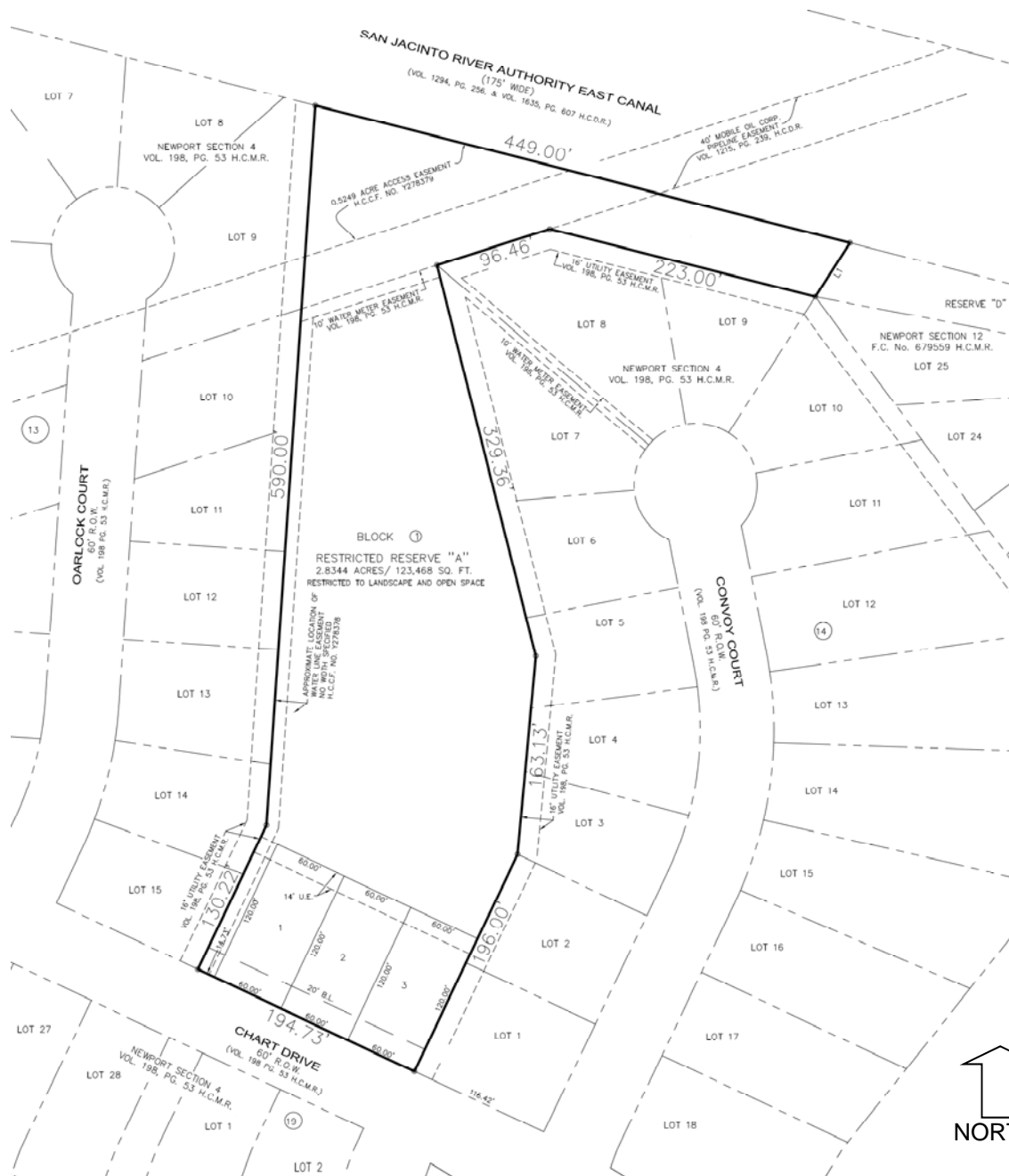
ITEM: 96

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Newport Sec 4 partial replat no 2

Applicant: Windrose



C – Public Hearings

Subdivision

# Houston Planning Commission

**ITEM: 96**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Newport Sec 4 partial replat no 2

Applicant: Windrose



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 10/11/2018  
**Plat Name:** Newport Sec 4 partial replat no 3  
**Developer:** Rampart Holdings LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-1729 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	1.5020	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419A	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (182)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved  
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

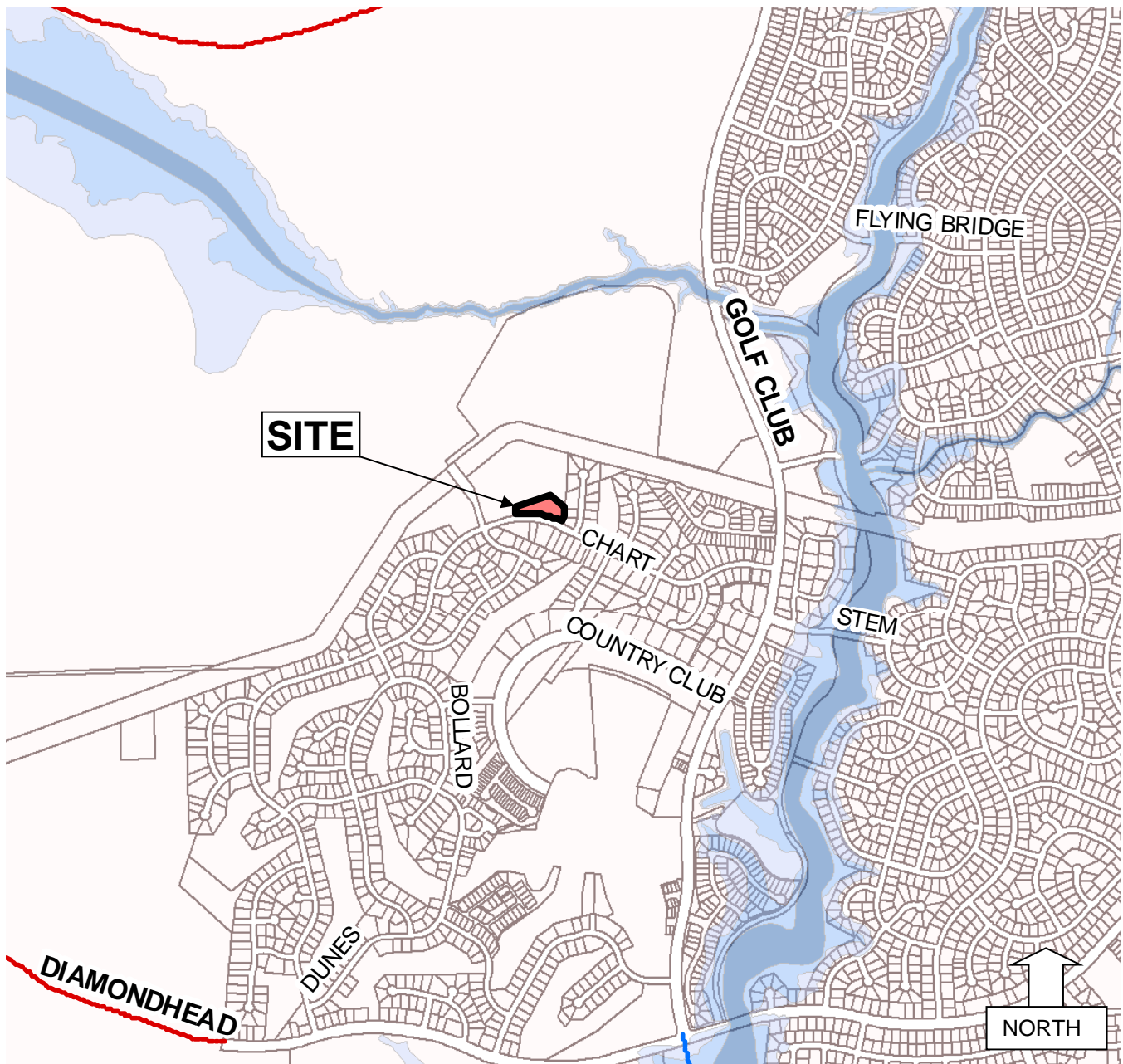
**ITEM: 97**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Newport Sec 4 partial replat no 3

Applicant: Windrose



**C – Public Hearings**

**Site Location**



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# Houston Planning Commission

## ITEM: 97

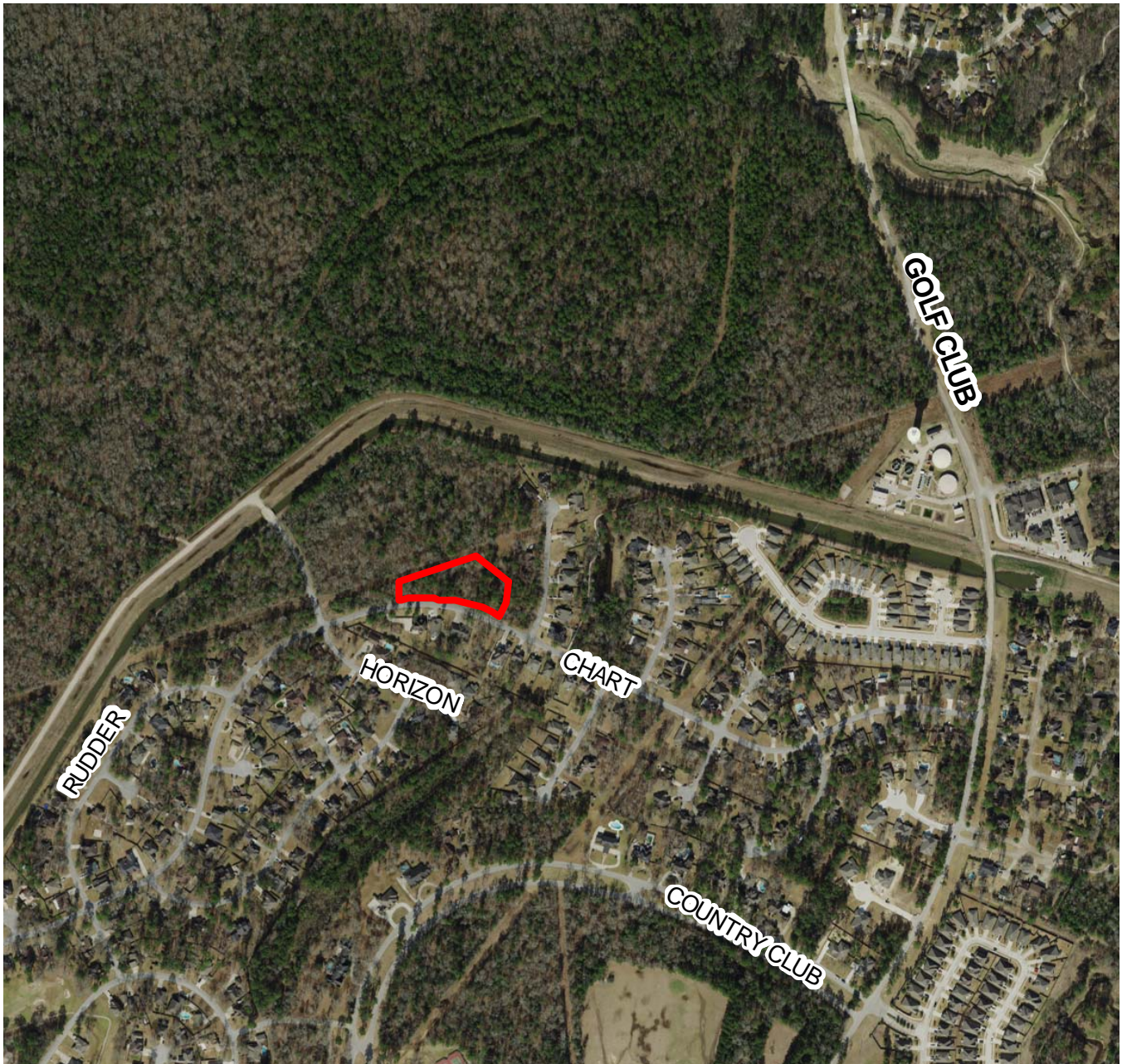
Planning and Development Department

Meeting Date: 10/11/2018

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Subdivision Name: Newport Sec 4 partial replat no 3

Applicant: Windrose



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**C – Public Hearings**

**Aerial**

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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 10/11/2018  
**Plat Name:** Saint Annes Catholic Church  
**Developer:** Archdiocese of Galveston-Houston  
**Applicant:** Windrose  
**App No/Type:** 2018-1794 C3N

**Staff Recommendation:**  
Defer per Council Member  
Travis request

Total Acreage:	11.5740	Total Reserve Acreage:	11.5740
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	77019	492U	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)

208. Council Member Greg Davis requests a two week deferral. The applicant must provide revised information before noon next Wednesday.

Council Member Greg Travis requested a two week deferral.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 10/11/2018  
**Plat Name:** Saint Annes Catholic Church  
**Developer:** Archdiocese of Galveston-Houston  
**Applicant:** Windrose  
**App No/Type:** 2018-1794 C3N

**Staff Recommendation:**  
Defer per Council Member  
Travis request

---

PWE Traffic: 10/09/18:

No comments.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Our records indicate that there is an active 8-inch public sanitary sewer along the south property line of what was lot 8 at the west end of the subject site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

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 6589 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations. Contact Facilities Maintenance at [FacilitiesMaintenance@Ridemetrol.org](mailto:FacilitiesMaintenance@Ridemetrol.org) or at (713) 615-6195.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

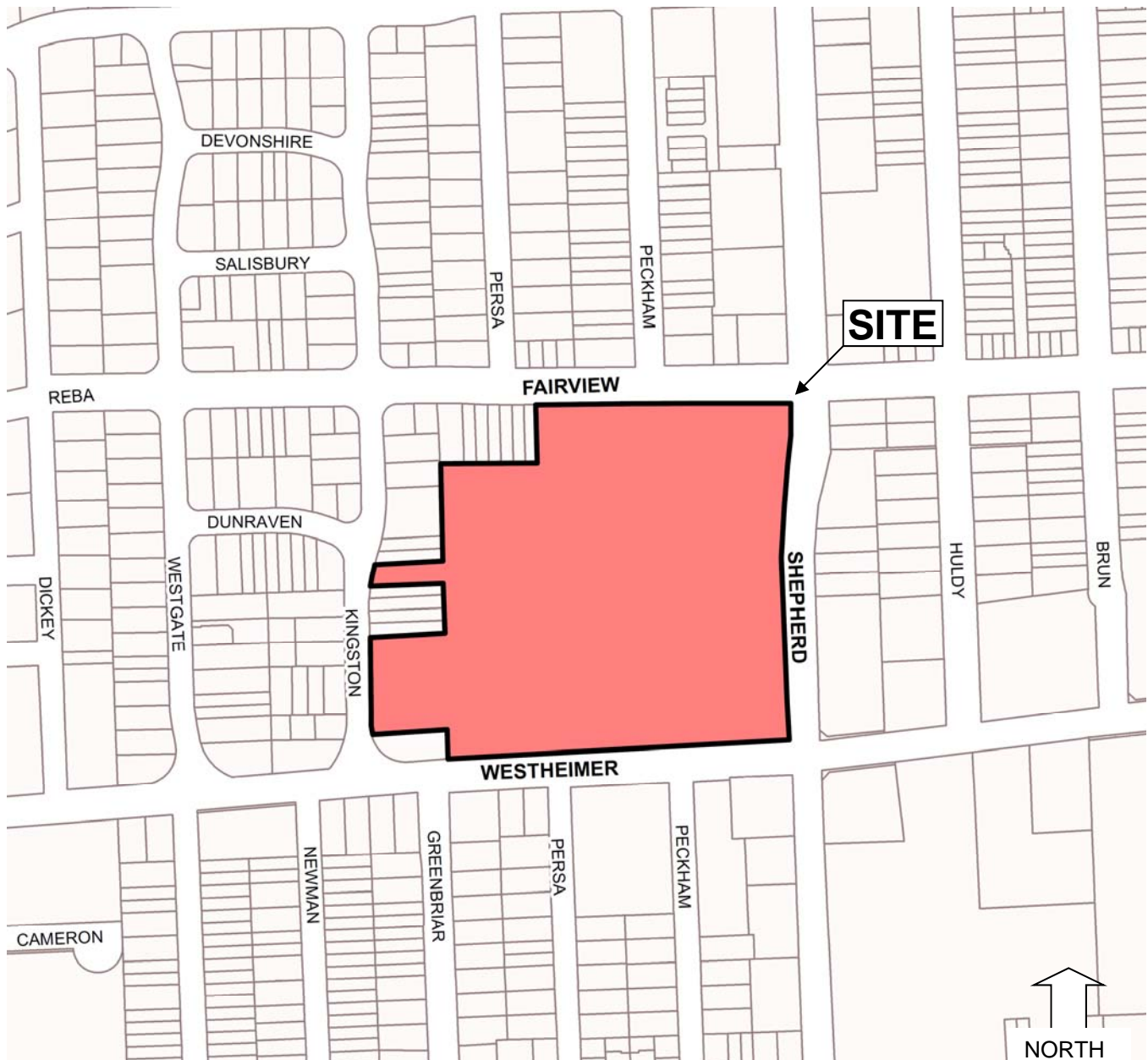
**ITEM: 98**

Planning and Development Department

Meeting Date: 10/11/2018

**Subdivision Name: Saint Annes Catholic Church**

**Applicant: Windrose**



**C – Public Hearings with Variance      Site Location**

## Subdivision

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# Houston Planning Commission

## ITEM: 98

Planning and Development Department

Meeting Date: 10/11/2018

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Subdivision Name: Saint Annes Catholic Church

Applicant: Windrose



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2018-1794

**Plat Name:** Saint Annes Catholic Church

**Applicant:** Windrose

**Date Submitted:** 08/31/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance to allow the name of the proposed replat to have a unique name.

**Chapter 42 Section:** 41(1)(B)

**Chapter 42 Reference:**

42-41(1)(B). The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior 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;**

The subject property is 11.574 acres located at the northwest corner of Westheimer and Shepherd in the City of Houston, Harris County. This property is described currently by four separate subdivisions: Glendower Court, recorded in Vol. 572, Pg. 261, H.C.D.R.; Normandy Place, recorded in Vol. 998, Pg. 550, H.C.D.R.; Glendower Normandy, recorded in F.C. No. 592138, H.C.M.R.; and St Annes Reserve, recorded in F.C. No. 604097, H.C.M.R. Three of these subdivisions have separately filed deed restrictions requiring a Public Hearing. Since there is not one single plat name that needs to be followed it stands to reason we should be allowed to rename the tract to a unique name that reflects the sites current and for the foreseeable futures use.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This proposed replat is 11.574 Acres at the northwest corner of Westheimer and Shepherd and being a replat of four separate subdivisions: Glendower Court, recorded in Vol. 572, Pg. 261, H.C.D.R.; Normandy Place, recorded in Vol. 998, Pg. 550, H.C.D.R.; Glendower Normandy, recorded in F.C. No. 592138, H.C.M.R.; and St Annes Reserve, recorded in F.C. No. 604097, H.C.M.R. The developer has purchased this property over the course of many years but never created the hardship they encounter today.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter is to maintain a strong track record of the property so that it's easier to follow the changes in the land. Allowing the name of this subdivision to be different than any one of the three of the four subdivisions this replat is out of won't diminish this chapters intent and general purpose through including all the plat names in the title of the plat which will run in the deed work of the land.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Public health, safety and welfare will be maintained since the name of the proposed plat will be the name and type of development for the foreseeable future.

**(5) Economic hardship is not the sole justification of the variance.**

Justification for the requested variance is that the proposed replat is out of three recorded plats which have their own separate restrictions filed of record.



**Application No:** 2018-1794

**Agenda Item:** 98

**PC Action Date:** 10/11/2018

**Plat Name:** Saint Annes Catholic Church

**Applicant:** Windrose

**Staff Recommendation:** [Defer per Council Member Travis request](#)

**Chapter 42 Sections:** **41(1)(B)**

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[A variance to allow the name of the proposed replat to have a unique name.;](#)

**Basis of Recommendation:**

The site is located north along Westheimer Road west of South Shepherd Drive bounded by Fairview Street and Kingston Drive in the City. The reason for replat is to create one unrestricted reserve. The applicant is seeking a variance to allow the name of the proposed replat to have a unique name. Council Member Travis has requested that this item be deferred. Staff's recommendation is to defer the plat per Council Member's request.

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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[n/a](#)

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

[n/a](#)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[n/a](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[n/a](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[n/a](#)

**(5) Economic hardship is not the sole justification of the variance.**

[n/a](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 10/11/2018  
**Plat Name:** Shadow Creek at Augusta Pines partial replat no 1  
**Developer:** Shadow Creek Estates, LTD.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-1797 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	8.1930	Total Reserve Acreage:	0.0000
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Northwest Harris County MUD 19
County	Zip	Key Map ©	City / ETJ
Harris	77389	250X	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) 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)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS ENOUGH DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Verify with city if there is a street name duplication with this plat



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 99  
**Action Date:** 10/11/2018  
**Plat Name:** Shadow Creek at Augusta Pines partial replat no 1  
**Developer:** Shadow Creek Estates, LTD.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-1797 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission      ITEM: 99

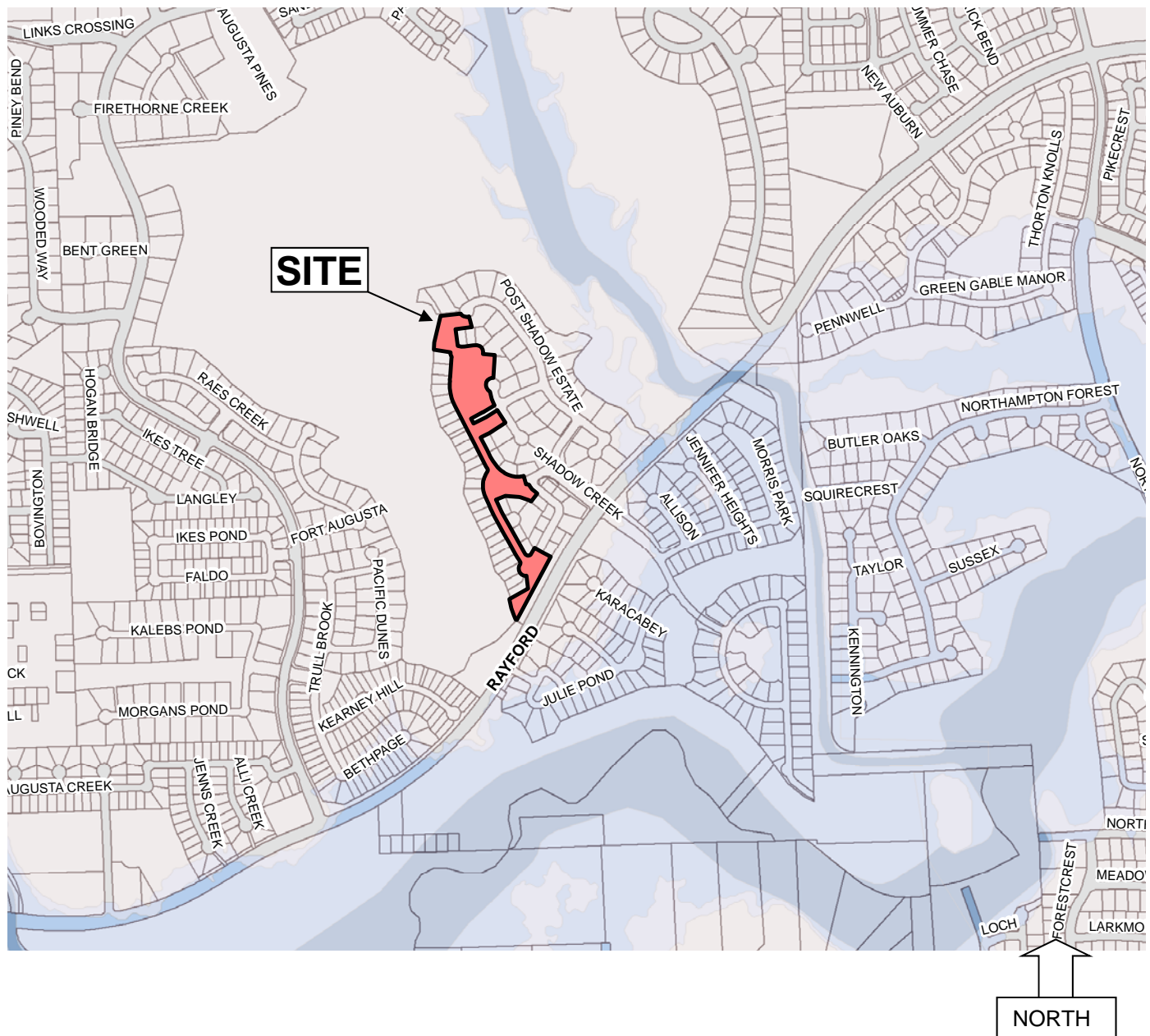
**ITEM: 99**

## Planning and Development Department

**Meeting Date: 10/11/2018**

**Subdivision Name: Shadow Creek at Augusta Pines partial replat no 1**

**Applicant: LJA Engineering, Inc.- (West Houston Office)**



## C – Public Hearings

## Site Location

# Houston Planning Commission

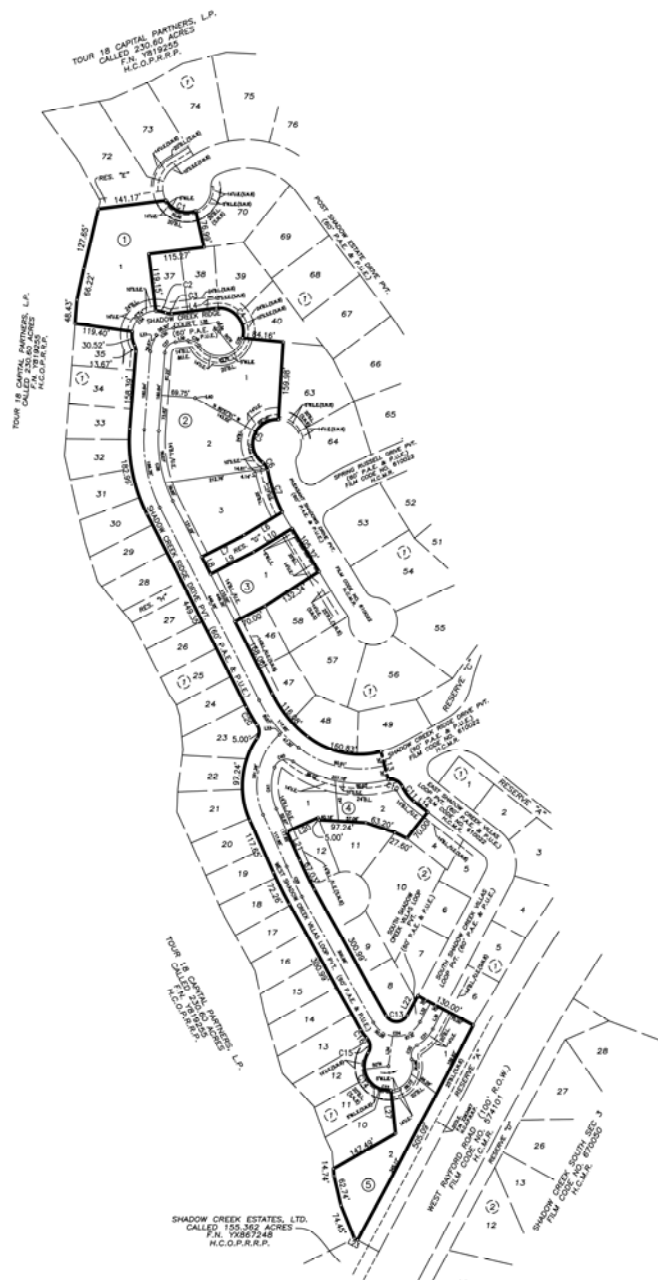
ITEM: 99

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Shadow Creek at Augusta Pines partial replat no 1

Applicant: LJA Engineering, Inc.- (West Houston Office)



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 99

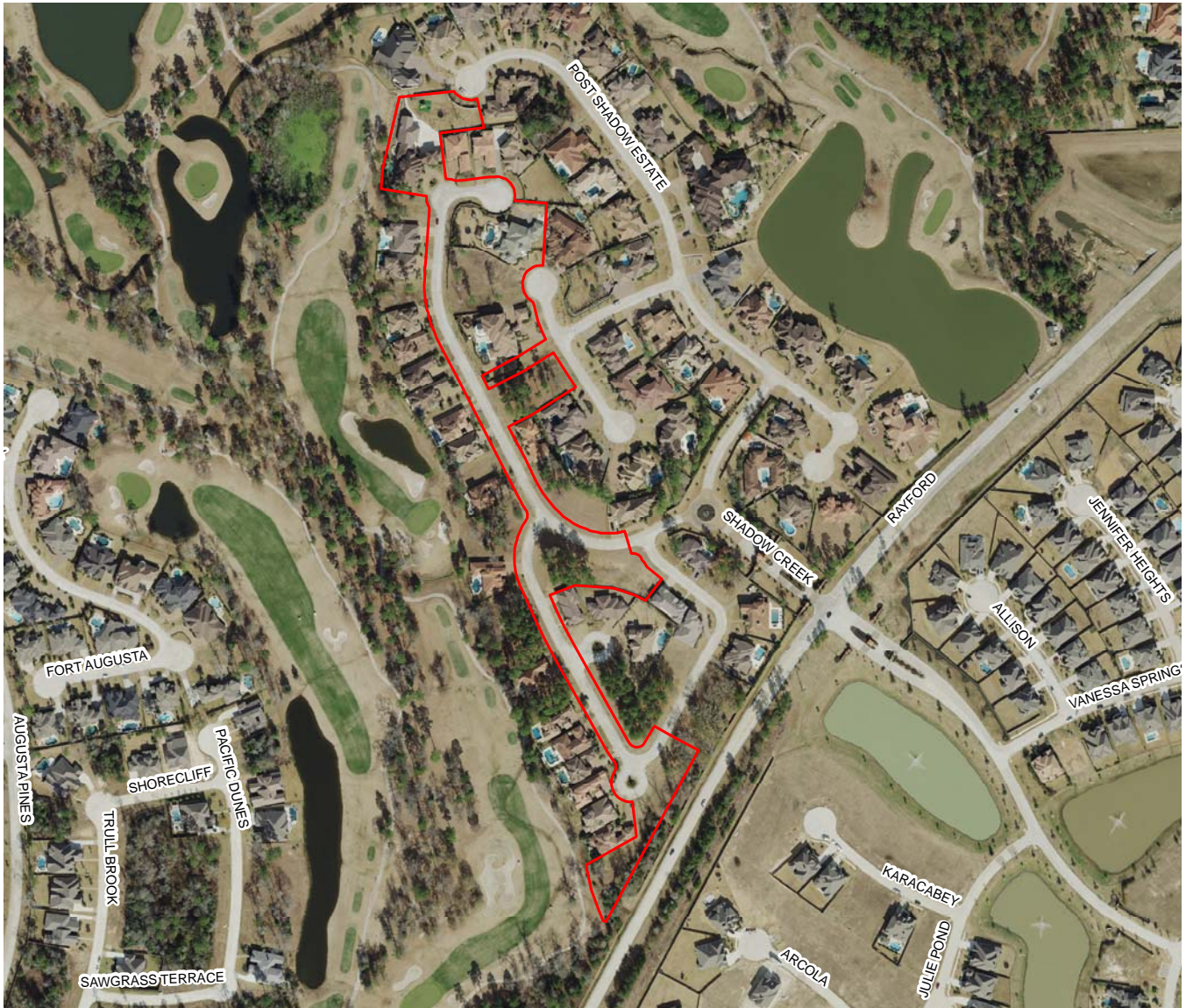
Planning and Development Department

Meeting Date: 10/11/2018

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**Subdivision Name: Shadow Creek at Augusta Pines partial replat no 1**

**Applicant: LJA Engineering, Inc.- (West Houston Office)**



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**C – Public Hearings**

**Aerial**

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**Agenda Item:** 100  
**Action Date:** 10/11/2018  
**Plat Name:** Tulane Court replat no 1  
**Developer:** Manco Associates, LC  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2018-1867 C3N

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	0.3608	Total Reserve Acreage:	0.0090
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

***Conditions and Requirements for Approval***

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 10/09/18:

Sufficient on-site parking is provided.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 10/11/2018  
**Plat Name:** Tulane Court replat no 1  
**Developer:** Manco Associates, LC  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2018-1867 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

**ITEM: 100**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Tulane Court replat no 1

Applicant: RVi Planning + Landscape Architecture



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

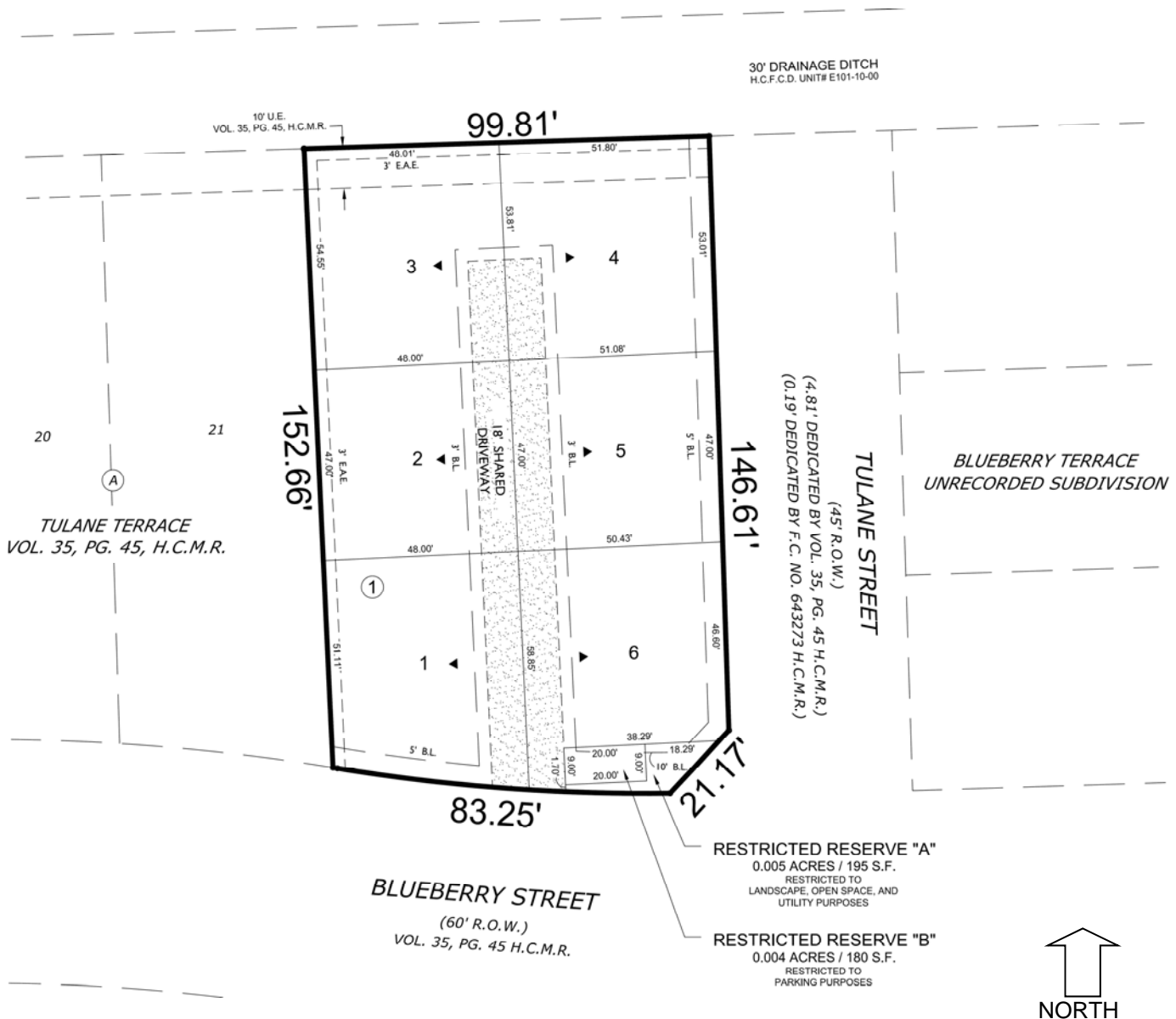
## ITEM: 100

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Tulane Court replat no 1

Applicant: RVi Planning + Landscape Architecture



C – Public Hearings

Subdivision

# Houston Planning Commission

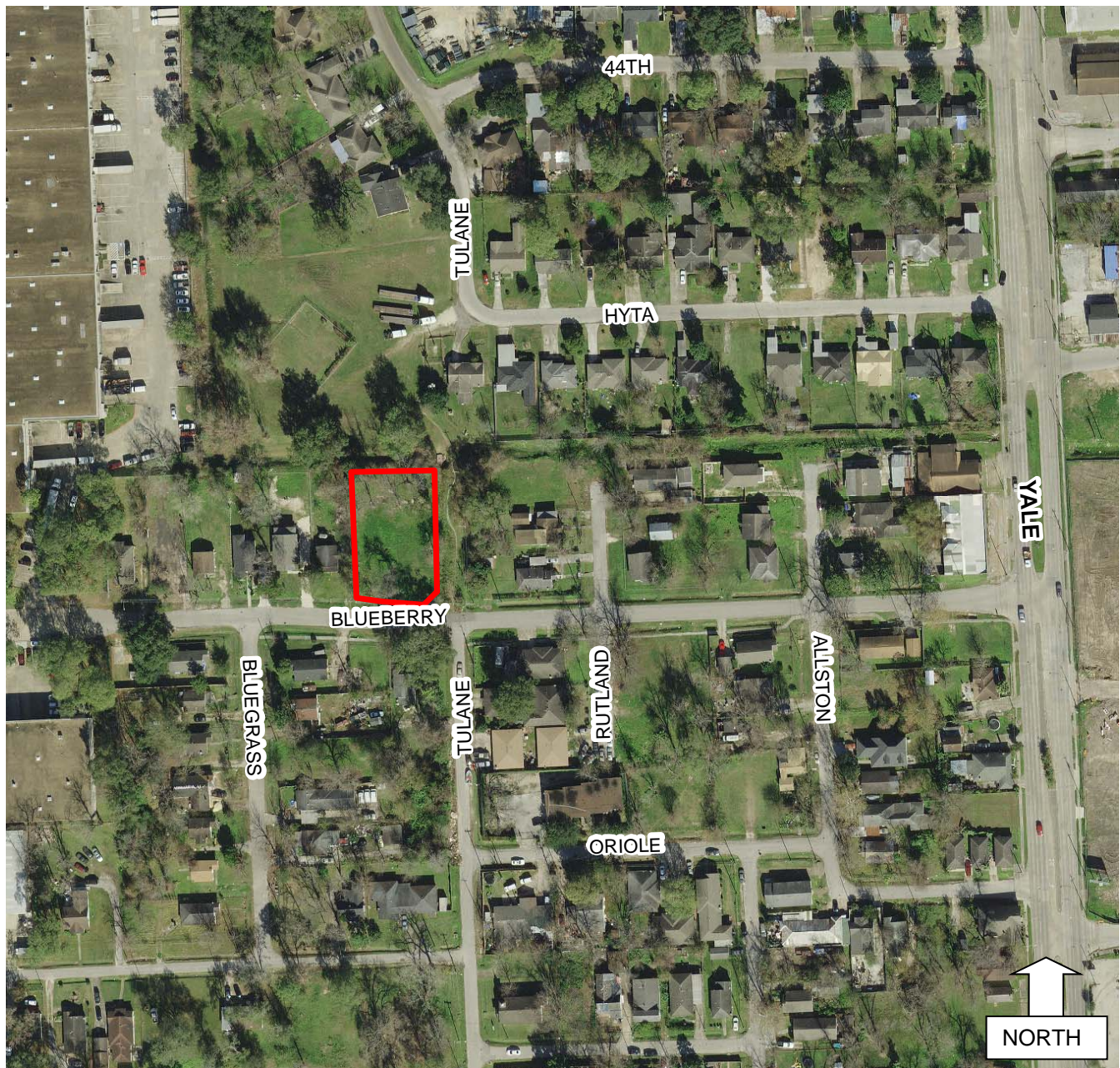
**ITEM: 100**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Tulane Court replat no 1

Applicant: RVi Planning + Landscape Architecture



**C – Public Hearings**

**Aerial**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 10/11/2018  
**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

**Staff Recommendation:**  
Disapprove

Total Acreage:	4.3700	Total Reserve Acreage:	1.1260
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77035	531Y	City

#### ***Conditions and Requirements for Approval***

206. Staff recommendation is disapproval for the following reasons. The proposed replat does not meet all Chapter 42 platting standards. In particular, Sec. 180 a) 1) and 2) which pertains to general lot design standards.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

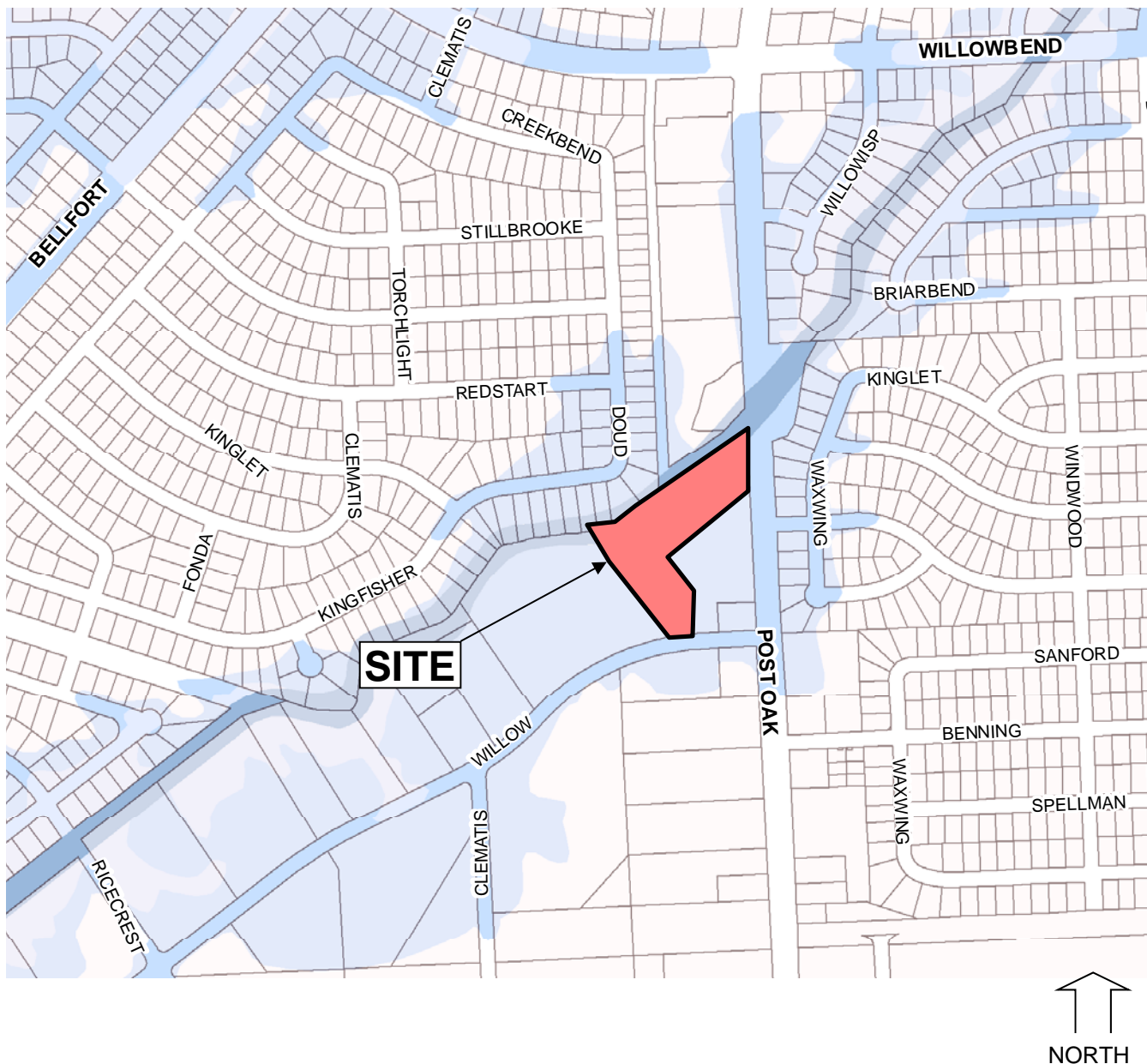
**ITEM: 101**

Planning and Development Department

Meeting Date: 10/11/2018

**Subdivision Name: Willow Creek Estates replat Sec 1 partial replat no 3 (DEF 2)**

**Applicant: Jones|Carter - Woodlands Office**

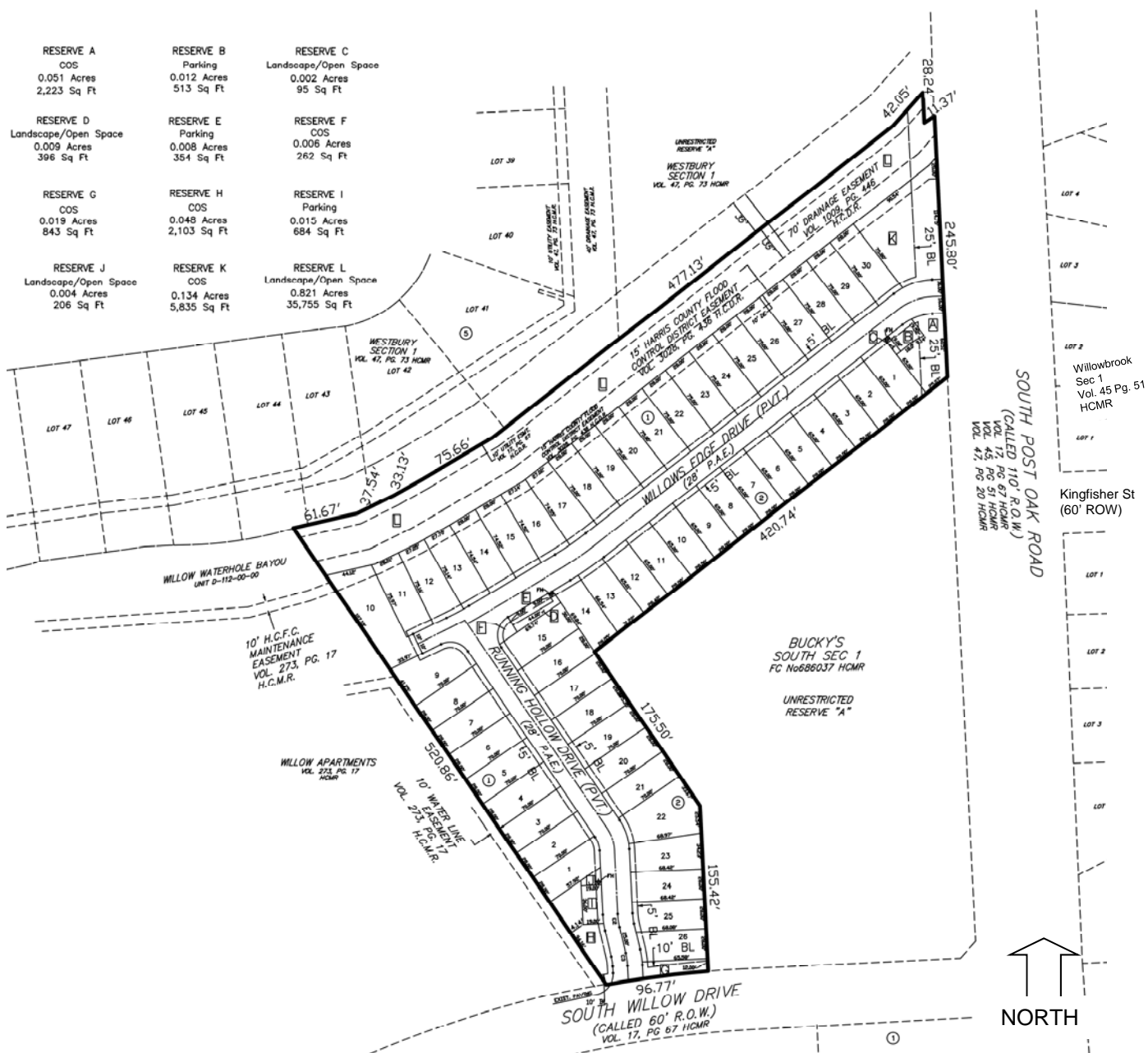


**C – Public Hearings**

**Site Location**

**Meeting Date: 10/11/2018**

**Applicant: Jones|Carter - Woodlands Office**



# Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Willow Creek Estates replat Sec 1 partial replat no 3 (DEF 2)

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102

**Action Date:** 10/11/2018

**Plat Name:** Anderson Lakes GP

**Developer:** Libert Homes Builders LLC & Group Mak LLC

**Applicant:** Benchmark Engineering Corporation

**App No/Type:** 2018-1986 GP

**Staff Recommendation:**

Defer Applicant request

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Total Acreage:	74.1500	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77053	572W	City/ETJ

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#### ***Conditions and Requirements for Approval***

046. General Plan approval is for street patterns as shown on the plat only. (24)

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.

209. Applicant has requested that this item be deferred for two weeks.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102

**Action Date:** 10/11/2018

**Plat Name:** Anderson Lakes GP

**Developer:** Libert Homes Builders LLC & Group Mak LLC

**Applicant:** Benchmark Engineering Corporation

**App No/Type:** 2018-1986 GP

**Staff Recommendation:**

Defer Applicant request

---

PWE Traffic: 09/25/18:

No comments.

City Engineer: DETENTION IS PROVIDED

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris County Flood Control District: Flood Control review - Show and label channel C144-00-00 with top of bank also include a Vicinity Map on the plat (see uploaded PDF).

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)

TIA will be required before the review of site development plan. It should address, but not limited to, developer design and construction responsibilities for Hiram Clarke Road ( e.g. left turn lane requirements, transition length from existing four lanes south of the Plat to two lanes within the Plat) and additional impact at nearby intersections.

Proposed Hiram Clarke centerline radius appears to be less than required 2000'. Radius at southern and northern sections of GP will need to be at least 1,100 feet to avoid road superelevation. There are no objections to street extension and intersection spacing variance requests.

UVes, ROW and cutbacks will be checked when section plats are submitted.

Drainage plans should be coordinated with a Harris County project study to improve drainage for the Skeetville subdivision to the northeast. CIP Project Manager, Brennan Cook, should be contacted.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

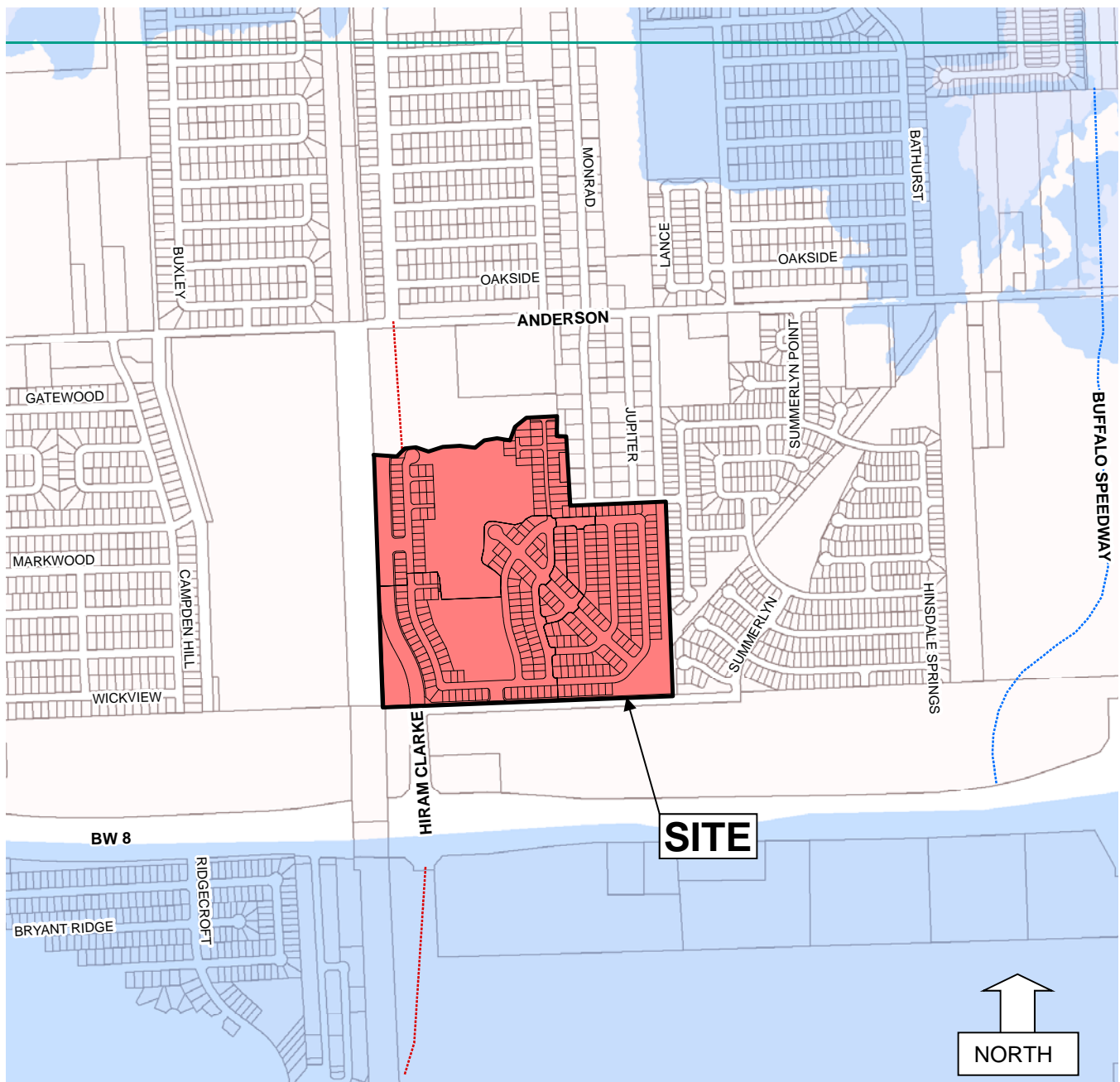
ITEM:102

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Anderson Lakes GP (DEF 1)

Applicant: Benchmark Engineering Corporation



D – Variances

Site Location

# Houston Planning Commission

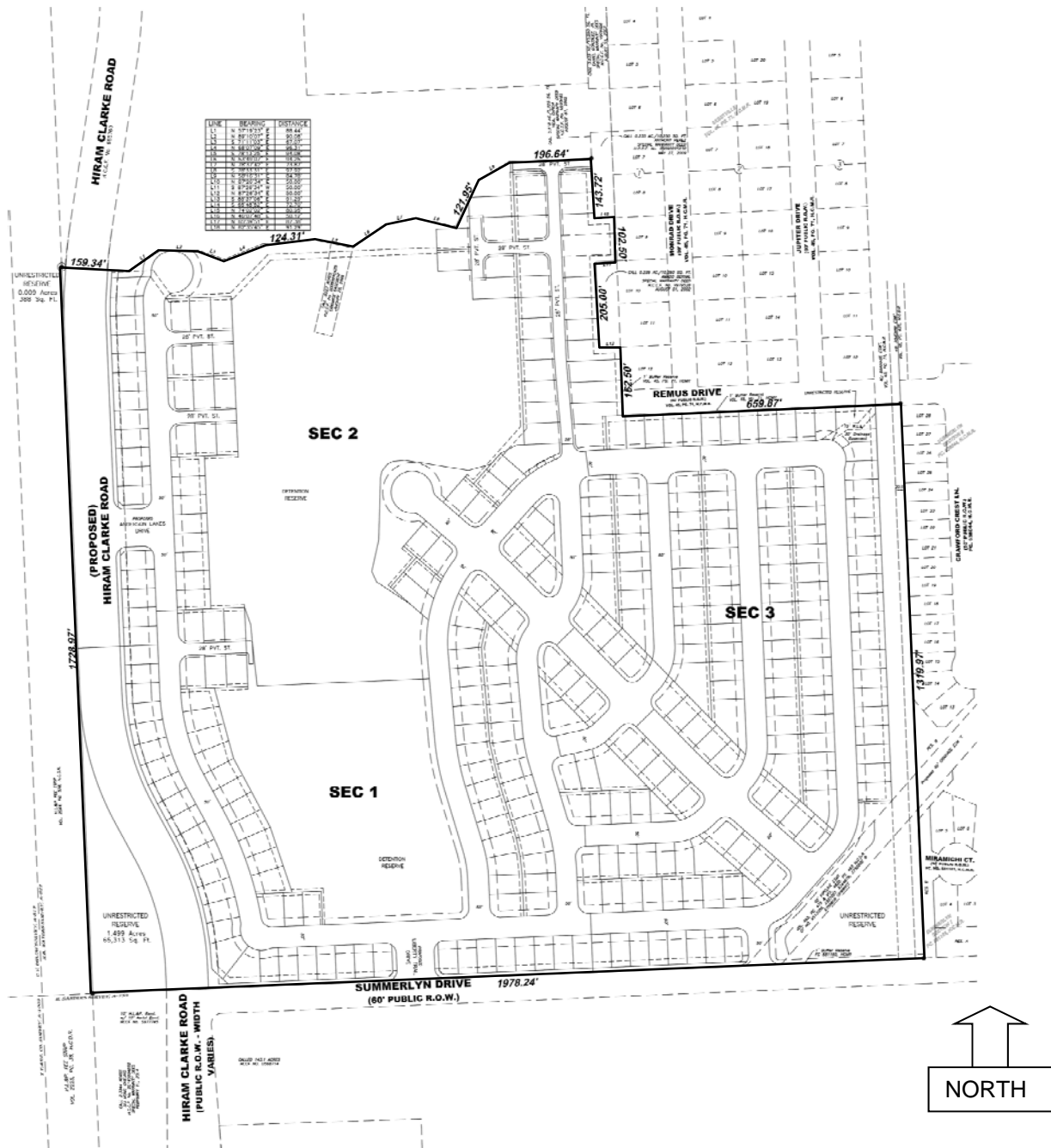
## ITEM:102

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Anderson Lakes GP (DEF 1)

Applicant: Benchmark Engineering Corporation



D – Variances

Subdivision

# Houston Planning Commission

ITEM:102

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Anderson Lakes GP (DEF 1)

Applicant: Benchmark Engineering Corporation



D – Variances

Aerial



**Application Number:** 2018-1986

**Plat Name:** Anderson Lakes GP

**Applicant:** Benchmark Engineering Corporation

**Date Submitted:** 09/17/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a centerline radius along Hiram Clarke Road a major thoroughfare to be at 600' feet and 650' feet, a distance less than the required 2,000' feet.

**Chapter 42 Section:** 132

**Chapter 42 Reference:**

Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Intentionally left blank

**(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;**

Proposed Anderson Lakes Subdivision is approximately a 74 acre tract proposed for a single-family residential public community with several private streets within the development, all in south Harris County. This development is bounded by existing Summerlyn Drive a 60' foot local street along the south that runs east/west, it will also be bounded by a portion of proposed Hiram Clarke Blvd. to the east running north/south which will create connectivity to the existing platted portions of Hiram Clarke Blvd. to the north and south of the development. Also, the adjacent property to the north has recently been platted to serve the future "Yes Preparatory School" campus, it will also dedicate right-of-way for future Hiram Clarke Blvd, approximately 880' feet from existing Anderson Road to the northern most westerly corner of this development. The physical location of Hiram Clark based on the recorded plats at Summerlyn Drive, at the southline of YES Preparatory School and Anderson Road north of YES Preparatory School has been established causing sharp deviation from the 2000' radius. As such, the existing conditions do not allow more than the radii depicted on the General Plan presented in this application.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The subject property is a unplatted property with unique characteristics and the reason for the variances are not a result of actions from the developer but are due to existing conditions due to the now platted .

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The overall circulation in the area will be maintained by providing public street circulation through the development. Also, future development to the north, using the future north/south Hiram Clarke Blvd. extension can access the existing major thoroughfares allowing for multiple opportunities for public street connections within the area.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed Hiram Clarke Blvd. street extension as well as the two connections to serve the proposed development will provide sufficient and adequate access and 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 reason for the variance request. The road pattern depicted on the General Plan is the most practical design and the developer will dedicate all roads shown to help maintain traffic circulation for all surrounding properties.



**Application Number:** 2018-1986

**Plat Name:** Anderson Lakes GP

**Applicant:** Benchmark Engineering Corporation

**Date Submitted:** 09/17/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed local intersection spacing requirements by not extending Remus Drive or terminate it with a cul-de-sac

**Chapter 42 Section:** 128/135

**Chapter 42 Reference:**

Sec. 42-135. Intersections of Local Streets A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. Sec. 42-128. Intersections of Local Streets (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Intentionally left blank

**(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;**

Proposed Anderson Lakes Subdivision is approximately a 74 acre tract proposed for a single-family residential public community with some private streets within the development, all in south Harris County. This development is bounded by existing Summerlyn Drive a 60' foot local street along the south that runs east/west, it will also be bounded by a portion of proposed Hiram Clarke Blvd. to the east running north/south which will create connectivity to the existing platted portions of Hiram Clarke Blvd. to the north and south of the development. Also, the adjacent property to the north has recently been platted to serve the existing and future "Yes Preparatory School" campus, it will also dedicate right-of-way for future Hiram Clarke Blvd, approximately 880' feet from existing Anderson Road to the northern most westerly corner of this development. Anderson Lakes Subdivision will have two primary access points, one off the northside of existing Summerlyn Drive and the other point of access will be from proposed Anderson Lake View Drive off the proposed portion of Hiram Clarke Road depicted within this general plan. The developer is requesting a variance to not extend Remus Drive a 60' foot right-of-way, east/west local street adjoining the east property line of the proposed development. The street cannot be extended further west through the development because of the existing lake been approximately 300' feet from the adjoining platted boundary line. Ramus Drive 120' foot stub adjoining the east boundary line of this development was dedicated in 1954 but never constructed and serves as a "U" shape connection to both existing streets, Monrad Drive and Jupiter Drive both within the Skeetville subdivision. Remus Drive pavement at both ends does not extend to the subdivision's boundary.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The subject property is a unplatted property with unique characteristics and the reason for the variances are not a result of actions from the developer but are due to existing conditions.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The overall circulation in the area will be maintained by providing public street circulation throughout the development with some private drives serving certain areas. Also, future development to the north, using the future north/south Hiram Clarke Blvd. extension can access the existing major thoroughfares allowing for multiple opportunities for public street connections within the area.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed development along with the dedication of all the public roads will provide sufficient access and 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 reason for the variance request. The road pattern depicted on the General Plan is the most practical design and the developer will dedicate all roads shown to help maintain traffic circulation for all surrounding properties without the need of an additional connection to the existing subdivision to the east.



**Application Number:** 2018-1986

**Plat Name:** Anderson Lakes GP

**Applicant:** Benchmark Engineering Corporation

**Date Submitted:** 09/17/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow an intersection spacing to exceed more than the required 1,400' in the east and west direction within the limits of the General Plan.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec. 42-128. Intersections of Local Streets (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Intentionally left blank

**(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;**

Proposed Anderson Lakes Subdivision is approximately a 74 acre tract proposed for a single-family residential public community with several private streets within the development, all in south Harris County. This development is bounded by existing Summerlyn Drive a 60' foot local street along the south that runs east/west, it will also be bounded by a portion of proposed Hiram Clarke Blvd. to the east running north/south which will create connectivity to the existing platted portions of Hiram Clarke Blvd. to the north and south of the development. Also, the adjacent property to the north has recently been platted to serve the future "Yes Preparatory School" campus, it will also dedicate right-of-way for future Hiram Clarke Blvd, approximately 880' feet from existing Anderson Road to the northern most westerly corner of this development. There exists a lake feature occupying 15 ac in area, is an average of 450 feet in width and approximately 1,600 feet in length, located almost within the central portion of the 74 acre development. Upon development of the property the lake will be converted to a stormwater detention basin, the lake will be conveyed to Harris County MUD 420 for ownership maintenance and operation. The lake has been in existence for approximate 15 years. Anderson Lakes Subdivision will have three primary access points, two points off the northside of existing Summerlyn Drive and the other point of access will be off the proposed portion of Hiram Clarke Blvd depicted within this general plan. It is also noteworthy to mention that the total distance between the east boundary line and the west boundary line of this General Plan is 1,750' feet which existing lake positioned in the center of the subdivision will make it impractical to extend a street thru the subdivision.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The subject property is a unplatted property with unique characteristics and the reason for the variances are not a result of actions from the developer but are due to existing conditions.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The overall circulation in the area will be maintained by providing public street circulation through the development. Also, future development to the north, using the future north/south Hiram Clarke Blvd. extension can access the existing major thoroughfares allowing for multiple opportunities for public street connections within the area.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed Hiram Clarke Blvd. street extension as well as the two connections to serve the proposed development will provide sufficient access and will not be injurious to the public health, safety or welfare. The development has been designed to meet traffic circulation and all fire protection standards.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the reason for the variance request. The road pattern depicted on the General Plan is the most practical design and the developer will dedicate all roads shown to help maintain traffic circulation for all surrounding properties.



**Application No:** 2018-1986

**Agenda Item:** 102

**PC Action Date:** 10/11/2018

**Plat Name:** Anderson Lakes GP

**Applicant:** Benchmark Engineering Corporation

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** 132; 128/135; 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow a centerline radius along Hiram Clarke Road a major thoroughfare to be at 600' feet and 650' feet, a distance less than the required 2,000' feet. ;

To exceed local intersection spacing requirements by not extending Remus Drive or terminate it with a cul-de-sac;

To allow an intersection spacing to exceed more than the required 1,400' in the east and west direction within the limits of the General Plan. ;

**Basis of Recommendation:**

The site is located north of South Sam Houston Pkwy and east of future Hiram Clarke Road in Houston's ETJ Harris County. The applicant is requesting three variances 1.) to allow a centerline radius less than 2000' for Major Thoroughfare Hiram Clarke; Variance 2.) to exceed intersection spacing by not extending Ramus Drive and Variance 3.) to exceed local intersection spacing within the general plan by not providing an east west connection over the existing detention area. Staff recommends deferring the application per the applicants request for two weeks to allow time for the applicant to coordinate with the Harris County Engineering Office on the proposed alignment of Hiram Clarke.

## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 10/11/2018  
**Plat Name:** Breen Reserve  
**Developer:** John C. Bybee, Jr. & Mary E. Bybee Brown  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-1911 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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Total Acreage:	133.0000	Total Reserve Acreage:	128.5000
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	77040	410M	City/ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
149. Change street name ending(s) as indicated on the marked file copy. (133-134)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 10/11/2018  
**Plat Name:** Breen Reserve  
**Developer:** John C. Bybee, Jr. & Mary E. Bybee Brown  
**Applicant:** BGE, Inc.  
**App No/Type:** 2018-1911 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

PWE Utility Analysis: Approve

Addressing: Blvd shall be used only to designate major thoroughfares, major collector streets, collector streets or other streets designed to handle traffic volumes in excess of normal neighborhood traffic generation or that are divided streets with at least two lanes of traffic in each direction separated by a median. Does this apply to Tanyard Creek Blvd?

City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

Harris County Flood Control District: Flood Control review - Label the channel ROW properly according to PCPM. Show channel top of bank. HCFCD requires drainage ROW: from centerline of channel out 83 feet east of the centerline (see uploaded PDF).

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevelop@hcpid.org](mailto:civildevelop@hcpid.org).

HCAD shows additional property owned to southeast. If developer does not own property, an acreage correction form may need to be completed prior to plat recordation.

Limited scope TIA will be required addressing driveway locations and left turn lane requirements before the review of site development plan.

County has no objection for variance to not extend Pine moss Drive or Kindletree Drive

Boulevard is not an appropriate suffix. choose another suffix

Transition ROW of Tanyard Creek Blvd from 80' to 60' before the L Intersection with Fleetwood Creek Way.

Then continue 60' ROW through the intersection. Tanyard Creek Blvd should be continued further south crossing Fleetwood Creek Way and terminate at a cul-de-sac if access is needed at the southern end

Otherwise, standard L intersection where no access is recommended (Traffic)

Turnaround easement will need to be recorded prior to plat recordation

Verify if any additional ROW embankment is needed for future crossing of ditch

Approval will be needed from harris county permitting about satisfying two points of access before plat recordation

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation

V

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

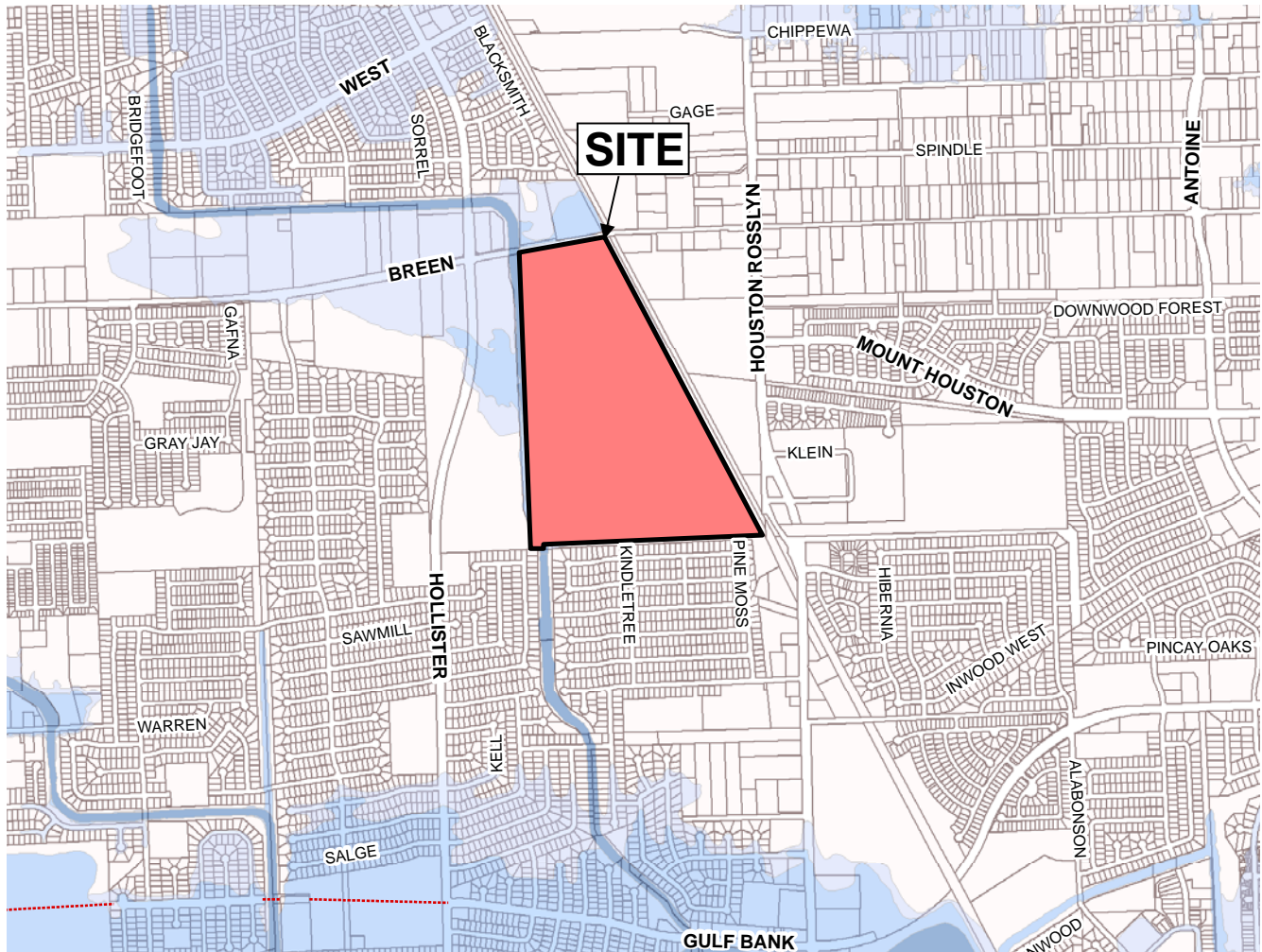
**ITEM:103**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Breen Reserve (DEF 1)

Applicant: BGE, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

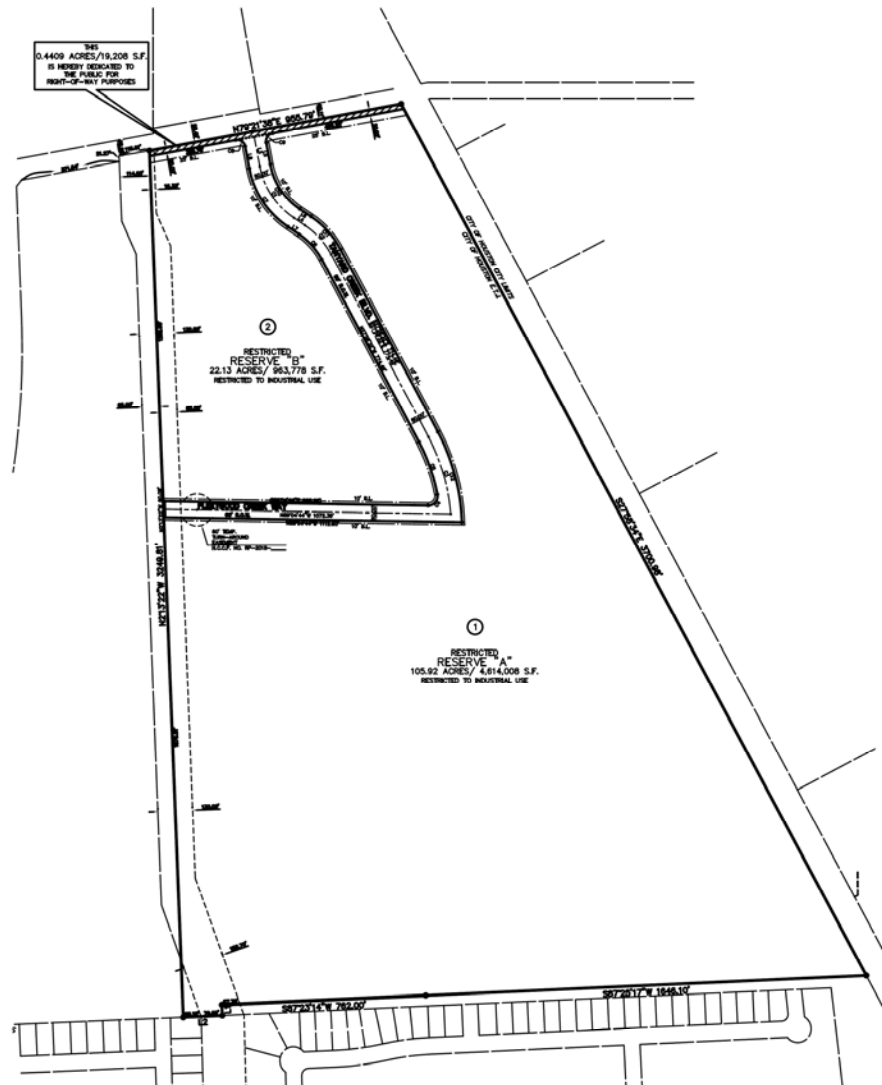
## ITEM:103

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Breen Reserve (DEF 1)

Applicant: BGE, Inc.



D – Variances

Subdivision

# Houston Planning Commission

ITEM:103

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Breen Reserve (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial

BREEN

140'

210'

540'

BLDG 1  
114,000 SF  
32' CLR

41'  
TYP

BLDG 2  
140,000 SF  
32' CLR

540'

260'

140'

190'

140'

210'

540'

BLDG 3  
114,000 SF  
32' CLR

140'

702'

370'

BLDG 4  
260,000 SF  
32' CLR

190'

11 AC.  
DETENTION

1080'

BLDG 5  
335,000 SF  
32' CLR

310'

190'

190'

1566'

BLDG 6  
893,000 SF  
36' CLR

570'

190'



**Application Number:** 2018-1911

**Plat Name:** Breen Reserve

**Applicant:** BGE, Inc.

**Date Submitted:** 09/14/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not provide an extension nor a cul-de-sac for Pine Moss Drive or Kindletree Drive, recorded within Woodland Trails North Section 7 (Vol. 227, Pg. 110, H.C.M.R.)

**Chapter 42 Section: 134**

**Chapter 42 Reference:**

42-134 Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

### **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 street or a cul-de-sac through the subject tract would create an impractical development due to the immediate surrounding physical characteristics. The subject site is a contemplated 133-acre unrestricted reserve proposed for industrial warehouse development with access from Breen Road, a designated major thoroughfare. The subject tract is bound on the north by Breen Road, a designated major thoroughfare per the 2017 Major Thoroughfare and Freeway Plan; the subject plat proposes to dedicate 20-feet for the Breen Road right-of-way. The subject tract is bound on the east by a 100-foot wide B.N.S.F. Railway Company fee strip. Section 42-130 – Intersection exceptions (3) exempts the subject tract from providing an east/west street by any street other than a major thoroughfare. The eastern boundary divides an existing 130-foot drainage easement. The southern boundary abuts a 40-foot wide fee strip that separates the subject tract from the single-family subdivision to the south. Additionally, the 40-foot fee strip is encumbered by a H.C.F.C.D. drainage easement. Hollister Street, an unimproved Major Thoroughfare, is located approximately 500 feet west of the subject site along Breen Road and 1,150 feet west of the subject site at the south boundary. The single-family development to the south of the subject site, Woodland Trails, has 6 access points to existing Hollister Street, 2 access points to North Houston Rosslyn Road and 1 access point to West Gulf Bank Road (see attached "Access Points Exhibit").

**(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 (Hollister Street, North Houston Rosslyn Road and West Gulf Bank Road) providing sufficient access to the Woodland Trails subdivision.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

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 (Hollister Street, North Houston Rosslyn Road and West Gulf Bank Road) providing sufficient access to the Woodland Trails subdivision.

**(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 and the conflicting uses justify the variance request.



**Application No:** 2018-1911

**Agenda Item:** 103

**PC Action Date:** 10/11/2018

**Plat Name:** Breen Reserve

**Applicant:** BGE, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 134**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To not provide an extension nor a cul-de-sac for Pine Moss Drive or Kindletree Drive, recorded within Woodland Trails North Section 7 (Vol. 227, Pg. 110, H.C.M.R.);

**Basis of Recommendation:**

The site is located within Houston's ETJ, Harris County. West of North Houston Rosslyn Road, East of Hollister Drive along Breen Drive.

This item was deferred at the last Planning Commission meeting at the request of the applicant. The applicant initially requested 2 variances, one of which was to not provide a public street connection along the plat's western boundary. During the deferral period the applicant coordinated with staff and Harris County's engineering department and is dedicating a public street connection to the plat's western boundary that allows for the opportunity for a connection to MTF Hollister.

The applicant is now requesting one variance to not extend nor terminate with cul de sacs stub streets Kindle Tree and Pine Moss, both south of the plat's boundary.

Staff is in support of the request.

The applicant is proposing an industrial warehouse complex of over 100 acres with primary access from Breen Drive.

Woodland Trails North Sec 7 is a single-family residential community south of the proposed plat, recorded in 1973 with the 2 stub streets circled in green. The extension of these streets would require the crossing of a recorded Harris County Flood Control drainage easement, as shown in blue.

The street extensions would also result in the intermingling of incompatible uses of single-family residential and industrial complex.

With the recorded residential sections south of the proposed plat, multiple points of access have been provided maintaining traffic circulation and moving vehicles to the surrounding MTF and collectors.

Harris County engineering department is in support of the request.

Therefore staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application would make this project infeasible due to the existence of unusual physical characteristics due to a recorded HCFCD south of the plat boundary.

**(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 a result of a hardship created or imposed by the applicant but by a recorded residential subdivision south of the proposed plat with recorded stub streets.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be maintained due to the existence of the existing residential neighborhoods with access to MTF and collectors. Also, industrial and residential uses are incompatible uses so the purpose of this chapter is maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to public health, safety or welfare as the two uses will be separated not intermingling industrial and residential use.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not a sole justification of the variance as a drainage ditch would have to be crossed and residential community be impacted by proposed industrial use.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 10/11/2018  
**Plat Name:** Grand National  
**Developer:** NW Core Business Park LLC  
**Applicant:** Windrose  
**App No/Type:** 2018-2030 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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Total Acreage:	106.6920	Total Reserve Acreage:	106.6920
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:	West Harris County MUD 21
County	Zip	Key Map ©	City / ETJ
Harris	77064	370X	ETJ

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#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
053. Change street name(s) as indicated on the file copy to avoid sounds-alike street name.
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

Dedication language must be verbatim, including punctuation.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104

**Action Date:** 10/11/2018

**Plat Name:** Grand National

**Developer:** NW Core Business Park LLC

**Applicant:** Windrose

**App No/Type:** 2018-2030 C3P

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approve

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Discussion with city is needed if Aintree Street is a duplication of Raintree village Drive or Daintree Place Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.

UVE should be checked for making right turn on red by SB traffic on Gessner Road onto Fallbrook Drive for future signalization.

UVE should be checked at Bechers Brook Drive and Sam Houston Pkwy Service Road, at Aintree Street and Fallbrook Drive, at Aintree Street and Grand National Drive, and at Bechers Brook Drive and Grand National Drive.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lanes and signalization at Gessner Road and Fallbrook Drive.

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

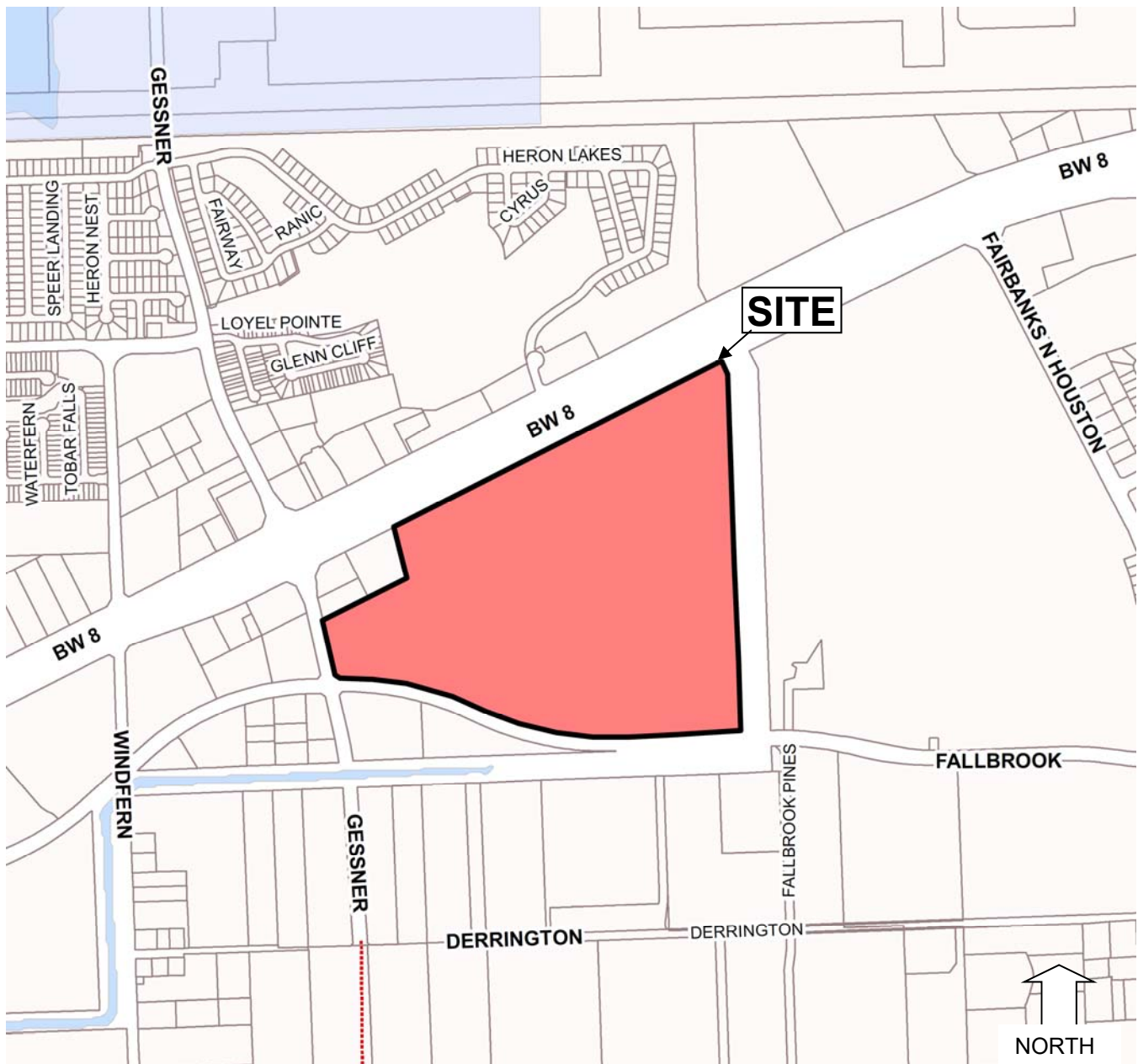
ITEM:104

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Grand National

Applicant: Windrose



D – Variances

Site Location

# Houston Planning Commission

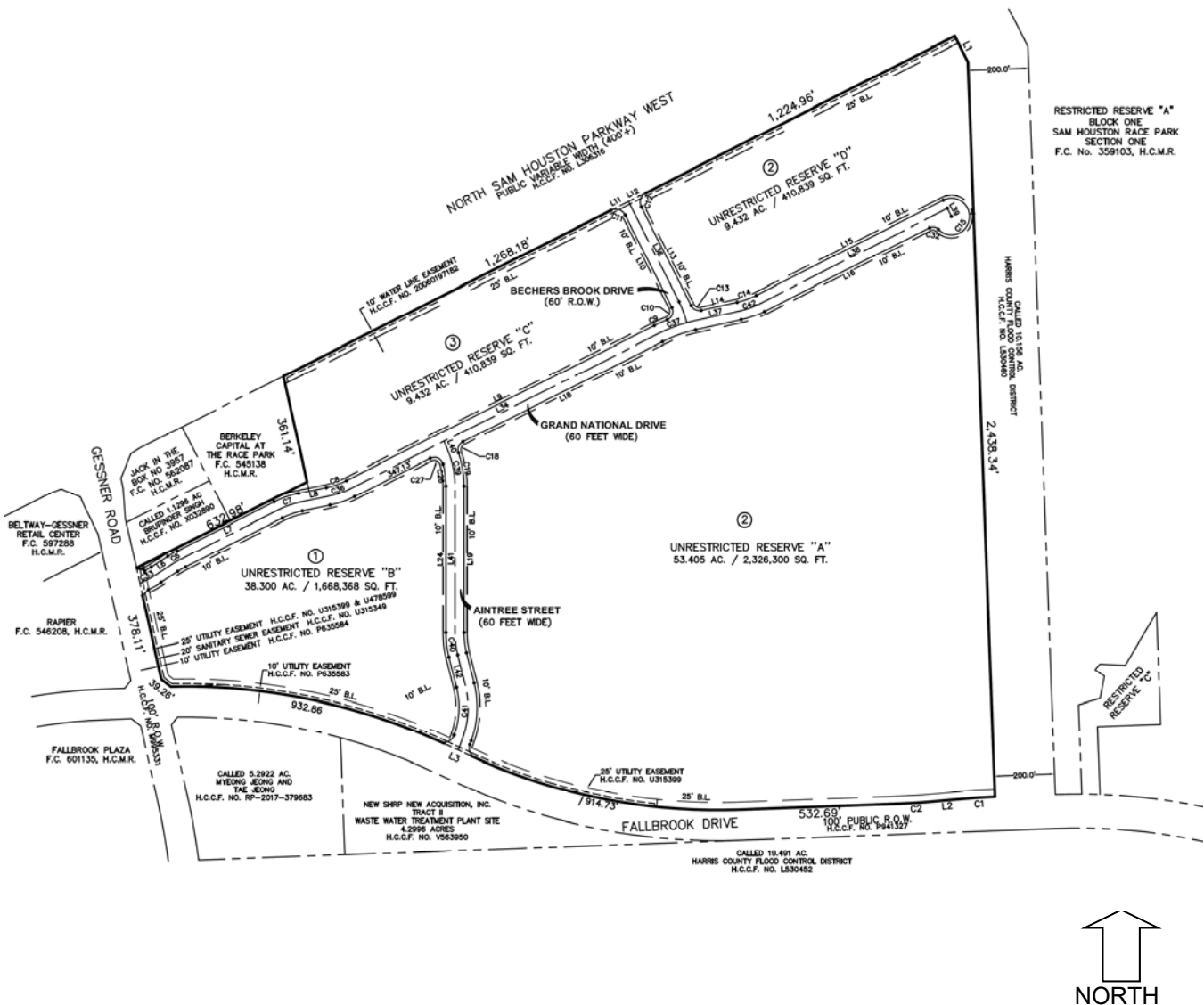
# ITEM:104

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Grand National

Applicant: Windrose



## D – Variances

## Subdivision

# Houston Planning Commission

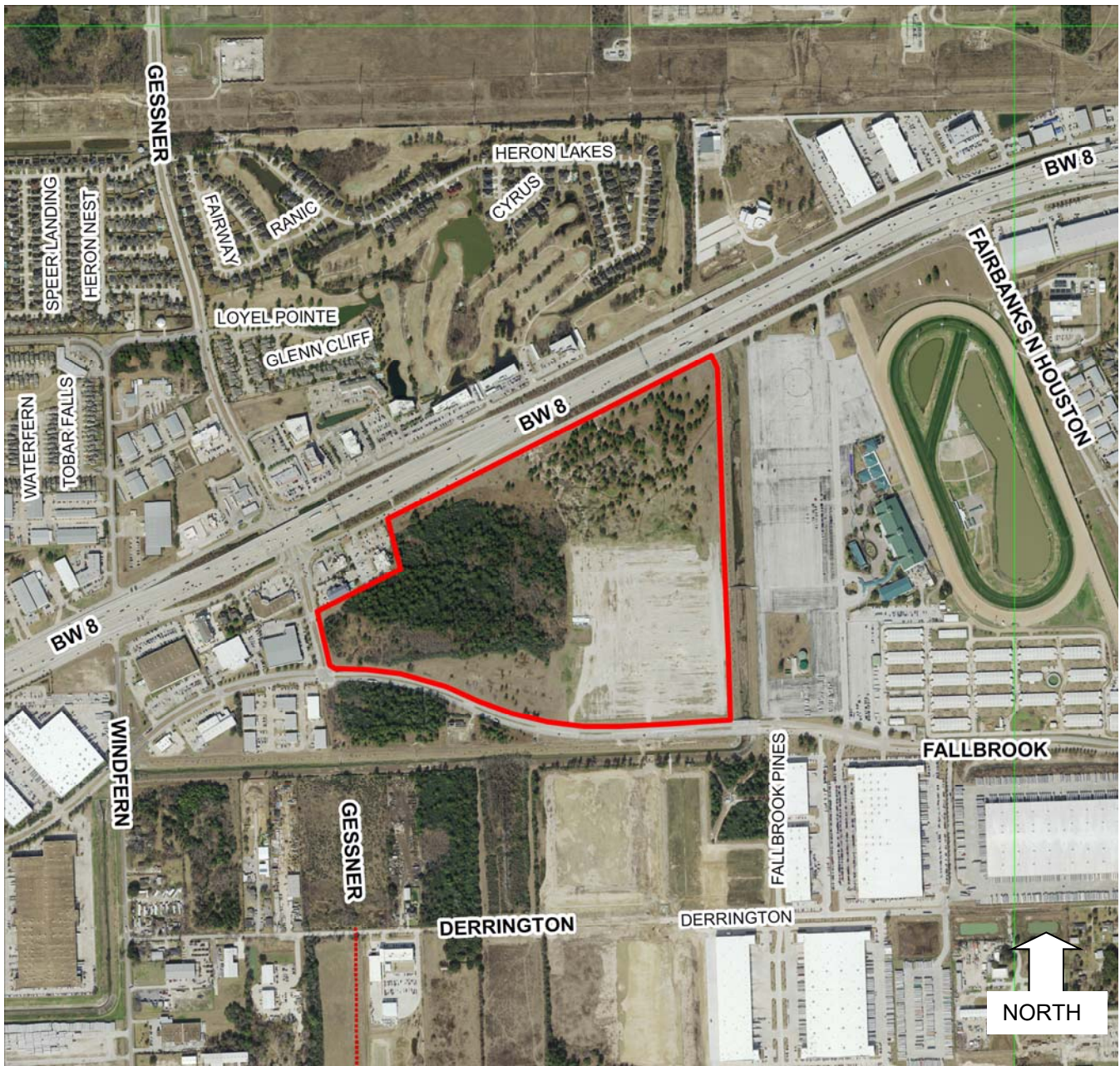
ITEM:104

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Grand National

Applicant: Windrose



D – Variances

Aerial



**Application Number:** 2018-2030

**Plat Name:** Grand National

**Applicant:** Windrose

**Date Submitted:** 10/01/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a new street intersection along Gessner Road that does not meet minimum intersection spacing requirements.

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

Sec. 42-127, Intersections of major thoroughfares, Paragraph (c), states "An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares."

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject property 106 acres located on the south side of the Beltway 8 frontage road, the east side of North Gessner Road and the north side of Fallbrook Drive. The site's eastern boundary is adjacent to a Harris County Flood Control District right-of-way and the existing Sam Houston Race Park. The applicant plans to develop a mixed-used complex that will contain retail, hospitality and restaurant uses along Gessner and Beltway 8 with industrial uses along Fallbrook. In order to provide adequate traffic circulation through the development, the applicant will provide three new rights-of-way – Grand National Drive, Bechers Brook Drive, and Aintree Street. Because of the unusual configuration of the property, the proposed intersection of Grand National Drive with Gessner cannot meet the City's minimum intersection spacing requirements. Due to the angle of the Beltway 8 feeder road and Fallbrook Drive, the result is a dramatically tapered parcel that increases in width from west to east - 378 feet of frontage along Gessner while the eastern property line is 2,438 feet. The applicant is applying for a variance to allow Grand National Drive to intersect with Gessner Road only 360 feet south of the Beltway 8 frontage road as opposed to the code-required 400 feet. The proposed location of the Grand National Drive intersection is supported by an existing median cut, which the applicant is proposing to modify to add a left turn lane on Gessner to allow for a dedicated turning movement into the site. Without the variance and the new street intersection, the majority of the applicant's site will be deprived of sufficient east/west movement and access to Gessner Road.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The unusual configuration of Fallbrook Drive and the Beltway 8 feeder road creates the hardship for the site. Without a public street connection to Gessner, the 106-acre mixed-use development would not have sufficient access to the surrounding street network and the traffic generation created by the land use would negatively impact circulation in the area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

One of the purposes of Chapter 42 is to promote safe and effective traffic mobility that benefits the public and individual land owners. Granting the requested variance to account for the extreme tapering of the subject property accomplishes that goal. Without the variance, traffic movement and access to the surrounding street network will be impeded for the majority of the development area. Vehicles needing to go west on the Beltway will have to head east to make a U-turn and customers seeking to access uses located in the center or south portions of the site will have to make a loop on Gessner and Fallbrook.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public's health, safety, or welfare as the proposed rights-of-way represent an improvement to the surrounding street network. Traffic leaving the commercial and industrial uses within the subject site will have the ability to head in any direction and traffic heading to the site will be able to make a controlled left-turn in to the site using the existing median cut.

**(5) Economic hardship is not the sole justification of the variance.**

The justification for the variance is the unusual physical configuration of the site. The extreme tapering of the property on the western side and the need to move traffic without unnecessary U-turns supports a connection on Gessner. The project has been briefed to City and County staff and the applicant understands that both are in tentatively in support of the requested variance subject to review during the plat application process.



**Application No:** 2018-2030

**Agenda Item:** 104

**PC Action Date:** 10/11/2018

**Plat Name:** Grand National

**Applicant:** Windrose

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-127**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow a new street intersection along Gessner Road that does not meet minimum intersection spacing requirements. ;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, south of N Sam Houston Parkway/Beltway 8, east of Gessner Road, north of Fallbrook Drive and west of Fairbanks North Houston Road.

The applicant is requesting a variance to allow the intersection spacing to be less than the required minimum 400' along Gessner Road.

Staff is in support of the request.

The applicant is proposing to develop a mixed-use complex with multiple street connections to provide an adequate traffic circulation within the site.

The distance between N Sam Houston Parkway and Fallbrook Drive along Gessner Road is approximately 750'. Gessner Road is a 100' wide major thoroughfare and the intersection spacing between two major thoroughfares shall be spaced a minimum 400' apart. Creating the proposed street as shown on the proposal would create a substantial offset along Gessner Road.

This application was previously submitted and withdrawn by the applicant to allow more time to coordinate with Harris County Engineering Office. After further discussion, Harris County Engineering Office poses no objections to the current proposal and to the requested variance.

Staff's recommendation is to approve the plat subject to the CPC 101 form.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The intersection spacing between two major thoroughfares shall be at least 400' apart. The proposed entry as shown on the proposed plat would create a substandard offset along Gessner Road.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The distance between N Sam Houston Parkway and Fallbrook Drive is 700'. This intersection was not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed mixed-use development will provide multiple street connections to provide an adequate internal traffic circulation.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The applicant coordinated with Harris County Engineering Office regarding the proposed entry at Gessner Road and Harris County Engineering Office poses no objections to the variance.

**(5) Economic hardship is not the sole justification of the variance.**

Harris County Engineering Office has no objections to the variance.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 10/11/2018  
**Plat Name:** Paige Polk  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-1827 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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.



**Agenda Item:** 105  
**Action Date:** 10/11/2018  
**Plat Name:** Paige Polk  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2018-1827 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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Remove replat paragraph and add single-family lot paragraph.

Reduced building line variance granted with the following conditions:

Provide 3" caliper street trees along Ennis, Polk, and Clay.

Provide a 6' sidewalk along Ennis, Polk, and Clay.

Provide direct pedestrian access for each lot to Polk.

Use semi-opaque fence along the property line along Ennis, Polk, and Clay.

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.

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.

***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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](http://houstonpermittingcenter.org)

This will required a high Impact application.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

# Houston Planning Commission

## ITEM:105

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Paige Polk (DEF 2)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



**D – Variances**

**Site Location**

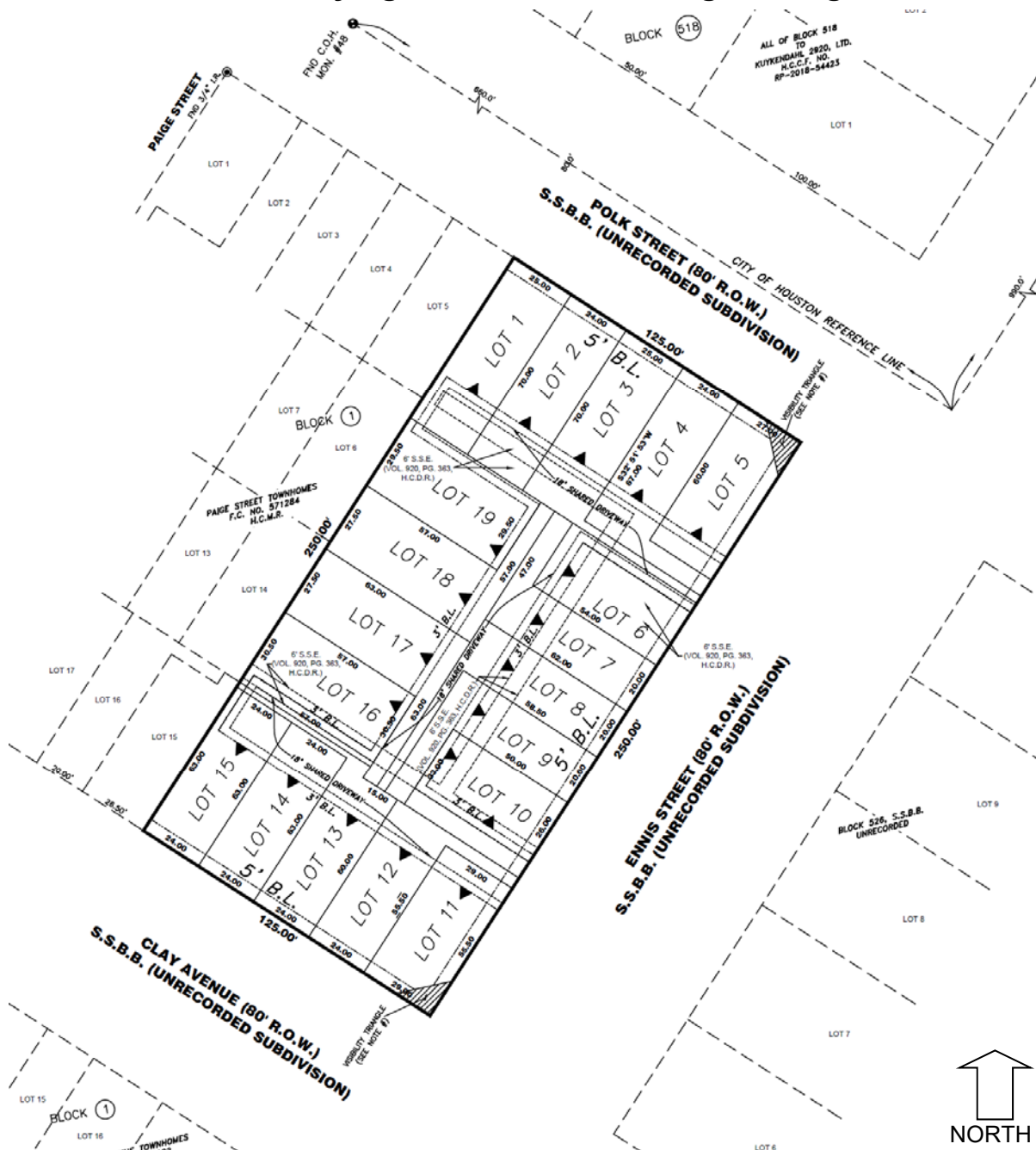
# Houston Planning Commission ITEM:105

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Paige Polk (DEF 2)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

Subdivision

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# Houston Planning Commission

# ITEM:105

Planning and Development Department

Meeting Date: 10/11/2018

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Subdivision Name: Paige Polk (DEF 2)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



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## D – Variances

## Aerial

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**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:** 105

**PC Action Date:** 10/11/2018

**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:**

This item was deferred at the previous two Planning Commission meetings.

The applicant proposes a shared driveway development and is requesting a variance to plat a 5' building line along Polk as opposed to the required 25'.

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. 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. In addition, the applicant has agreed to provide a 6' unobstructed sidewalk on Polk and Ennis and a 5' unobstructed sidewalk along Clay. Staff has added a condition that 6' unobstructed sidewalks and 3" caliper street trees be provided on all three frontages. Granting the requested variance is consistent with sound public policy as the proposed pedestrian amenities complement the adjacent public realm.

The East Downtown Management District has expressed support for granting this variance.

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. In addition, the applicant has agreed to provide a 6' unobstructed sidewalk on Polk and Ennis and a 5' unobstructed sidewalk along Clay. Staff has added a condition that 6' unobstructed sidewalks and 3" caliper street trees be provided on all three frontages. Granting the requested variance is consistent with sound public policy as the proposed pedestrian amenities complement the adjacent public realm.

**(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. 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:** 106  
**Action Date:** 10/11/2018  
**Plat Name:** Pecan Estates GP  
**Developer:** Murff Family Land, LLC.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2018-1840 GP

**Staff Recommendation:**  
 Defer Applicant request

Total Acreage:	193.5940	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	77532	419K	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.

Realign Collector Street within GP boundary

***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: Approved

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)

Realign Viadora curve per Crosby Mobility Study submitted by TEDSI

Place minor collector within property boundary per Crosby Mobility plan with a curve to avoid baseball fields  
 Limited scope TIA will be required to determine left turn lane requirements, pedestrian access connections to the existing sidewalks serving adjacent/nearby schools at the time the property is ready for development.

Alignment of Crosby Town Center Blvd at east end should be adjusted to meet County Geometric Design Guidelines. Adjacent plat - Crosby High School Sec 1 should be checked. C/L radius is 2000 and chord length is approximately 60'. 2000' C/L radius should be continued onto this Plat to increase chord length. Then tangent between reverse curves should be introduced.

UVE, ROW and cutbacks will be checked when section plats are submitted.

County has no objections to variance.

# Houston Planning Commission

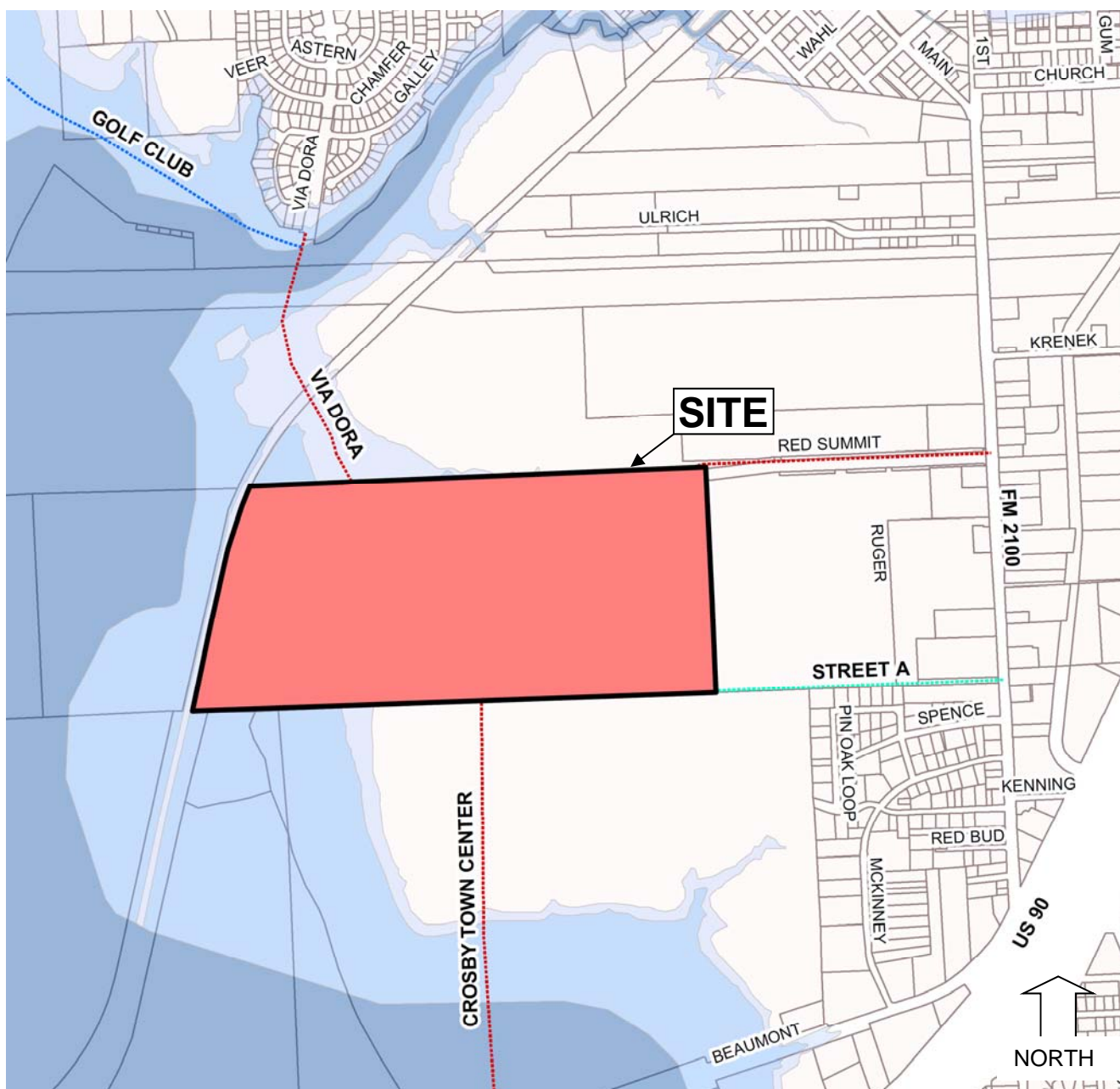
## ITEM:106

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Pecan Estates GP (DEF 1)

Applicant: LJA Engineering, Inc.- (West Houston Office)



**D – Variances**

**Site Location**

# Houston Planning Commission

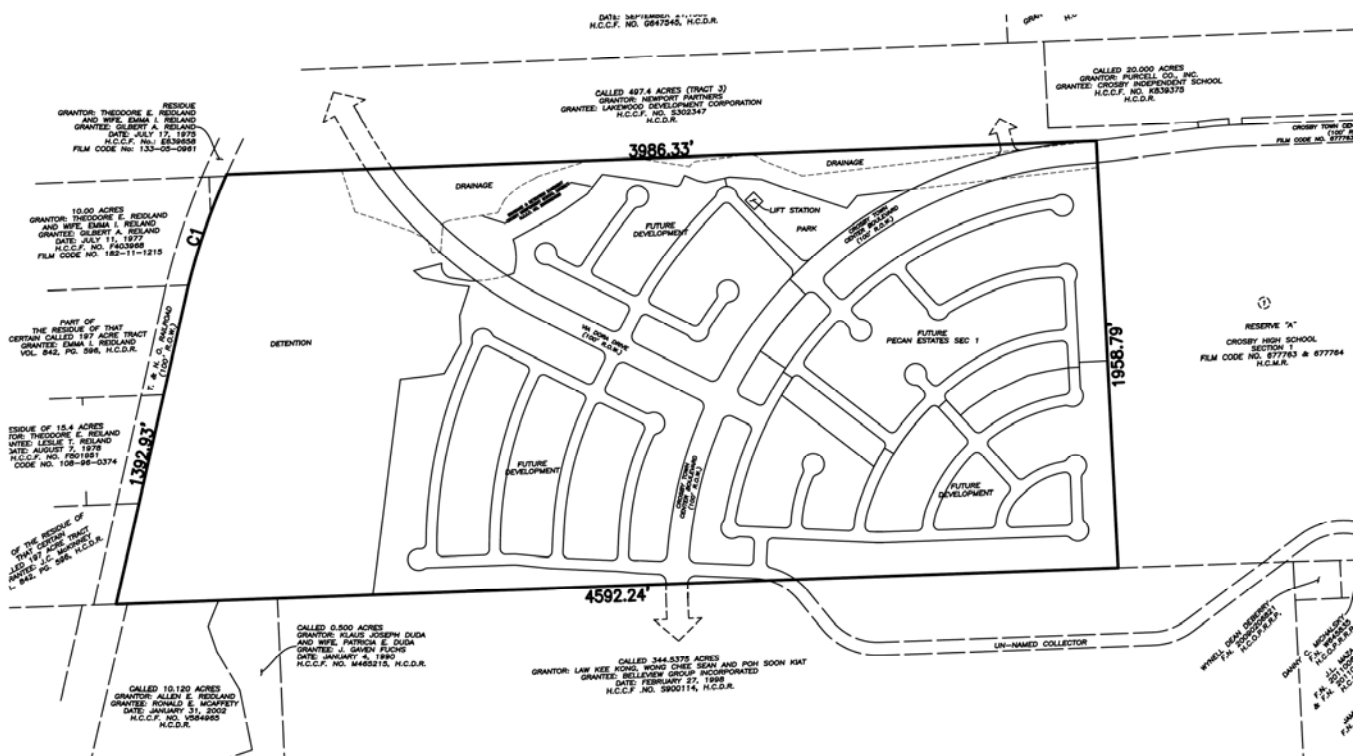
## ITEM:106

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Pecan Estates GP (DEF 1)

Applicant: LJA Engineering, Inc.- (West Houston Office)



D – Variances

Subdivision

# Houston Planning Commission

**ITEM:106**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Pecan Estates GP (DEF 1)

Applicant: LJA Engineering, Inc.- (West Houston Office)



**D – Variances**

**Aerial**





**Application Number:** 2018-1840

**Plat Name:** Pecan Estates GP

**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:**

To exceed the maximum intersection spacing along the south side of Town Center Blvd (a major thoroughfare) by allowing an intersection spacing of approx. 3,900'.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Pecan Estates is a 193-acre single family development west of FM 2100, east of the San Jacinto River, north of Old Beaumont Highway and south of South Diamond Head Blvd. The tract is traversed by two major thoroughfares, Town Center Blvd and Via Dora Blvd. Directly east of the subject tract is the recently constructed Crosby High School, platted in Film Code No. 677763, H.C.M.R. Due to the orientation of the high school taking access exclusively from Town Center Blvd., taking up almost 2,000' feet of frontage along Town Center Blvd. and given that frontage starts almost 500' from the Town Center Blvd. intersection with FM 2100, that's almost 2,500' of the maximum allowed intersection spacing of 2,600' along the major thoroughfare. Locating a public street intersection approx. 100' into the Pecan Estates development is impractical because it could create a potential traffic hazard with the existing high school driveway just east of the Pecan Estates eastern property line. The logical and safer solution is to locate the first subdivision entry street further within the development; in a location that would not conflict with the high school driveway and in a location that can be extended northwest into a future single family pod of the development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The location and orientation of the High School and its driveways was not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

By not creating a potentially unsafe situation with a public street intersection in such close proximity to the existing high school driveway, the intent and general purposes will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

By not creating a potentially unsafe situation with a public street intersection in such close proximity to the existing high school driveway, 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.**

The location and orientation of the High School and its driveways is the justification of this request, not an economic hardship



**Application No:** 2018-1840

**Agenda Item:** 106

**PC Action Date:** 10/11/2018

**Plat Name:** Pecan Estates GP

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** 127

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To exceed the maximum intersection spacing along the south side of Town Center Blvd (a major thoroughfare) by allowing an intersection spacing of approx. 3,900';

**Basis of Recommendation:**

The site is located north of Beaumont Highway, east of FM 2100 in Houston's ETJ Harris County. The applicant is requesting a variance to exceed intersection spacing along MTF Crosby Town Center Blvd for approximately 3900' in lieu of the minimum 2600' requirement. Staff recommends deferring the application per the applicants request for two weeks to allow the applicant time to coordinate the alignment of the un-named minor collector that runs along the southern boundary of the General Plan.

**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107

**Action Date:** 10/11/2018

**Plat Name:** Pecan Estates Sec 1

**Developer:** Murff Family Land, LLC.

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**App No/Type:** 2018-1837 C3P

**Staff Recommendation:**

Defer Applicant request

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Total Acreage:	33.7310	Total Reserve Acreage:	1.5540
Number of Lots:	148	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	77532	419L	ETJ

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#### ***Conditions and Requirements for Approval***

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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)

209. Applicant has requested that this item be deferred for two weeks.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

# Houston Planning Commission      ITEM:107

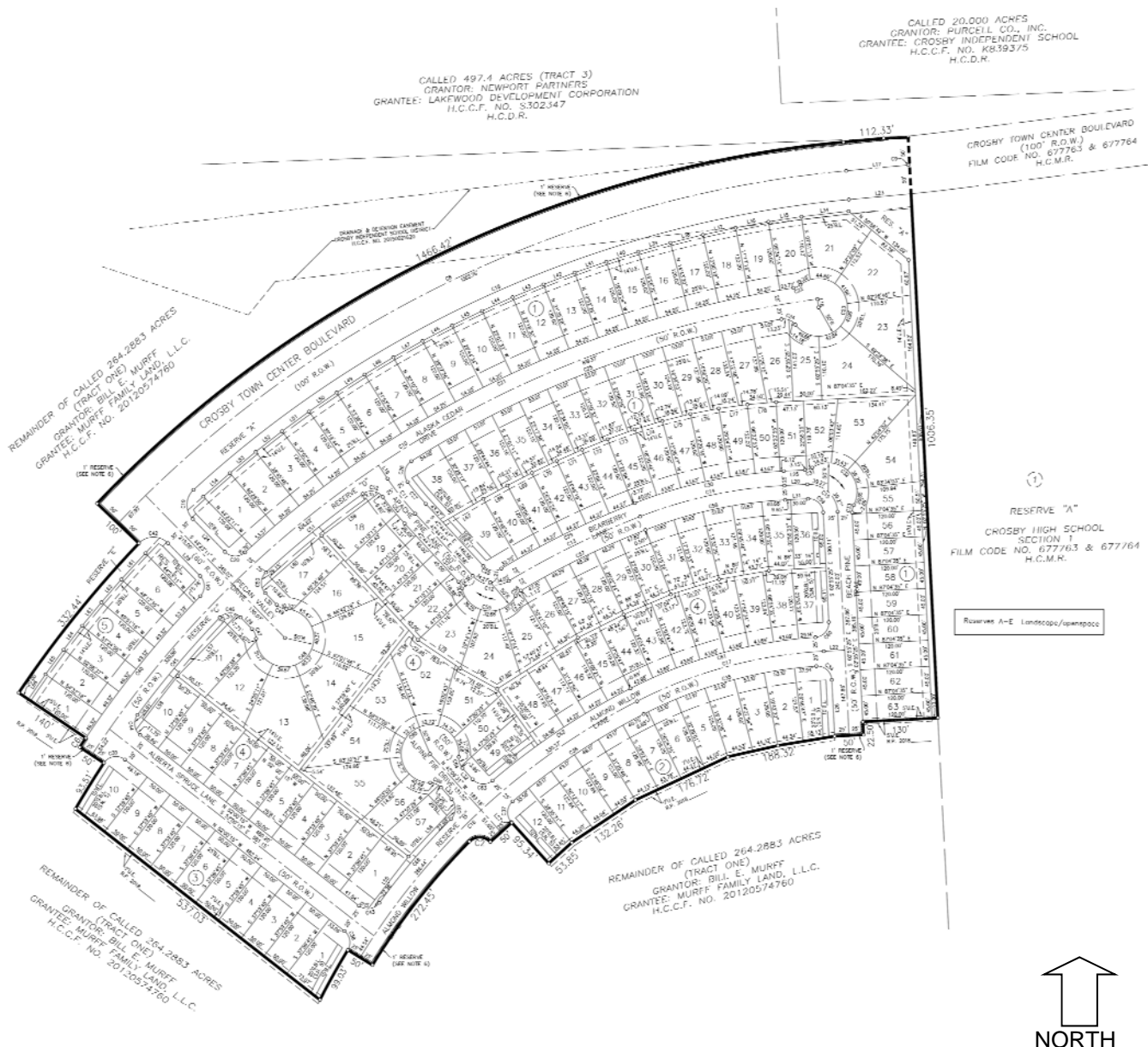
**ITEM:107**

## Planning and Development Department

**Meeting Date: 10/11/2018**

**Subdivision Name: Pecan Estates Sec 1 (DEF1)**

**Applicant: LJA Engineering, Inc.- (West Houston Office)**



## D – Variances

## Subdivision



**Agenda Item:** 108  
**Action Date:** 10/11/2018  
**Plat Name:** Reserves on Airport GP  
**Developer:** Fuller Realty Partners, LLC  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2018-2046 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	152.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573F	City

**Conditions and Requirements for Approval**

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

056. Sections of a subdivision shall be identified numerically and sequentially.

**For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
This will required a high Impact application.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION, ALSO NEED A DRAINAGE 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

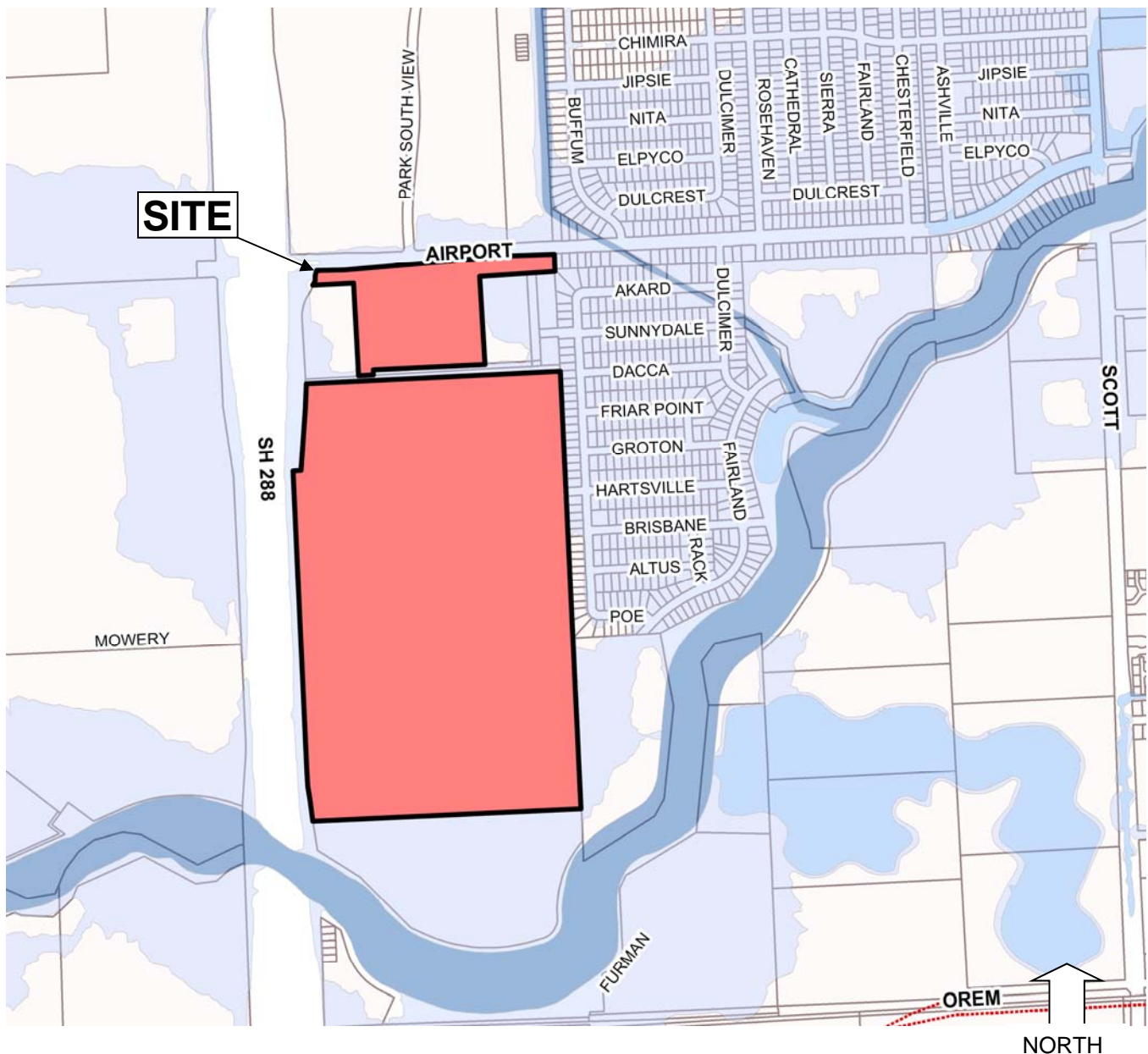
ITEM:108

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Reserves on Airport GP

Applicant: RVi Planning + Landscape Architecture



D – Variances

Site Location

# Houston Planning Commission

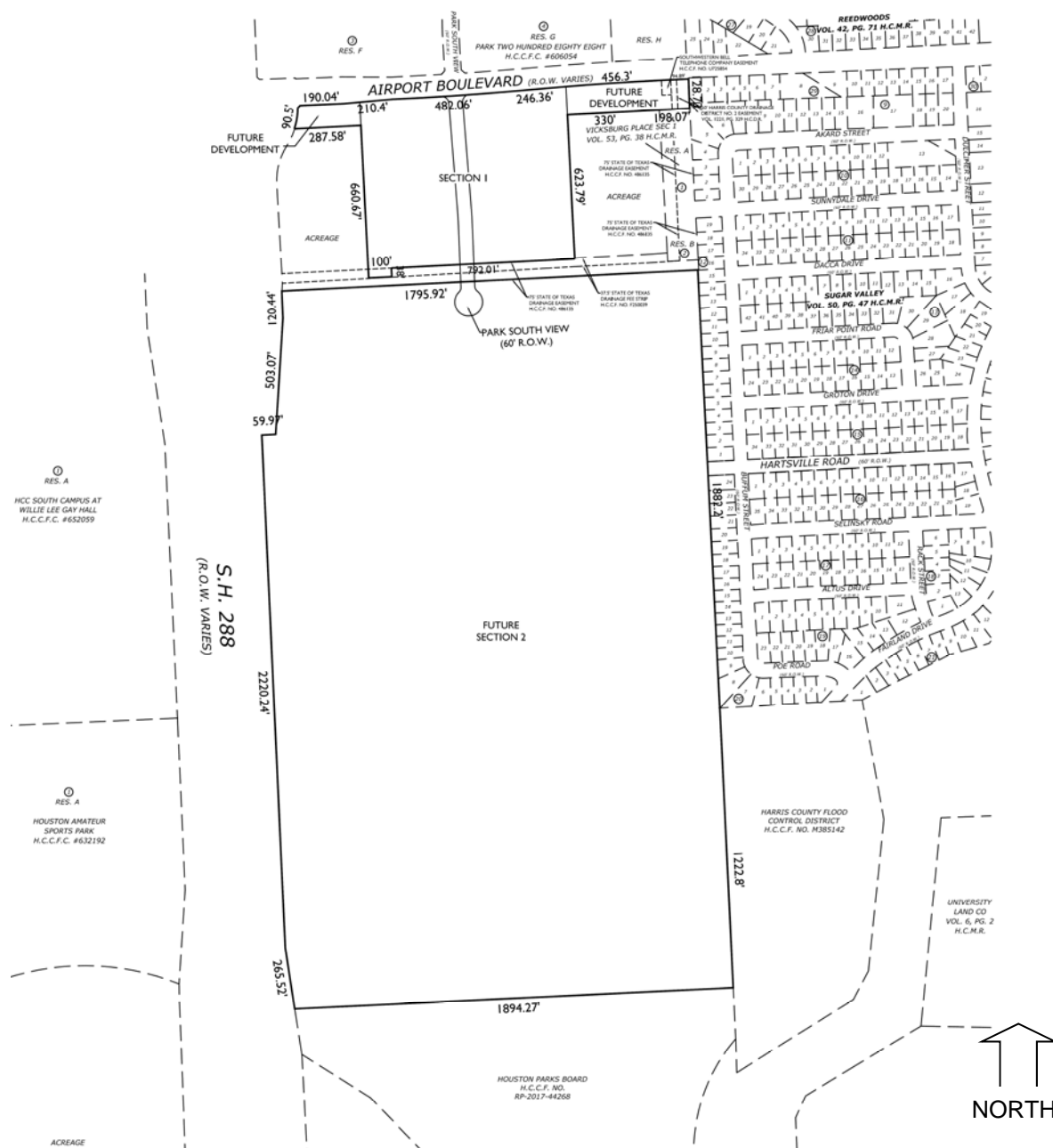
# ITEM:108

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Reserves on Airport GP

Applicant: RVi Planning + Landscape Architecture



## D – Variances

## Subdivision

# Houston Planning Commission

ITEM:108

Planning and Development Department

Meeting Date: 10/11/2018

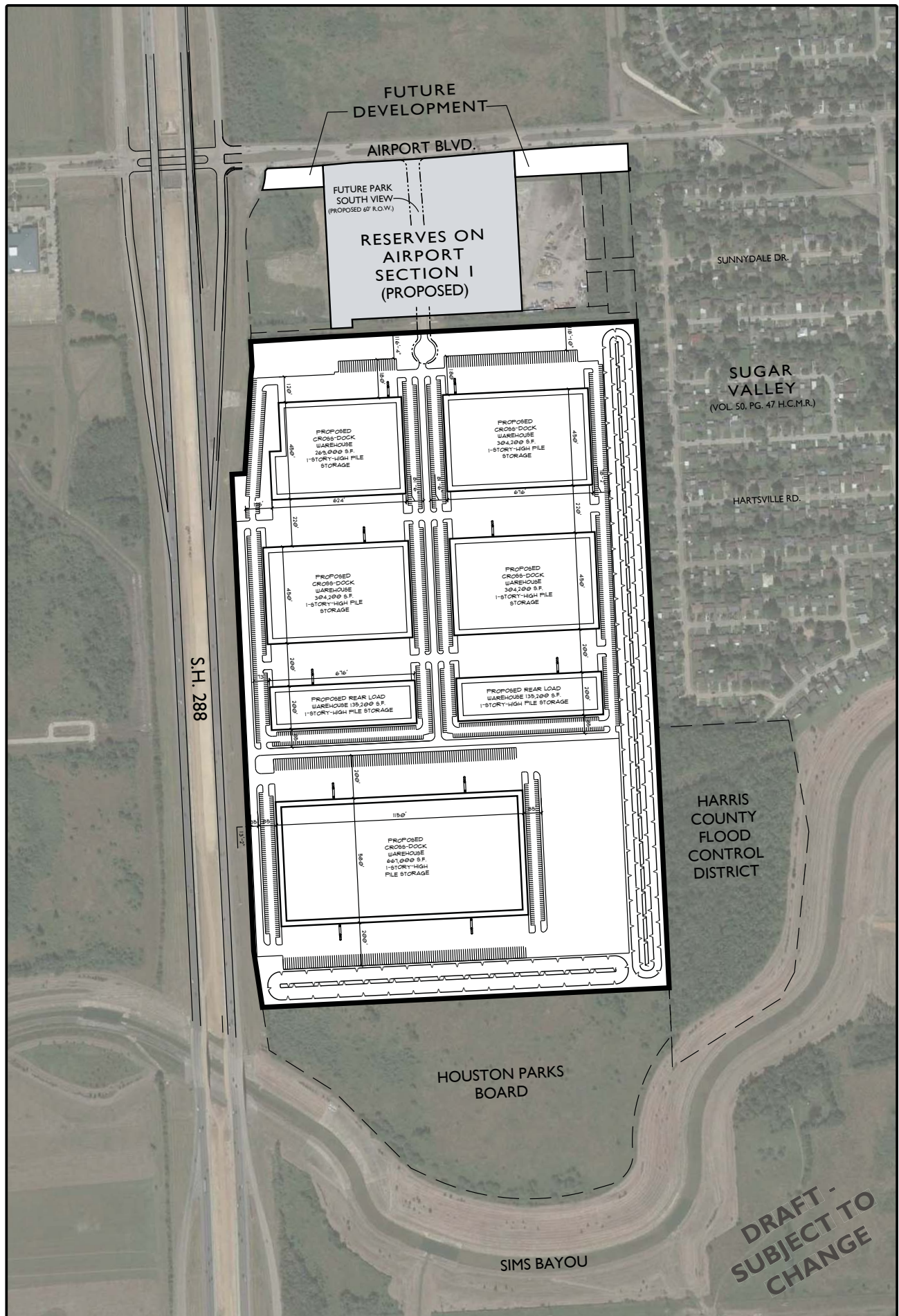
Subdivision Name: Reserves on Airport GP

Applicant: RVi Planning + Landscape Architecture



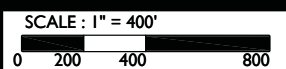
D – Variances

Aerial



**Reserves on Airport  
General Plan**  
Houston, TX

**PROPOSED SITE PLAN**





**Application Number:** 2018-2046

**Plat Name:** Reserves on Airport GP

**Applicant:** RVi Planning + Landscape Architecture

**Date Submitted:** 10/01/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed intersection spacing by not extending Hartsville Road through the subject tract or to terminate with a cul-de-sac.

**Chapter 42 Section: 134**

**Chapter 42 Reference:**

Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject property is located along State Highway 288 and south of Airport Boulevard. The 135 acre tract south of the TXDOT fee strip is proposed to be developed as a large office/warehouse facility which will include large building footprints and truck courts to accommodate the delivery, storage and distribution of goods. Hartsville Road currently exists to the east of the property and was established by the plat of Scottcrest, Section 3 (Later replatted as Sugar Valley) in 1955. The extension of Hartsville through the subject tract is not practical for a variety of reasons. The extension of a single family residential street through a large office/warehouse facility would create an unsafe situation by creating daily conflicts for pedestrians and passenger vehicles as well as the potential for truck traffic in the neighborhood. In addition, due to the existence of State Highway 288 to the west and Sims Bayou to the south, any traffic would be routed back north to Airport Boulevard, therefore any extension would not significantly improve mobility in the area. Furthermore, conveyance and detention requirements for the site call for a 177 foot wide channel to be located along the eastern edge of the subject tract which will outfall into Sims Bayou to the south. Given these unique physical characteristics, strict application would create an impractical development that is contrary to sound public policy.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are based on the unique physical characteristics that affect the subject property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The granting of the variance will allow for the reasonable development of the property, and avoid an unsafe situation by creating daily conflicts for pedestrians and passenger vehicles.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will help to avoid an unsafe situation by creating daily conflicts for pedestrians and passenger vehicles. The current street pattern has existed since 1955 and will allow for vehicular circulation and ingress/egress for police, fire and emergency vehicles.

**(5) Economic hardship is not the sole justification of the variance.**

The circumstances supporting the granting of the variance are based on the unique physical characteristics that affect the subject property.



**Application No:** 2018-2046

**Agenda Item:** 108

**PC Action Date:** 10/11/2018

**Plat Name:** Reserves on Airport GP

**Applicant:** RVi Planning + Landscape Architecture

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 134**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To exceed intersection spacing by not extending Hartsville Road through the subject tract or to terminate with a cul-de-sac.;

**Basis of Recommendation:**

The site is located in Houston's city limits, south of Airport Boulevard and east of SH 288.

The applicant is requesting a variance to exceed intersection spacing by not extending or terminating Hartsville Road with a cul-de-sac.

Staff is in support of the request.

The subject site is bounded by SH 288 to the west, Airport Boulevard to the north, Sugar Valley subdivision to the east and Houston Parks Board/Sims Bayou to the south. The applicant is proposing to develop a large office/warehouse facility on the site.

Hartsville Road, which was platted with Sugar Valley subdivision, terminates along the eastern plat boundary of the site. Per the ordinance, the applicant is required to extend Hartsville Road through the site. If Hartsville Road is extended further west, this street cannot be connected to SH 288 as there is no frontage road. If Hartsville Road is connected to the existing ramp along SH 288, this intersection will create traffic conflicts. These circumstances were not created by the applicant.

Sugar Valley subdivision consists of single-family residential lots, which is not compatible to the proposed development. Extending Hartsville Road into the site will also introduce non-compatible traffic into the existing residential neighborhood to the east.

Overall, the subject site has adequate frontage and access to a public street and granting of the variance will prevent the introduction of non-compatible traffic into the adjacent residential subdivision.

Staff's recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(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 requires the applicant to extend Hartsville Road stub street into the subject site. Hartsville Road cannot be connected to SH 288. SH 288 has no frontage road.

**(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 of the granting of the variance are not created by the applicant. Hartsville Street cannot be extended further west as there is no frontage road.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The subject site will have adequate frontage and access to a public street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will prevent the introduction of non-compatible traffic into the existing residential neighborhood.

**(5) Economic hardship is not the sole justification of the variance.**

Existing physical characteristics are the justifications for granting the variance.



**Agenda Item:** 109  
**Action Date:** 10/11/2018  
**Plat Name:** Station Thirty Five Thirty Five  
**Developer:** Cisneros Design Studio  
**Applicant:** K. Chen Engineering  
**App No/Type:** 2018-1792 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.9536	Total Reserve Acreage:	0.9536
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494K	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.

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Add: 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

**For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 10' CLEARANCE BETWEEN PUBLIC UTILITY TO THE BUILDING FOUNDATION.

Parks and Recreation: To be added to general notes on face of plat:

1) This property(s) is located in Park Sector number 11.

# Houston Planning Commission

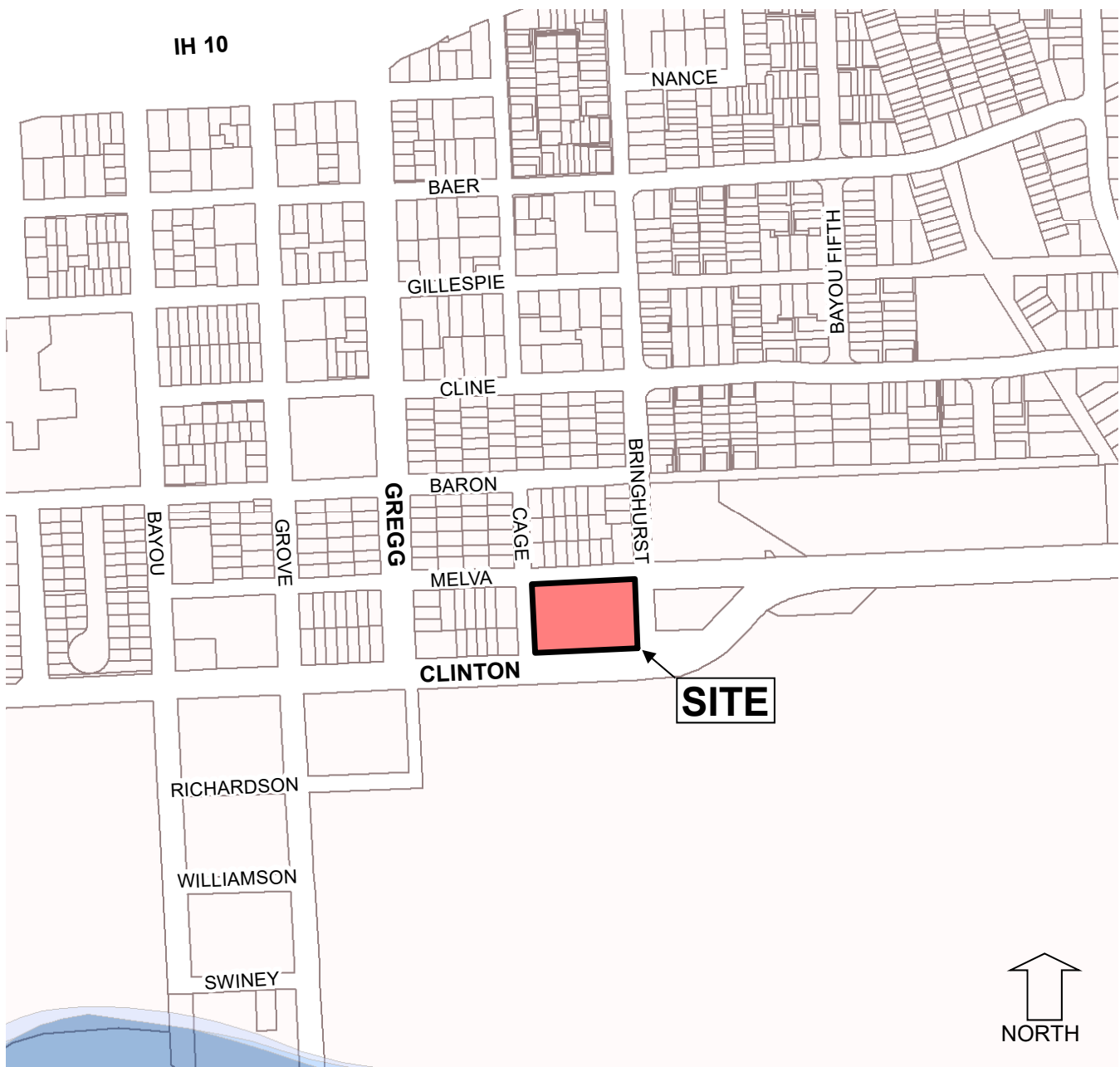
**ITEM:109**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Station Thirty Five Thirty Five

Applicant: K. Chen Engineering



**D – Variances**

**Site Location**

# Houston Planning Commission

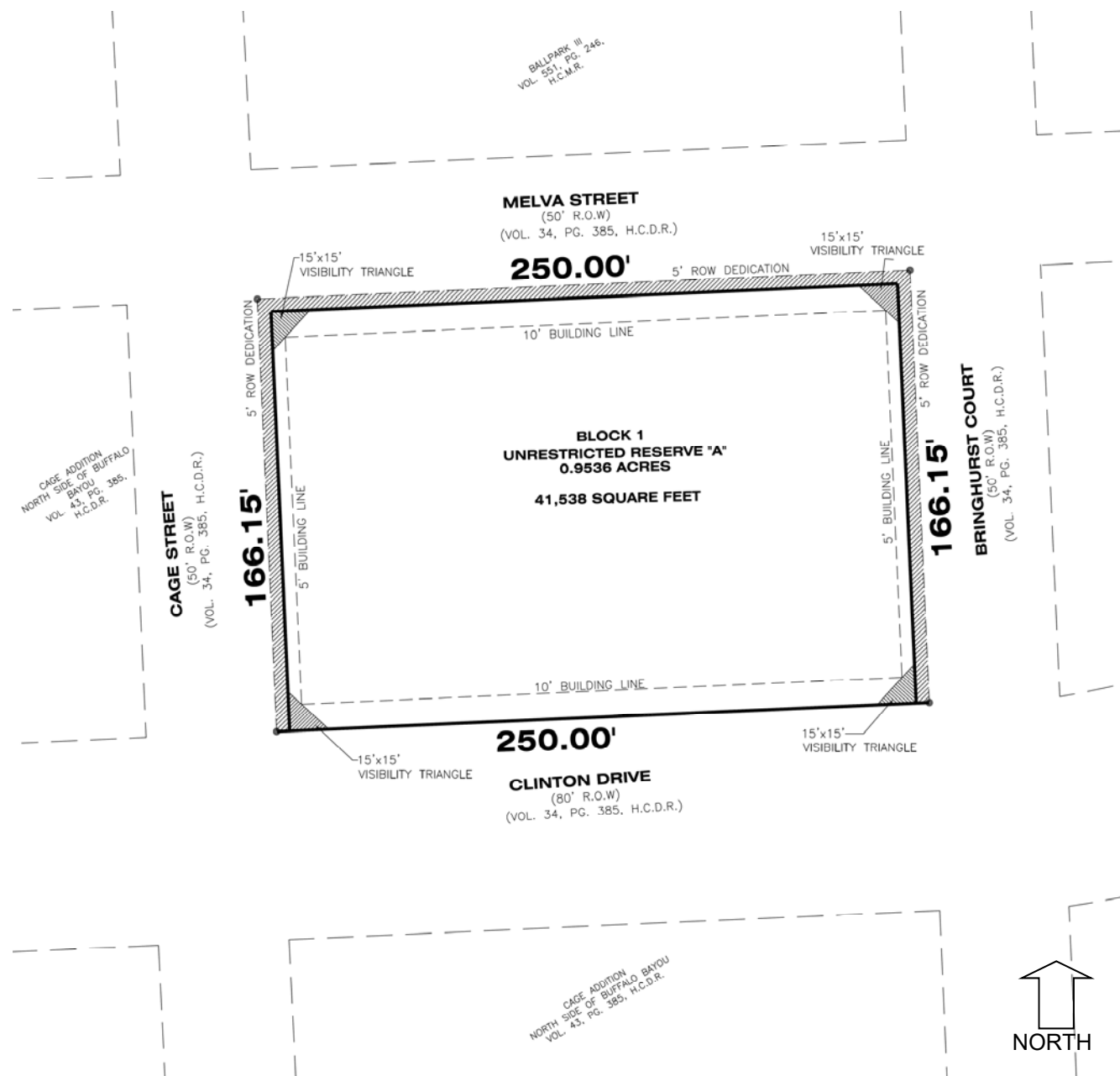
ITEM:109

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Station Thirty Five Thirty Five

Applicant: K. Chen Engineering



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM:109

Planning and Development Department

Meeting Date: 10/11/2018

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Subdivision Name: Station Thirty Five Thirty Five

Applicant: K. Chen Engineering



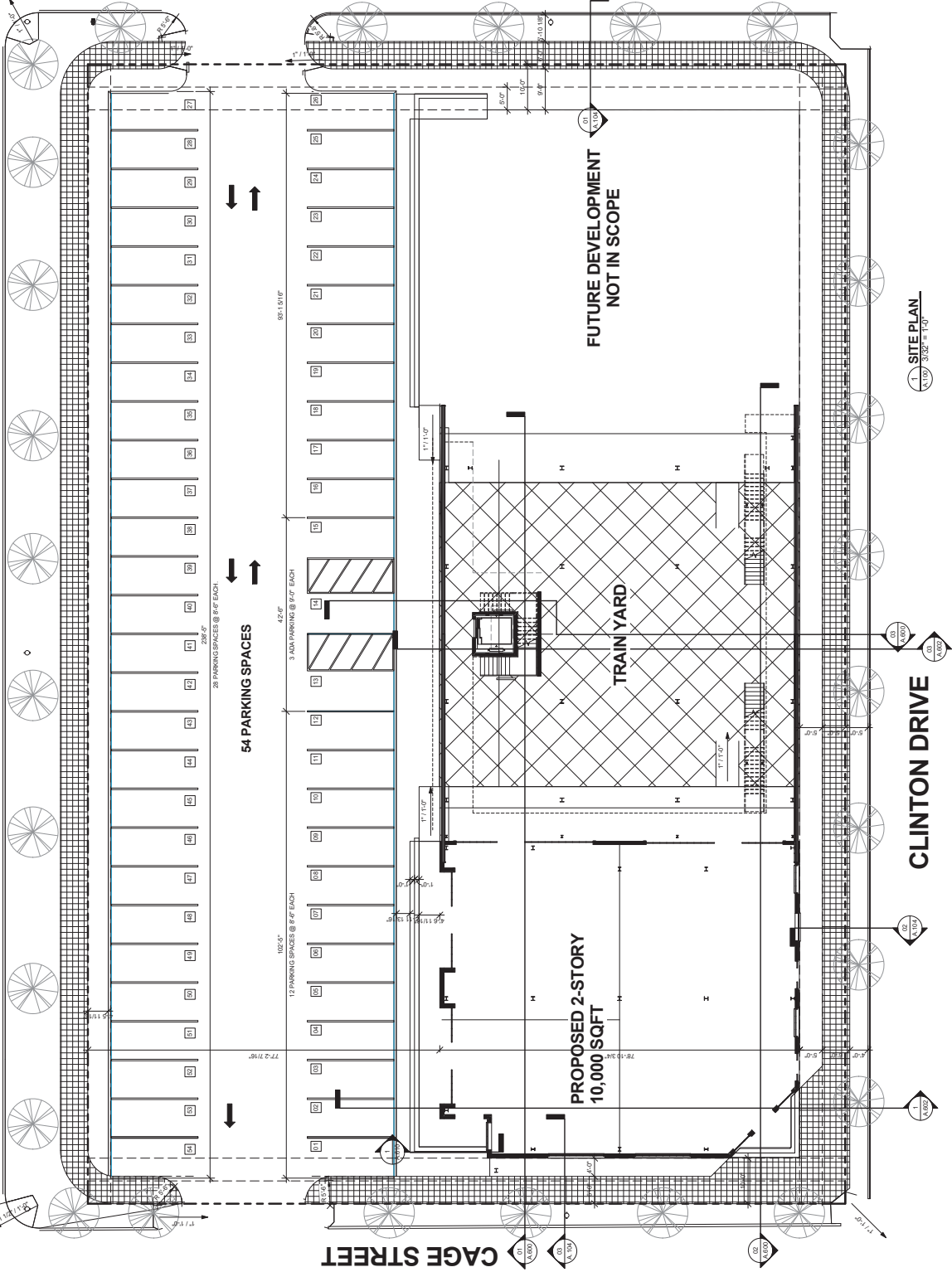
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**D – Variances**

**Aerial**

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MELVA STREET  
(30 FT. WIDE R.O.W - ASPH)



CLINTON DRIVE

1 SITE PLAN  
A.100 3/32" = 1'-0"



- SITE PLAN GENERAL NOTES:**
1. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
  2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF CURB, OR CENTERLINE OF OBJECT UNLESS NOTED OTHERWISE.
  3. CONDITIONS DUE TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  4. ON EXISTING LOT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES.
  5. STAGING OF ALL NEW MATERIAL SHALL BE WELL AWAY FROM THE EXISTING DRIVEWAY AND DRIVE.
  6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  7. UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF HOUSTON CODE OF ORDINANCES.
  8. LOT PLANTING OF TREES AND SHRUBS AND SEC. 35 BE LARGE TREES AS LISTED IN CHAPTER 33, BUT NOT LESS THAN 10" DBH. TREES SHALL BE PLANTED WITHIN 15' MIN. CALIPER. TREES SHALL BE PLANTED SO AS TO PROVIDE SHADE AND SCREENING TO THE BUILDING AND DRIVEWAY. SO AS TO PROVIDE SHADE TO THE DRIVEWAY, SIDEWALKS OR STREET LIGHTS.
  9. WITHIN CITY OF HOUSTON CODE OF ORDINANCES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

A.100

DATE ISSUED: JUNE 25, 2018  
SHEET:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/25/18
2	ISSUED FOR PERMIT	06/25/18
3	ISSUED FOR PERMIT	06/25/18
4	ISSUED FOR PERMIT	06/25/18
5	ISSUED FOR PERMIT	06/25/18
6	ISSUED FOR PERMIT	06/25/18
7	ISSUED FOR PERMIT	06/25/18
8	ISSUED FOR PERMIT	06/25/18
9	ISSUED FOR PERMIT	06/25/18
10	ISSUED FOR PERMIT	06/25/18
11	ISSUED FOR PERMIT	06/25/18
12	ISSUED FOR PERMIT	06/25/18
13	ISSUED FOR PERMIT	06/25/18
14	ISSUED FOR PERMIT	06/25/18
15	ISSUED FOR PERMIT	06/25/18

ENGINEER  
ARCHITECT  
NOT FOR CONSTRUCTION  
APPROVAL REQUIRED FOR CONSTRUCTION

CLINTON RETAIL CENTER  
3535 CLINTON DRIVE  
HOUSTON, TX - 77020

CISNEROS DESIGN STUDIO,  
ARCHITECTS LLC  
Houston, TX 77003  
(PH) 713-520-7745







**Application Number:** 2018-1792

**Plat Name:** Station Thirty Five Thirty Five

**Applicant:** K. Chen Engineering

**Date Submitted:** 08/31/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

1. A reduced building line of 10' instead of 25' along MTF Clinton Dr. 2. Reduced Building lines of 5' instead of 10' along local streets, Cage St and Bringham Ct.

**Chapter 42 Section: 152; 155**

**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." 42-155(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 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**

Existing Developments along Clinton Dr. are currently set or using 10 to 15 feet building set back line. The 25' BL would cause this property to look different from the neighboring properties, creating an awkward visual for anyone driving along the street. All existing development along Cage, Melva and Bringham Street are currently sit on zero or 5 feet building line. Currently no visibility triangle were implemented in the neighboring development. Current city building line requirements will make the property impossible to develop. The area is an under developed area of the city of Houston, to develop this area will help Houston economic growth. To match current developments around the property will keep the area better and uniform with current city of Houston downtown or near downtown redevelopment plan. We are proposing a 2 story 10,000 sq. ft. Retail Center.

**(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;**

Upstream and downstream neighbors building on the same side of Clinton Dr. are all built at 10 – 15 feet building line. Cage, Melva and Bringham street are set at zero or 5 feet building line.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

With building Line to be changed and set as the same of upstream and downstream Neighbor. All requirements outlined within the Chapter 42, city of Houston development code will be preserved and maintained.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to the public health, safety or Welfare. In fact, to line up the proposed building with upstream and downstream building will improve the visibility and better protect the public safety. The applicant proposed to have more Architect Features within all building line with 6 feet and 5 feet wide sidewalk and more landscape features along all four sides of streets.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. However, with additional ROW of Clinton Drive took by the city previously that made the site only 166 feet wide. If all BL is enforced to the site that will left site not enough room to make two-row parking. This will make the site not suitable for commercial development which the area residents needed most. The purpose of the variance is to better development this part of the city and improve the city life and public safety. Due to the property is in the heart of Houston downtown, some of Chapter 42 requirements are not suitable for development in downtown area, so in the past the neighboring properties are developed with variances. Therefore, this application are in lieu to match with surrounding development Planning should support this variance because the new development will more growth in the area. This new development will a retail center. Will be a historical area that will have multiple restaurants and day to day services that will benefit the Community. This new retail center is the first investment in this historically under-served and economically disadvantaged neighborhood in many years. The center will contain common services that have not be available to the area in many years, services such as dry cleaners, take-out restaurants and other stores of this "neighborhood-type" features. The area, rapidly becoming gentrified, desperately needs these types of services and there has been an outpouring of support amongst the neighbors welcoming the improvements. All along Clinton Drive, there are newly-constructed townhomes that are aligned at a ten-foot setback, and along the side streets at a five-foot setback, and the intention of this variance is to align with the continuous streetscape facades so that the retail center is consistent with the existing buildings.



**Application No:** 2018-1792

**Agenda Item:** 109

**PC Action Date:** 10/11/2018

**Plat Name:** Station Thirty Five Thirty Five

**Applicant:** K. Chen Engineering

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** **152; 155**

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

1. A reduced building line of 10' instead of 25' along MTF Clinton Dr. 2. Reduced Building lines of 5' instead of 10' along local streets, Cage St and Bringham Ct. ;

**Basis of Recommendation:**

The site is located east of Gregg Street along the north side of Clinton Drive, east of Downtown. The applicant is request a reduced building line of 10' instead of 25' along major thoroughfare, Clinton Drive and a reduced building line of 5' along both Cage Street and Bringham Street instead of the required 10'. Staff recommends deferring the application for two weeks to allow the applicant time to provide revised information by noon next Wednesday.

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 10/11/2018  
**Plat Name:** Wellford Square replat no 1  
**Developer:** 2224 Wellford, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2018-2067 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	1.3493	Total Reserve Acreage:	1.3493
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453F	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Show encroachments of existing buildings on the plat.

Provide 6' unobstructed sidewalk within the public ROW.

Provide 3" caliper street trees.

Revise proposed elevation to increase transparency (windows, balconies, etc.)

Provide a sealed letter from an engineer verifying that the existing foundation can support a new two-story structure.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

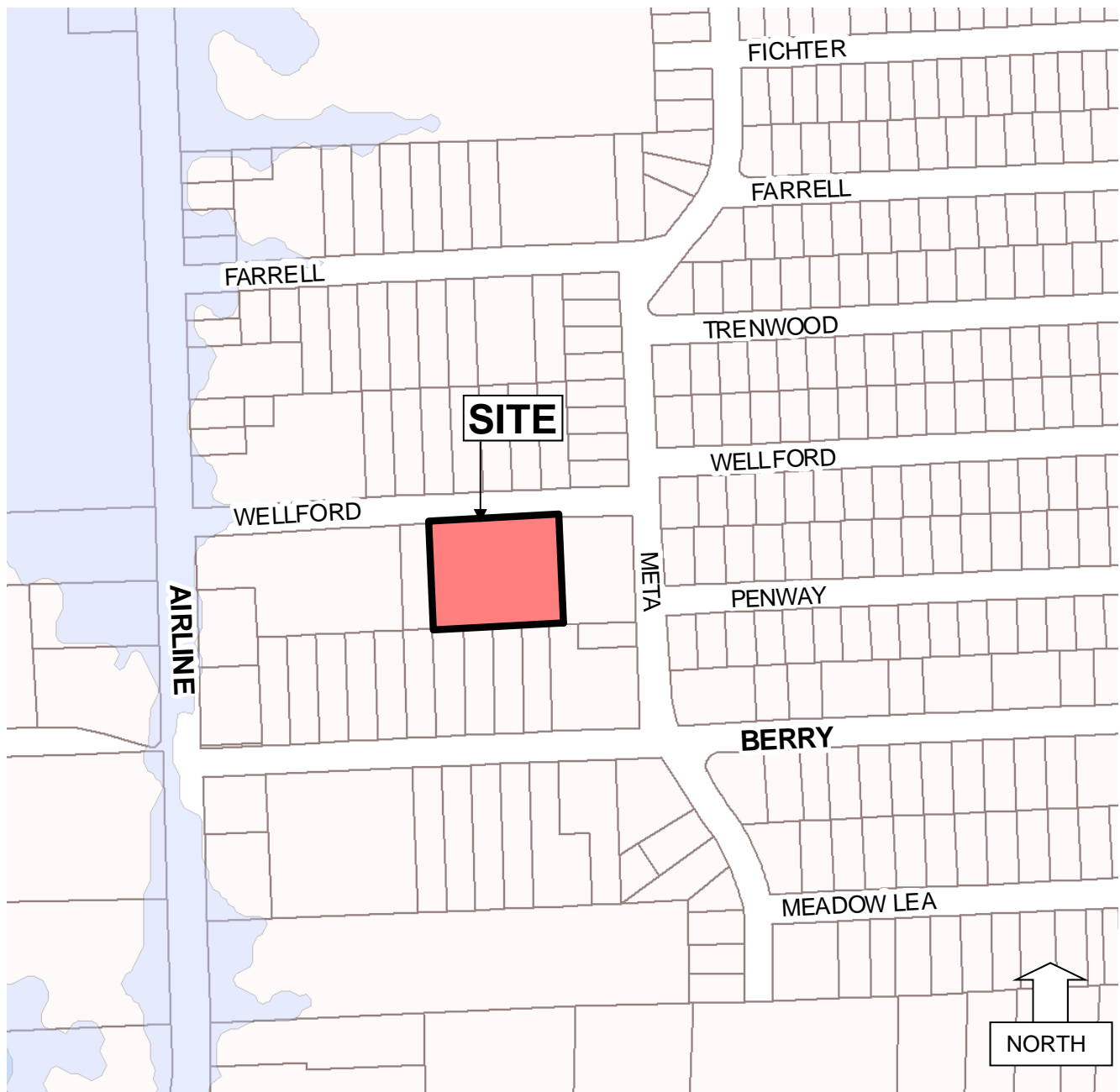
**ITEM: 110**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Wellford Square replat no 1

Applicant: The Interfield Group



**D – Variances**

**Site Location**

# Houston Planning Commission

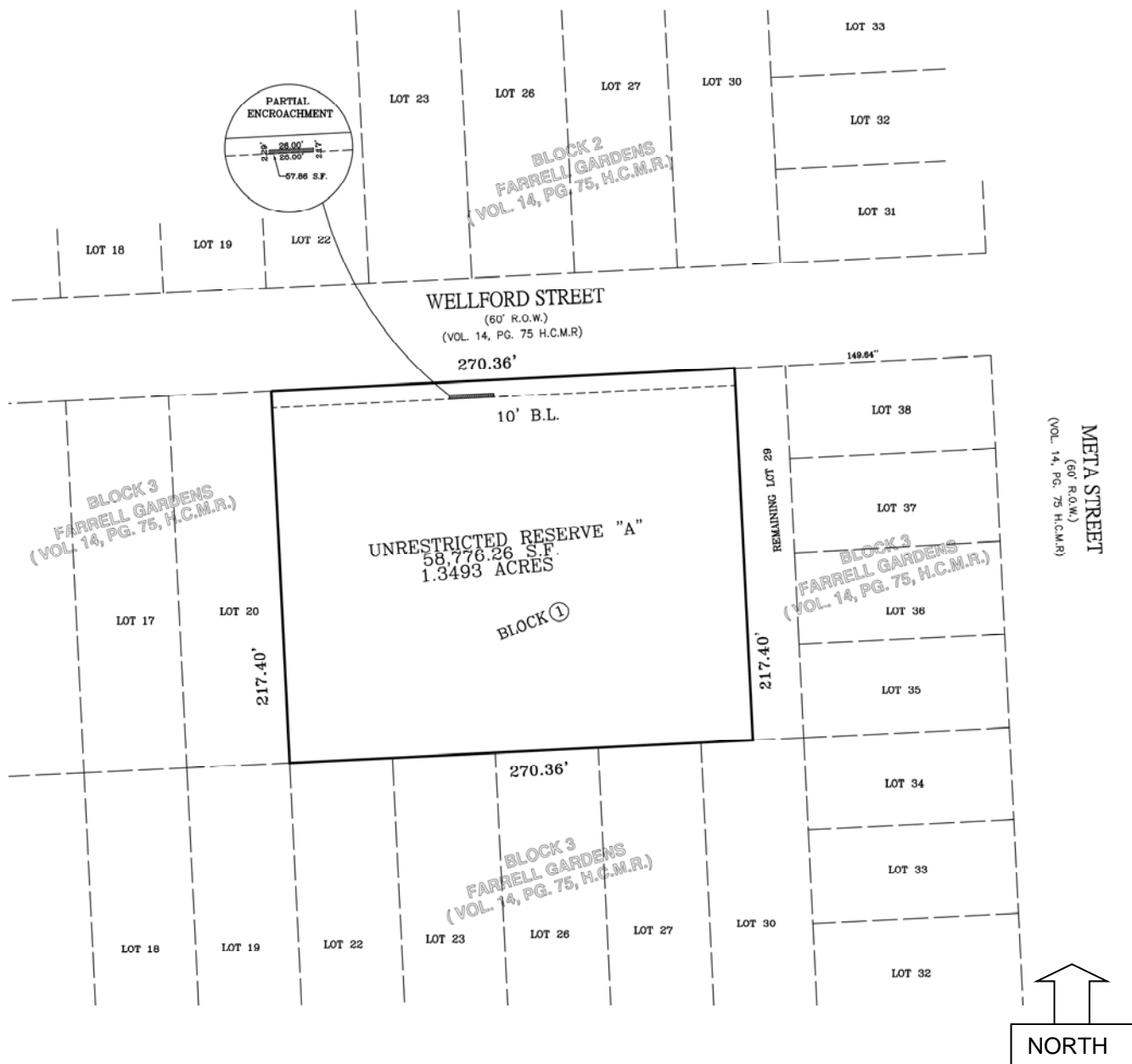
## ITEM: 110

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: Wellford Square replat no 1

Applicant: The Interfield Group



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 110

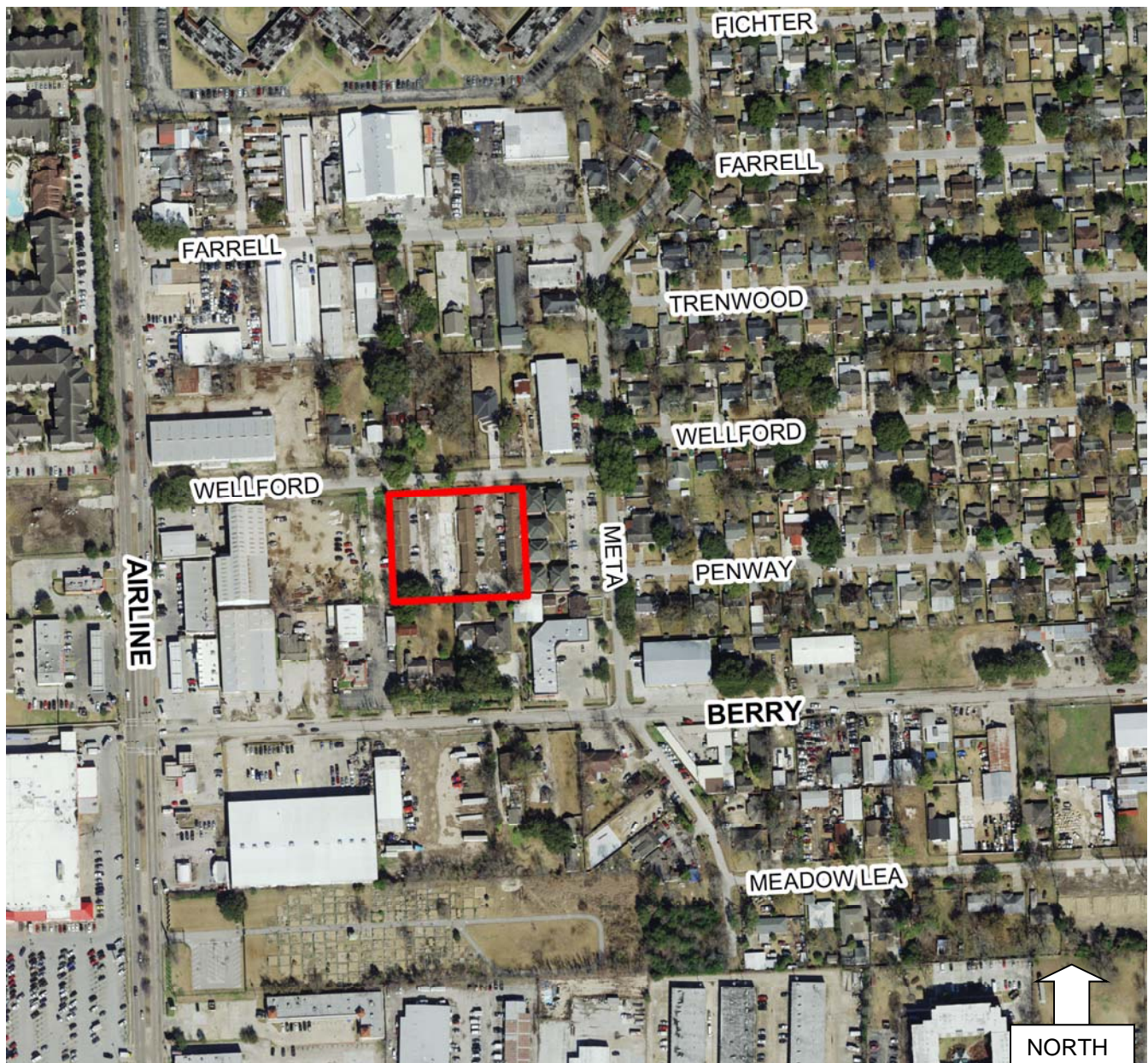
Planning and Development Department

Meeting Date: 10/11/2018

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Subdivision Name: Wellford Square replat no 1

Applicant: The Interfield Group



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**D – Variances**

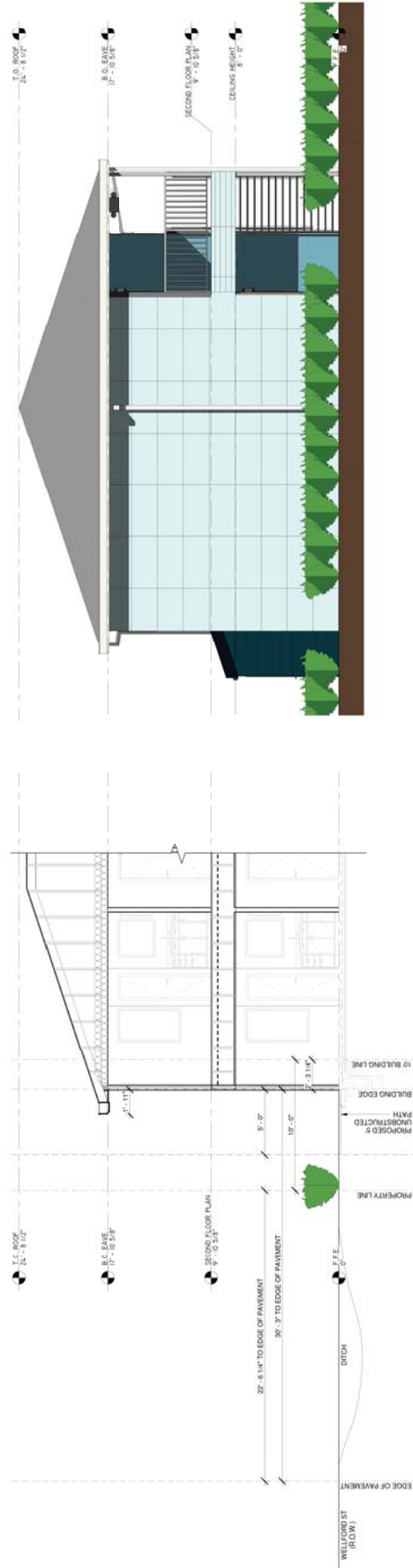
**Aerial**

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1 WEST ELEVATION FROM PARKING LOT  
3/16" = 1'-0"

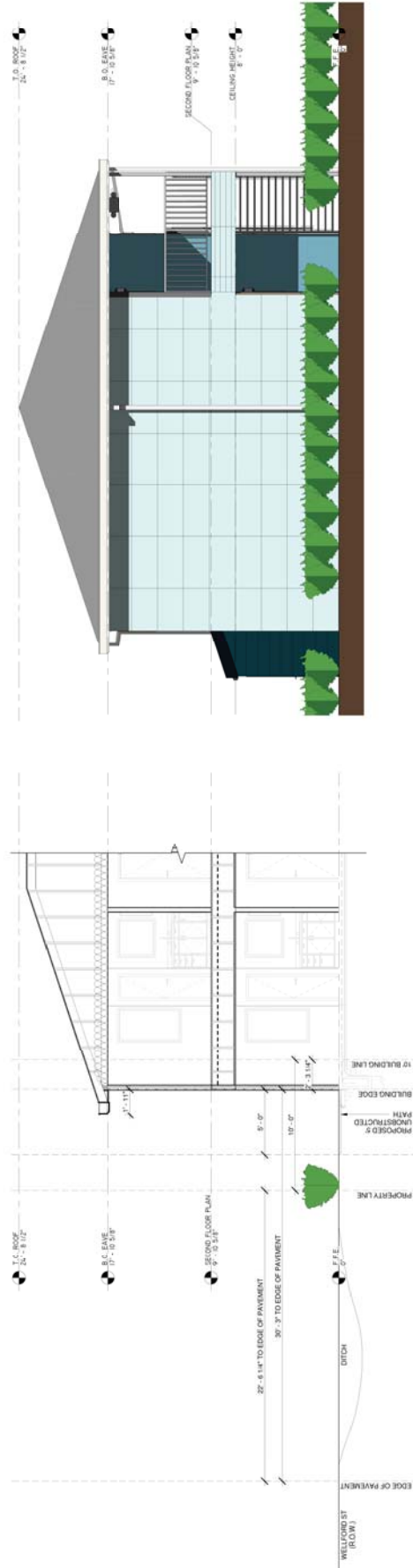


2 NORTH ELEVATION - WELLFORD ST  
1/4" = 1'-0"

3 PAVEMENT SECTION  
1/4" = 1'-0"



1 WEST ELEVATION FROM PARKING LOT  
3/16" = 1'-0"

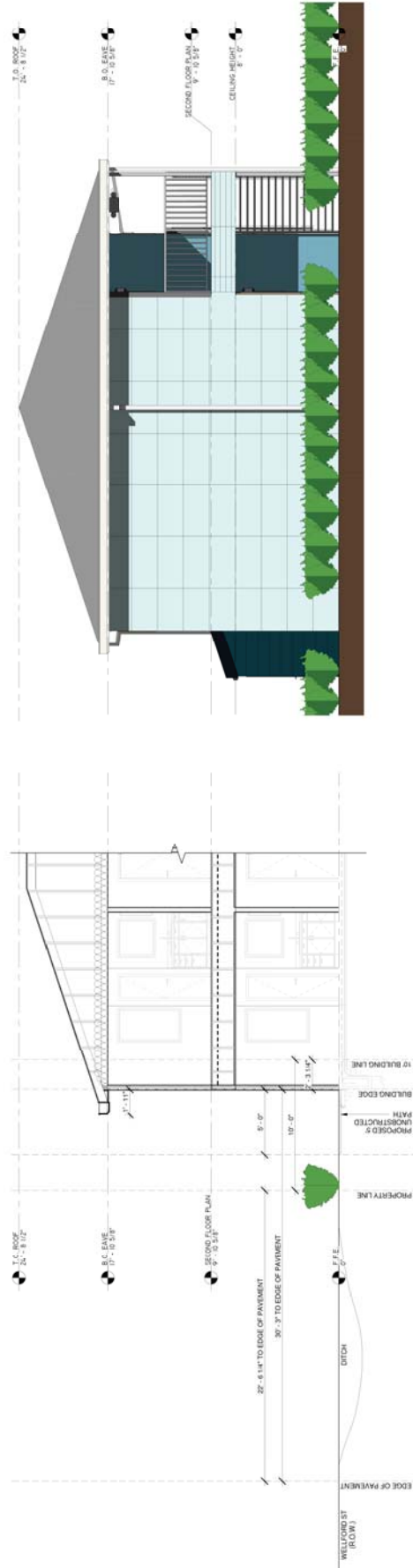


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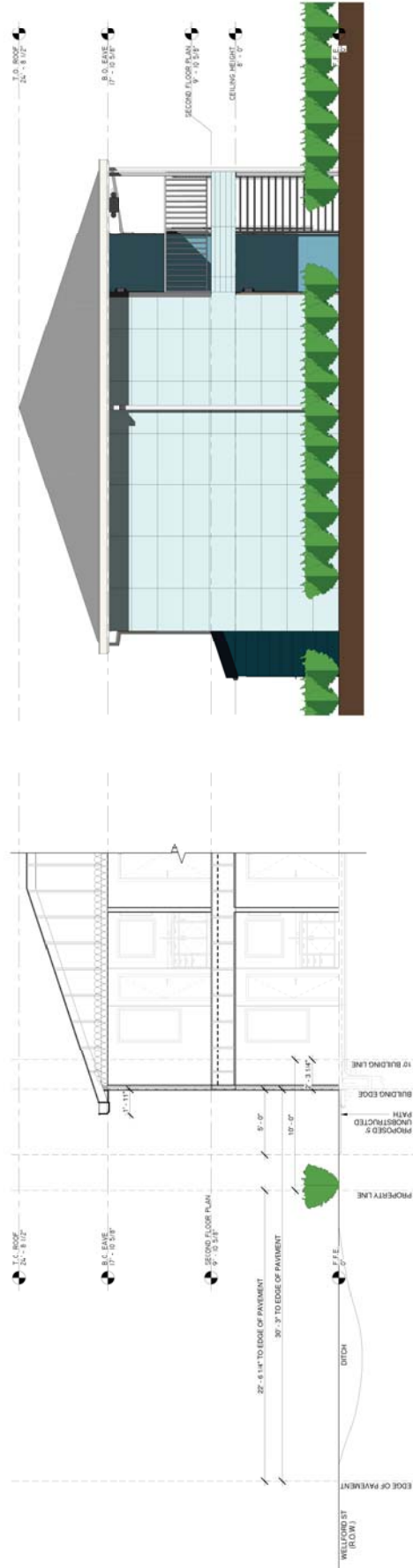


2 NORTH ELEVATION - WELLFORD ST  
1/4" = 1'-0"

3 PAVEMENT SECTION  
1/4" = 1'-0"



1 WEST ELEVATION FROM PARKING LOT  
3/16" = 1'-0"



2 NORTH ELEVATION - WELLFORD ST  
1/4" = 1'-0"

3 PAVEMENT SECTION  
1/4" = 1'-0"



**Application Number:** 2018-2067

**Plat Name:** Wellford Square replat no 1

**Applicant:** The Interfield Group

**Date Submitted:** 10/01/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a dual building line of 7.71' for a proposed multi-family structure with an additional 2' eave overhang.

**Chapter 42 Section:** 155

**Chapter 42 Reference:**

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;**

Wellford Square Replat No 1 is located south of Wellford Street, east of Airline Drive, west of Meta Street and north of West Berry Road. The original plat of Wellford Square was a replat of lots out of Farrell Gardens, recorded in 1938. According to the Harris County Appraisal District, existing buildings were constructed in 1966. Owner intends to construct a 2-story twelve (12) unit apartment building, to replace one of the buildings severely damaged during a fire. The new building will utilize the foundation of the original building. Please note the following: (a) This portion of Wellford Street is a 60' right-of-way that spans one block, between Meta Street and Airline Drive. The traffic pattern in this area appears to be adequate, so it is not expected that widening of this street would be required in the near future. (b) The pavement section of Wellford Street is 19.5', with roadside ditches on both sides of the street. The existing ditches measure approximately 13.5' to 15'. It is our understanding that City of Houston Public Works & Engineering prefers ditches not be covered, so it is likely that the distance from proposed building will be less in the near future. (c) Other projects have been allowed lesser distances from the public street, under certain conditions. The proposed building will partially encroach the 10' building line a maximum of 2.29' x 26' (approximately 58 square feet). Even with the encroachment, building would still be approximately 30' from the edge of pavement. Strict application of the Ordinance would deny owner the ability to rebuild the fire damaged building and allow proposed building to be consistent with facade of existing buildings.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

**(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. Yards between right-of-way line and residences 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. Property does not impede traffic; nor will in any way compromise public health or safety.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions.



**Application No:** 2018-2067

**Agenda Item:** 110

**PC Action Date:** 10/11/2018

**Plat Name:** Wellford Square replat no 1

**Applicant:** The Interfield Group

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** 155

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[To allow a dual building line of 7.71' for a proposed multi-family structure with an additional 2' eave overhang. ;](#)

**Basis of Recommendation:**

[Staff recommends deferral for further study and review.](#)

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### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[NA](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 10/11/2018  
**Plat Name:** White Oak Flat Sec 1  
**Developer:** WOIH Partners, LLC  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2018-1831 C2

**Staff Recommendation:**  
Deny the requested  
variance(s) and  
Disapprove the plat

Total Acreage:	0.6456	Total Reserve Acreage:	0.6188
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. Unrestricted reserves shall not be permitted within Special Minimum Lot-Size Areas

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.

206. Staff recommendation is disapproval for the following reasons: unrestricted reserves are not permitted within special minimum lot size areas.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - No comments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

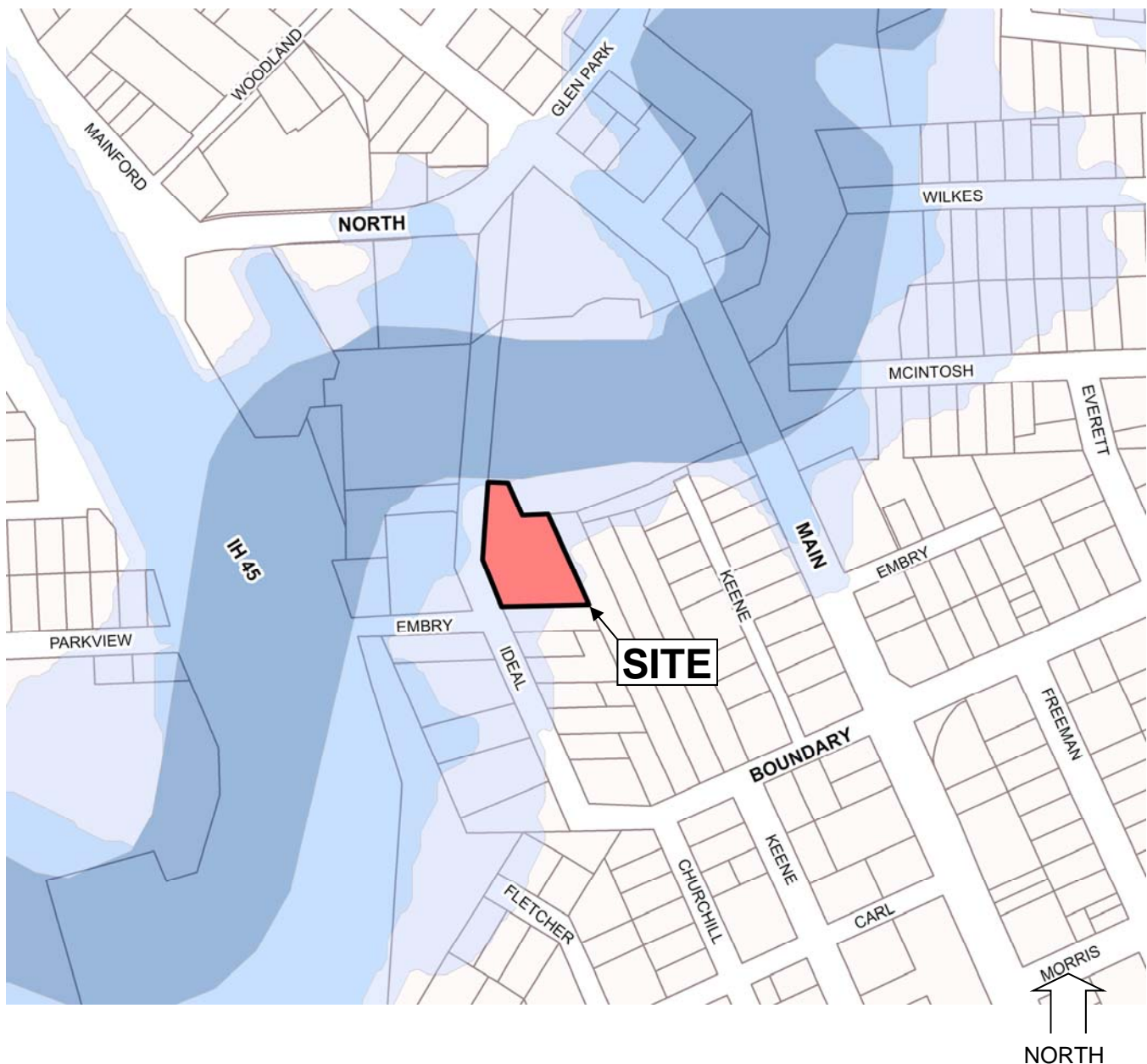
**ITEM: 111**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: White Oak Flat Sec 1 (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



**D – Variances**

**Site Location**

# Houston Planning Commission

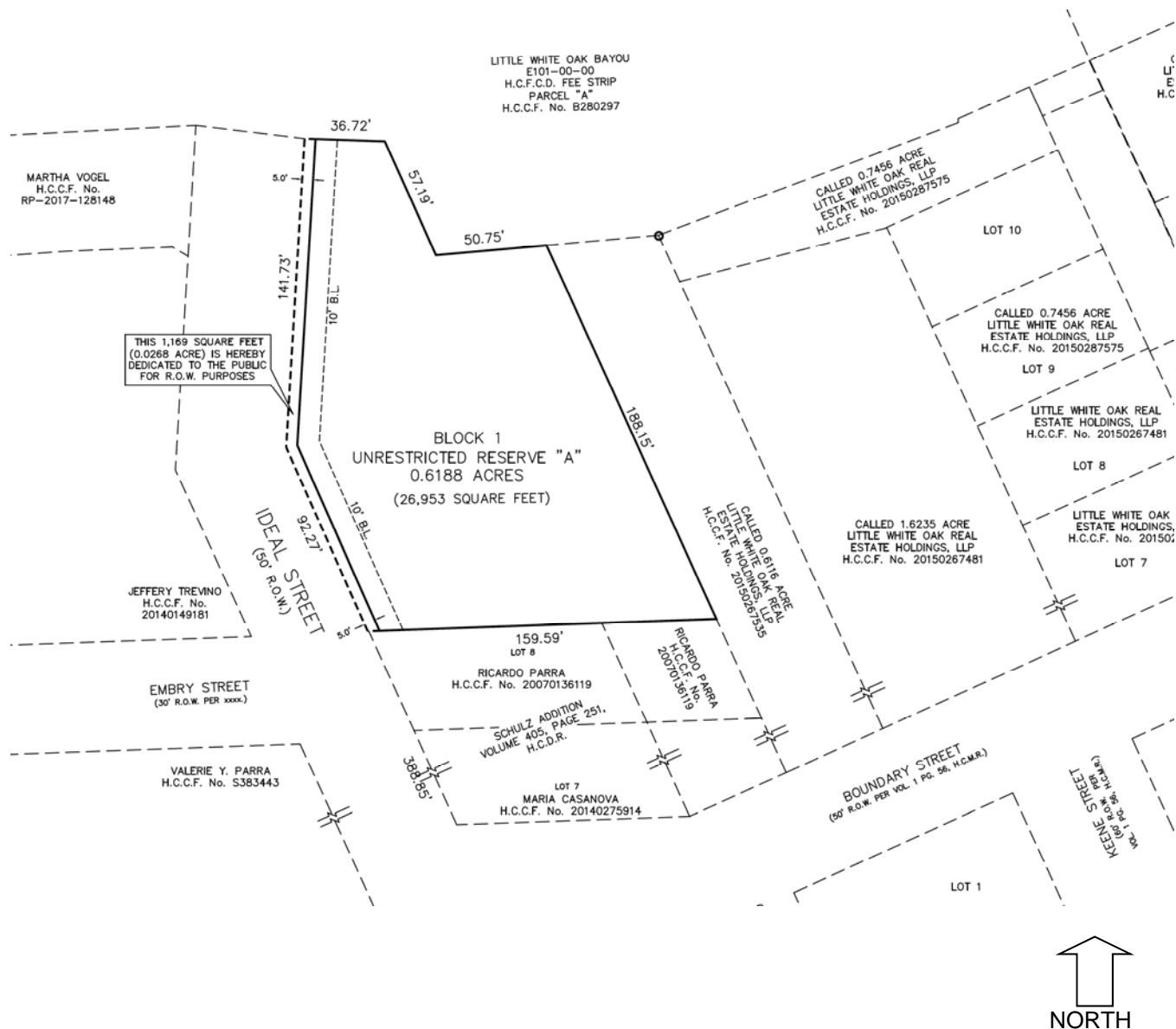
## ITEM: 111

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: White Oak Flat Sec 1 (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 111**

Planning and Development Department

Meeting Date: 10/11/2018

Subdivision Name: White Oak Flat Sec 1 (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



**D – Variances**

**Aerial**





**KARLA CISNEROS**  
Houston City Council Member, District H

September 21, 2018

City of Houston Planning Commission  
Planning & Development Department  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Texas 77002

**Re: White Oak Crossing Sec 1 (2018-1831) Replat Variance**

Dear Houston Planning Commission:

As City Council Member for District H, I write to express my concern for the variance request to waive minimum lot size restrictions for a replat named White Oak Crossing Sec 1 (2018-1831). I fully appreciate the hard work residents did to put minimum lot size protections into place and I support the collective efforts of the community to maintain the integrity of those protections.

I cannot in good faith support the variance and urge the Planning Commission to deny the request. Should you have any further questions regarding this matter, please contact my office.

Sincerely,

A handwritten signature in blue ink that reads "Karla Cisneros".

Karla Cisneros  
City Council Member, District H





**Application Number:** 2018-1831

**Plat Name:** White Oak Flat Sec 1

**Applicant:** Civil-Surv Land Surveying, L.C.

**Date Submitted:** 09/04/2018

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To remove special minimum lot size restrictions placed on the proposed plat.

**Chapter 42 Section:** 208

**Chapter 42 Reference:**

42-208, 42-81 The commission shall grant a variance to an owner of a lot that is subject to a special minimum building line requirement or a special minimum lot size requirement established under the provisions of article III of this chapter upon determining that the owner has established a vested right to the building line or lot size otherwise applicable under article III of this chapter. The commission shall determine that the owner has established a vested right upon the owner's demonstration that: (1) The owner, in good faith and in material reliance on the building line or lot size otherwise applicable under article III of this chapter, expended a substantial sum of money prior to the effective date of the establishment of the special minimum building line requirement or special minimum lot size requirement for the lot that cannot be recovered;

### **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 reasonable use of this property is patently commercial. It is adjacent to 4 acres of non-use restricted property that currently includes a volleyball bar (Sideout VolleyBar at 2623 Keene, 77009) and a 300 car parking lot utilized by White Oak Music Hall and the Volleybar. In the future we are hoping to develop multi-family residential on the site of the parking lot and anticipate a need for connectivity between Keene and Ideal Street which these two properties would provide because they are adjacent to Ideal. Both LWRH in its fund raising prior to the MLSA and the City of Houston have consistently described this property's highest and best use as commercial. It has sat vacant and undeveloped and commercial development is much needed. This need is best outlined in the 2009 Northside Needs Assessment- Livable Centers Study commissioned by the Houston/Galveston Area Council and Northside Management District (Exhibit B). These properties are within the Transit Oriented Development Area of the Northline Metro (Red) where the study encourages "creating a mix of land uses such as residential, office, retail, civic uses, and entertainment" (p.10). Tracts 1&9 are in the head of the TOD and intertwined geographically within the already existing commercial infrastructure created by White Oak Music Hall, Sideout Volleybar, and hopefully higher density multi-family in the near future. As LWRH disclosed to investors in their prospectus (Exhibit C) months before the MLSA passing, these tracts were chosen specifically because they were "an attractive development site for retail and bar/restaurant businesses". If these tracts, only because they had previously been vacant at the time of the MLSA, were to be restricted to single family it would be to ignore the most reasonable and best use of the land and deprive the owner of moving forward with the commercial project he had presented prior to the MLSA.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant has not created a hardship, the imposition is simply the result of the land use restriction on vacant land imposed by the MLSA.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

As evidence 42.81(e) there are specific variance conditions built on the MLSA ordinances to address when the owner has spent sums prior to the passing of the ordinance that can allow the granting of a variance. This exception is thus within the intent and general purpose of the chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance will actually be the opposite, as noted in the aforementioned Northside Livability Study, because the tracts are in the Transit Oriented Development (TOD) area a mix use development is precisely what the study calls for (and is already happening on the contiguous properties).

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The variance is based on a specific criterion in 42.81(e) demonstrating the commercial plan was in place and money was spent prior to the MLSA, however the benefit and logic for the variance is part of the larger logic of developing mixed use areas along the Northline light rail. The City has time and again sought to spur and support these type developments.



**Application No:** 2018-1831

**Agenda Item:** 111

**PC Action Date:** 10/11/2018

**Plat Name:** White Oak Flat Sec 1

**Applicant:** Civil-Surv Land Surveying, L.C.

**Staff Recommendation:** Deny the requested variance(s) and Disapprove the plat

**Chapter 42 Sections: 208**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To remove special minimum lot size restrictions placed on the proposed plat.;

**Basis of Recommendation:**

The site is located south of White Oak Bayou, west of Main Street and east of I-45. The applicant is requesting a variance to remove a minimum lot size restriction on the property.

Staff's is not in support.

The site is located along Ideal Street, which is a 50 ROW with a narrow paving section of approximately 17'. The ROW is unimproved beyond its intersection with Embury. The proposed subdivision plat lies partially within the AC Allen Special Minimum lot size area- which restricts the aforementioned tracts within this proposed unrestricted reserve to their use at the time the area application was approved- single family. The applicant is requesting that these use restrictions be lifted so that the property can be replatted into one unrestricted reserve. The applicant has indicated that they would like these use restrictions lifted so that the property could be developed into multi-family housing- however no site plan has been provided. For the purposes of this meeting, staff will focus primarily on tract 1, which per the warranty deed provided by the applicant, was purchased 2 days following the effective date of the SMLSA. According to the applicant, the tract was purchased in material reliance on the regulations otherwise applicable at that time. The other two tracts, one of which is not impacted by the LS ordinance, were purchased in the following years- at which point in the time the applicant was aware of the restrictions in place.

In October of 2013, the planning and development department received an application for a special minimum lot size area designation within the AC Allen subdivision. Per staff protocol at that time, within 24hrs of receiving the application, the proposed boundary would have been uploaded to CoH GIS webpage- thereby initiating a freeze on all platting activity within the area. Placing the area application boundary on the Planning Department webpage is also a form of public notice- to alert property owners and potential investors.

As early as the 23rd of that same month, holds were placed on all properties within the boundary. Several months later, the application was deemed initially complete and public notifications were mailed and 14 signs were placed within the proposed minimum lot size area to give additional notice to both residents and potential developers of the pending neighborhood application. An additional form of notification, the required public meeting was held shortly thereafter on the 3rd of April 2014.

The item was initially considered by the HPC on the 16th of October 2014 and eventually forwarded onto City Council after one deferral on the 2 weeks later. The matter eventually received city council approval on the 16th of September 2015 and was officially recorded in the HC Real Property Records on January 15th of the following year.

The applicants' argument is that these specific tracts are ripe of transit oriented, however none of the tracts within the proposed reserve are along a City of Houston Designated Transit Corridor or Type-A street- but rather on a partially unimproved 50'ROW with approximately 17' of paving.

The applicant does however own additional contiguous property which is not impacted by these SMLSA restrictions and are classified as transit corridor parcels. These unencumbered tracts are currently being used as surface car storage for an adjacent volleyball bar. And while staff concurs that density along Houston's growing network of light-rail and transit corridors will help contribute to a more sustainable and less car-dependent future, those uses are not necessarily compatible within special lot size areas.

The applicant, who owns and has developed numerous properties within the vicinity is not unfamiliar with Ch. 42 or

Houston's other development regulations. Subverting the neighborhoods protections would be inconsistent with sound public policy and would contradict the intent of the ordinance.

In closing, the minimum lot size application process within Ch. 42 exists to help neighborhoods protect use and form-based characteristics within their community. The process to obtain this designation is lengthy, and often times met with considerable opposition- this application was no exception. The planning Commission has considered similar proposals in the past, but only when the lots size area applications were under initial consideration and not yet approved.

Therefore, the time to have reviewed the request to plat the property into an unrestricted reserve should have taken place prior to the planning commission forwarding the area application on to city council.

Based on the timeline presented to staff by the applicant and their ability to develop adjacent, contiguous property uninhibited, staff recommends that the HPC deny the requested variance and disapprove the plat.

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## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The imposition of the terms of ch 42 would not deprive the applicant reasonable use of the property. the property can still be subdivided to meet the minimum lot size requirements, which would allow it to be used for single family residential.

**(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;**

The applicant purchased the property after city council designated the minimum lot size area application. There were multiple forms of public notice given that would have signaled to the applicant that the property in question was subject to a pending minimum lot size area application.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Granting of the variance would be contrary to the intent of this chapter by subverting the efforts of the community to preserve the single family nature of the street.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Denying the variance will preserve the public's health safety and welfare. Ideal is a 50' ROW with approximately 17' of paving.

**(5) Economic hardship is not the sole justification of the variance.**

The justification of the variance is solely economic in nature as the applicant can subdivide the property to create single family lots that meet the lot size ordinance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 112  
**Action Date:** 10/11/2018  
**Original Action Date:** 10/12/2017  
**Plat Name:** Bridgeland Parkland Village Sec 15  
**Developer:** McKim & Creed, Inc.  
**Applicant:** McKim & Creed, Inc.  
**App No :** 2017-1749  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	5.6970	Total Reserve Acreage:	1.4190
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 113  
**Action Date:** 10/11/2018  
**Original Action Date:** 11/30/2017  
**Plat Name:** Hardy Industrial Complex Sec 2  
**Developer:** Hovis Surveying Company Inc.  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2017-1954  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	2.3265	Total Reserve Acreage:	2.3219
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	77073	332M	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 114  
**Action Date:** 10/11/2018  
**Original Action Date:** 10/26/2017  
**Plat Name:** Plaza on Huffmeister  
**Developer:** MOMENTUM ENGINEERING  
**Applicant:** MOMENTUM ENGINEERING  
**App No :** 2017-1815  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	3.2629	Total Reserve Acreage:	3.2629
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County FWSD 61

County	Zip	Key Map ©	City / ETJ
Harris	77095	408B	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 115  
**Action Date:** 10/11/2018  
**Original Action Date:** 10/12/2017

**Staff Recommendation:**  
Approve

**Plat Name:** Royal Brook at Kingwood Sec 10  
**Developer:** META Planning + Design, LLC  
**Applicant:** META Planning + Design, LLC  
**App No :** 2017-1780  
**App Type:** C3P

---

Total Acreage:	27.4000	Total Reserve Acreage:	11.3700
Number of Lots:	38	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:	

County	Zip	Key Map ©	City / ETJ
Harris/Montgomery	77365	297K	City/ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Subdivision Name Change Approval Conditions

<b>Agenda Item:</b>	116	<b>Staff Recommendation:</b>	Approve
<b>Action Date:</b>	10/11/2018		
<b>Plat Name:</b>	White Oak Flat GP		
<b>Original Action Date:</b>	09/13/2018		
<b>Original Plat Name:</b>	White Oak Crossing GP		
<b>Developer:</b>	WOIH Partners, LLC		
<b>Applicant:</b>	Civil-Surv Land Surveying, L.C.		
<b>App No :</b>	2018-1832		
<b>App Type:</b>	GP		

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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

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#### Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/11/18

**ITEM: 117**

**Applicant:** ARMANDO CASTRO

**Contact Person:** ARMANDO CASTRO

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	<b>18-1403</b>	77365	5572	295F	ETJ
<b>SOUTH OF: FM 1314 EAST OF: SORTERS</b>					

**ADDRESS:** 24105 Furrow Court

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT ONE HUNDRED TWENTY-SEVEN (127) OF SUMMER HILLS, SECTION TWO (2), AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SHEET 2-A 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:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/11/18

**ITEM: 118**

**Applicant:** HOVIS SURVEYING COMPANY

**Contact Person:** DORTHY BRAND

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>18-1404</b>	77365	5772	296G	ETJ
<b>SOUTH OF: FM 1314 WEST OF: LOOP 494</b>					

**ADDRESS:** 22541 Ford Road

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING 0.9169 OF ONE ACRE OF LAND SITUATED IN THE JOSEPH. EVERETT SURVEY, ABSTRACT NUMBER 197, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Business

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :** IF PROPOSED STRUCTURE CROSSING PROPERTY LINES, THEN, A PLAT WILL BE REQUIRED.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/11/18

**ITEM: 119**

**Applicant:** JENNIFER LYLVETH PALOMEQUE CHAVEZ

**Contact Person:** JENNIFER LYLVETH PALOMEQUE CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1405	77357	5874	258J	ETJ
<b>NORTH OF:</b> GRAND PARKWAY <b>WEST OF:</b> GALAXY					

**ADDRESS:** 26960 Peach Creek Drive (Lot 948)

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT NO. 948 OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/11/18

**ITEM: 120**

**Applicant:** JENNIFER LYLVETH PALOMEQUE CHAVEZ

**Contact Person:** JENNIFER LYLVETH PALOMEQUE CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1406	77357	5874	258J	ETJ
<b>NORTH OF:</b> GRAND PARKWAY <b>WEST OF:</b> GALAXY					

**ADDRESS:** 26960 Peach Creek Drive (Lot 950)

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING LOT NO. 950 OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/11/18

**ITEM: 121**

**Applicant:** CHERYL HENSLEY

**Contact Person:** ERICA MCCARTER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>18-1407</b>	77357	5773	256Z	ETJ
<b>SOUTH OF: GRAND PARKWAY EAST OF: LOOP 494</b>					

**ADDRESS:** 23242 Daniel Road

**ACREAGE:**

**LEGAL DESCRIPTION:**

BEING 0.45 ACRE OF LAND, MORE OR LESS, IN THE WILLIAM SMITH SURVEY, ABSTRACT 540, MONTGOMERY COUNTY, TEXAS, AND A PART OF A 68.54 ACRE TRACT CONVEYED TO E. N. OAKLEY, DESCRIBED IN VOLUME 240, PAGE 241, AND ALSO A PART OF 6.0 ACRE TRACT RECORDED IN VOLUME 103, PAGE 437, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING KNOWN AS LOT 7B.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/11/18

**ITEM: 122**

**Applicant:** MERIBET MARES

**Contact Person:** MERIBET MARES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>18-1408</b>	77365	5772	295B	ETJ
<b>NORTH OF:</b> SORTERS ROAD <b>WEST OF:</b> FM 1314					

**ADDRESS:** 18633 Huckleberry Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT 40 OF SUMMER HILLS, SECTION TWO, A SUBDIVISION SITUATED IN THE THOMAS VAN HORN SURVEY, A-587 AND THE GEORGE MASON SURVEY. A 341, MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SHEET 2A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 10/11/18

**ITEM: 123**

**Applicant:** ELBERT FORD

**Contact Person:** ELBERT FORD

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	<b>18-1409</b>	77365	5771	297J	ETJ

**SOUTH OF:** FORD ROAD **WEST OF:** LAKE HOUSTON PARKWAY

**ADDRESS:** 24980 Ford Road

**ACREAGE:**

**LEGAL DESCRIPTION:**

A TRACT OR PARCEL OF LAND CONTAINING 6.9114 ACRES OUT OF AND A PART OF THAT CERTAIN CALLED 100 ACRE TRACT OF LAND DESCRIBED UNDER VOLUME 225, PAGE 298 OF THE MONTGOMERY COUNTY DEED RECORDS AND BEING SITUATED IN THE M. H. SHORT SURVEY, ABSTRACT NO. 535 AND THE RICHARD WILLIAMS SURVEY ABSTRACT NO. 1721, HARRIS COUNTY AND MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Residence

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve

**BASIS OF RECOMMENDATION:** Application meets all criteria for a certificate of compliance

**ADDITIONAL INFORMATION :**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP Company	Jenifer Pool	832-594-8420	jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
402 Kickerillo Court	18090404	77079	4857	489M	G
ACCOUNT NUMBER(S):		0983500000030			
PROPERTY LEGAL DESCRIPTION:		Lot 30, Block 23 Nottingham Forest Section 3			
PROPERTY OWNER OF RECORD:		Celeste B. Hetherwick			
ACREAGE (SQUARE FEET):		12,060 square feet			
WIDTH OF RIGHTS-OF-WAY:		Kickerillo Court (60 feet); Kickerillo Drive (60 feet)			
EXISTING PAVING SECTION(S):		Kickerillo Court (40 feet); Kickerillo Drive (40 feet)			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		2			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		5,364 square feet			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		6,365 square feet			

**PURPOSE OF VARIANCE REQUEST:** To allow a new garage to be built at the platted 10' building line in lieu of required 20' garage building line along a local street, Kickerillo Drive.

**CHAPTER 42 REFERENCE (S):** 42-156(c): Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Lot 30, Block 23 Nottingham Forest Sec 3, located at 402 Kickerillo Court. The property has a house on a 25' front building line along Kickerillo Court and an existing garage on a 10' building line along Kickerillo Drive, per original, August 1965 plat of Nottingham Forest Sec 3. The property is a corner lot with Kickerillo Court dead ending into a cul-a-sac and Kickerillo Drive, a local street. This is a well-developed residential area and most of the houses that abut the property are built using the 10' building line for the garage and this property has an existing garage access from Kickerillo Drive. There are no sidewalks on either Kickerillo Drive and Kickerillo Court and the HOA has issued a letter approving no new sidewalks and the house as designed.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

This is a tract that has functioned as a single-family home lot for many years. This lot had a single-family home that has been there since 1964. Requiring a 20' garage building line for the Kickerillo Drive portion of the property would create an undue hardship in that there is a 25' building line on Kickerillo Court and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42-156 garage building line.

- (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 strict requirement of a 20' garage building line per Sec. 42-156(c) along Kickerillo Drive which has an existing garage per subdivision plat of August 1965, would create an undue hardship in conjunction with the 25' building line on Kickerillo Court.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

(42-156)(c) the property was originally sized and platted (August 1965) with a 10' building line setback along Kickerillo Drive. The property will adhere to the original 10' garage building setback line and the proposed new home, as designed per the deed restrictions, has been approved by the HOA for construction with no sidewalks. Therefore, imposition of a 20' building setback is an unreasonable hardship imposed on this property by the Chapter 42, while adhering to the deed restrictions along Kickerillo Drive, will not. These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 30, Block 23 Nottingham Forest Sec 3 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing the 10' garage building line, per 42-156(c) as the new garage will be no less than 26'-4" from the back of the existing curb. Therefore, this sensible development will encourage the uses that are already present in this neighborhood. Per Chapter 42, the structure honors the original subdivision plat, including the prevailing 10' setback condition along Kickerillo Drive and a 25' building line along Kickerillo Court.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Kickerillo Court and Kickerillo Drive are local streets with Kickerillo Court a dead-end street, The granting of the variance will not be injurious to the public health, safety or welfare as most other properties in the area with the south side of the property along Kickerillo Drive and Kickerillo Court are generally the same size. (42-156) The new garage structure's location itself poses no jeopardy to public safety using the 10' garage setback line on Kickerillo Drive and the garage will be no less than 26'-4" from the back of curb and no sidewalk. This fulfills the intent of Sec. 42-156(c). (See attached existing driveway photo)

**(5) Economic hardship is not the sole justification of the variance.**

The hardship is that Lot 30, Block 23 Nottingham Forest Sec 3 is an existing lot platted in August 1965 for a single-family home; with building lines in accordance with deed restrictions. The request to not provide a 20' garage building line per Sec. 42-156(c) and allow the existing 10' garage building line and access from Kickerillo Drive will comply with the intent of Chapter 42 Sec. 42-156(c). This will allow reasonable development and follow the building lines set out in the subdivision plat and supported by the HOA. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty property.

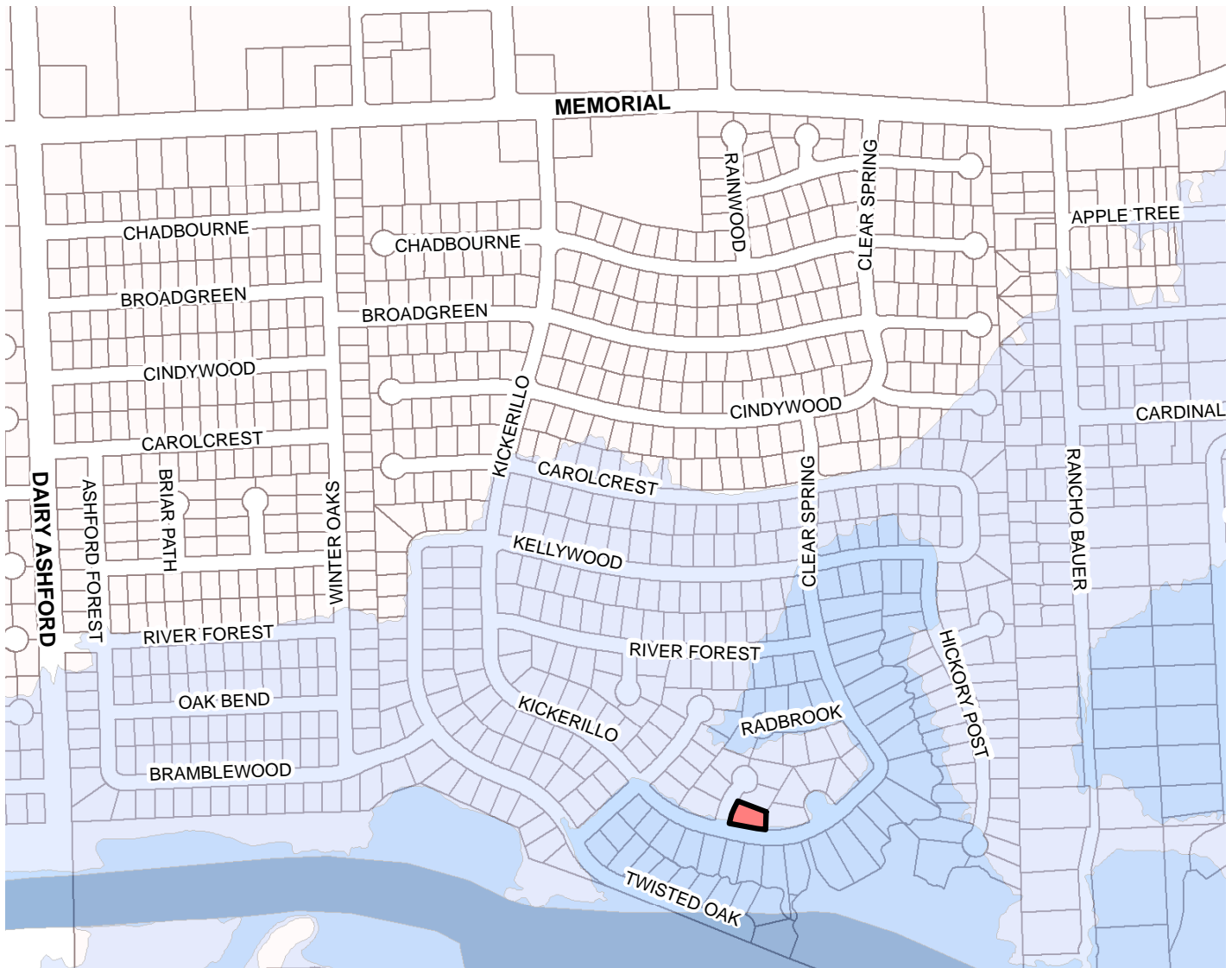
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 124**

Meeting Date: 10/11/2018

## Houston Planning Commission

Aerial Map



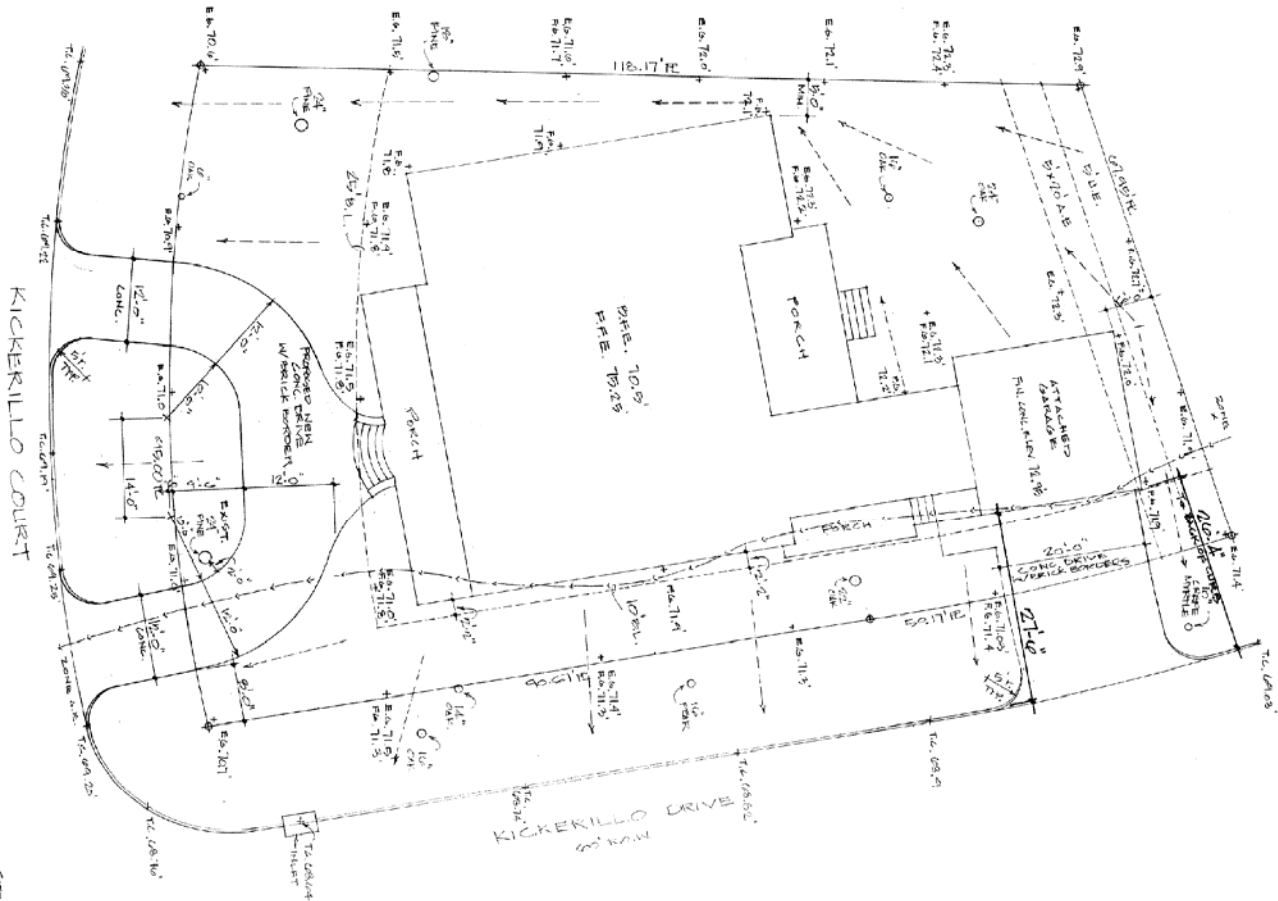
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



Wes Thomas Designs  
"designs you can live with..."  
281-731-7215  
wt designs@gmail.com  
www.westthomasdesigns.com

402 KICKERILLO COURT

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located south of Memorial Drive and west of Kirkwood Road. The applicant is requesting a variance to allow a 10' garage building line in lieu of the ordinance-required 20' building line along a local street, Kickerillo Drive. Staff is in support of the request.

The applicant is proposing to construct a new, 2-story, single-family home with an attached, 2-car garage. The subject site was created by the Nottingham Forest Section 3 Subdivision in 1965 and is laid out as a corner lot. The recorded plat includes a 25' front building line, a 10' side building line, as well as a 5' utility easement along the rear property line, all of which restrict the buildable area of the lot.

The lot contains an existing home, which is planned to be demolished so that the new home can be raised. The proposed house and garage structure will be located in approximately the same location as the preceding residence and the existing driveway will remain to access the new garage. The new garage structure will encroach an aerial easement but is below the maximum height allowed by the easement. The distance from the back-of-curb to the garage will range from 26'-4" to 27'-6", dimensions that are in keeping with the intent of the ordinance. The subdivision and surrounding neighborhoods do not have sidewalks. The Planning Commission has granted similar variances in this area and the Nottingham Forest Architectural Control Committee has provided preliminary approval of the proposed plans.

Therefore, staff's recommendation is to grant the requested variance to allow a 10' garage building line along Kickerillo Drive.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Vernon Henry & Associates	Mary Lou Henry	713-627-8666	marylou.henry@vhaplanning.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2600 Travis Street	17079723	77006	5357	493T	C

**HCAD ACCOUNT NUMBER(S):** 0060610000008; 0060600000003

**PROPERTY LEGAL DESCRIPTION:** 0.9757 acres of land being the easterly 50 feet of Lots 1 & 2 and all of lots 3, 4, and 5 in Block 2 and a portion of a 150' x 167.75' tract of land out of the northeasterly corner of the Houston Baseball Park Addition as recorded (Vol. 182, Pg. 615, H.C.D.R.)

**PROPERTY OWNER OF RECORD:** HY Travis LLC

**ACREAGE (SQUARE FEET):** 0.9757 acres (42,500 square feet)

**WIDTH OF RIGHTS-OF-WAY:** McGowen Street (80 feet); Travis Street (80 feet); Dennis Street (50 feet)

**EXISTING PAVING SECTION(S):** McGowen Street (34 feet); Travis Street (44 feet); Dennis Street (24 feet)

**OFF-STREET PARKING REQUIREMENT:** N/A

**OFF-STREET PARKING PROVIDED:** N/A

**LANDSCAPING REQUIREMENTS:** N/A

**LANDSCAPING PROVIDED:** N/A

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** 27,302 square feet

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** New retractable roof addition over existing patio

**PURPOSE OF VARIANCE REQUEST:** To allow a 0' building line in lieu of the ordinance-required 10' building line along a major collector street, McGowen Street.

**CHAPTER 42 REFERENCE(S):** 42-155 (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.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** This is the site of an existing mixed-use building in Midtown. The specific part of the building the applicant is making a request for is called Proof Rooftop Lounge. This building was erected in 1960. The applicant wishes to construct a retractable glass roof on the top floor of Proof Rooftop Lounge.

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

**(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is the site of an existing mixed-use building in Midtown. The specific part of the building the applicant is making a request for is called Proof Rooftop Lounge. This building was erected in 1960. The applicant wishes to construct a retractable glass roof to enclose the roof level of Proof Rooftop Lounge. This building was built on the property line like many of the old buildings in midtown. There is 13' from the curb to the face of the building on McGowen Street. Protecting the patrons from the adverse elements is critical to the viability of the roof use.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This building was constructed in 1960, which is prior to the City's first development code done in 1982. There are no additions to the building. The applicant simply wishes to enclose the rooftop lounge area to protect patrons from the elements.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**  
The intent of this chapter was to allow for adaptive reuse of buildings, which this request maintains.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

Protecting patrons from the elements will preserve public health, safety and welfare.

- (5) **Economic hardship is not the sole justification of the variance.**

The main justification for the variance is related to the building's age. It was constructed within the rules of the era and the applicant only wishes to enclose the roof level.

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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 125**

Meeting Date: 10/11/2018

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 125**

Meeting Date: 10/11/2018

## Houston Planning Commission

Aerial Map

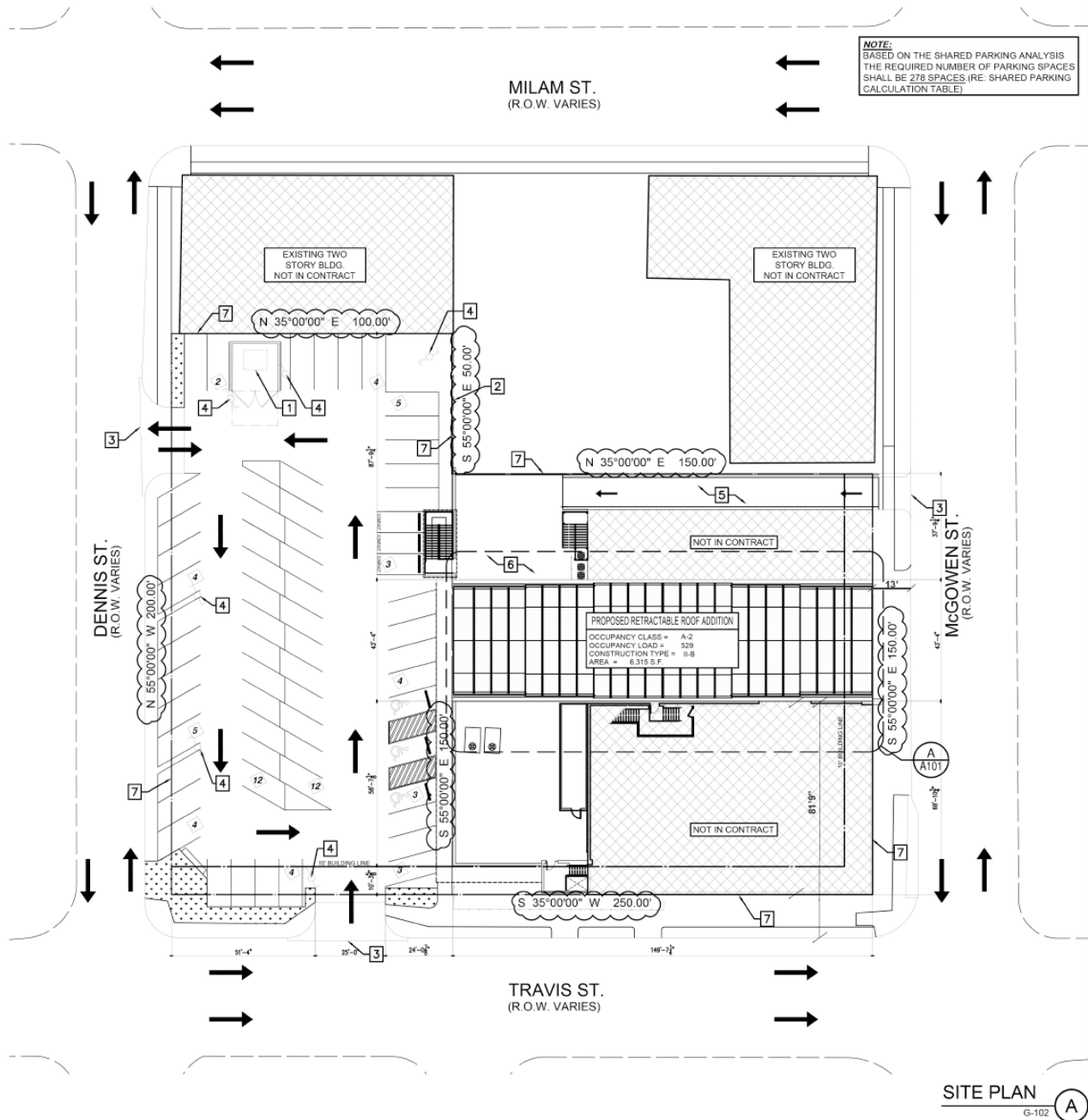


# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

## Site Plan



# DEVELOPMENT PLAT VARIANCE

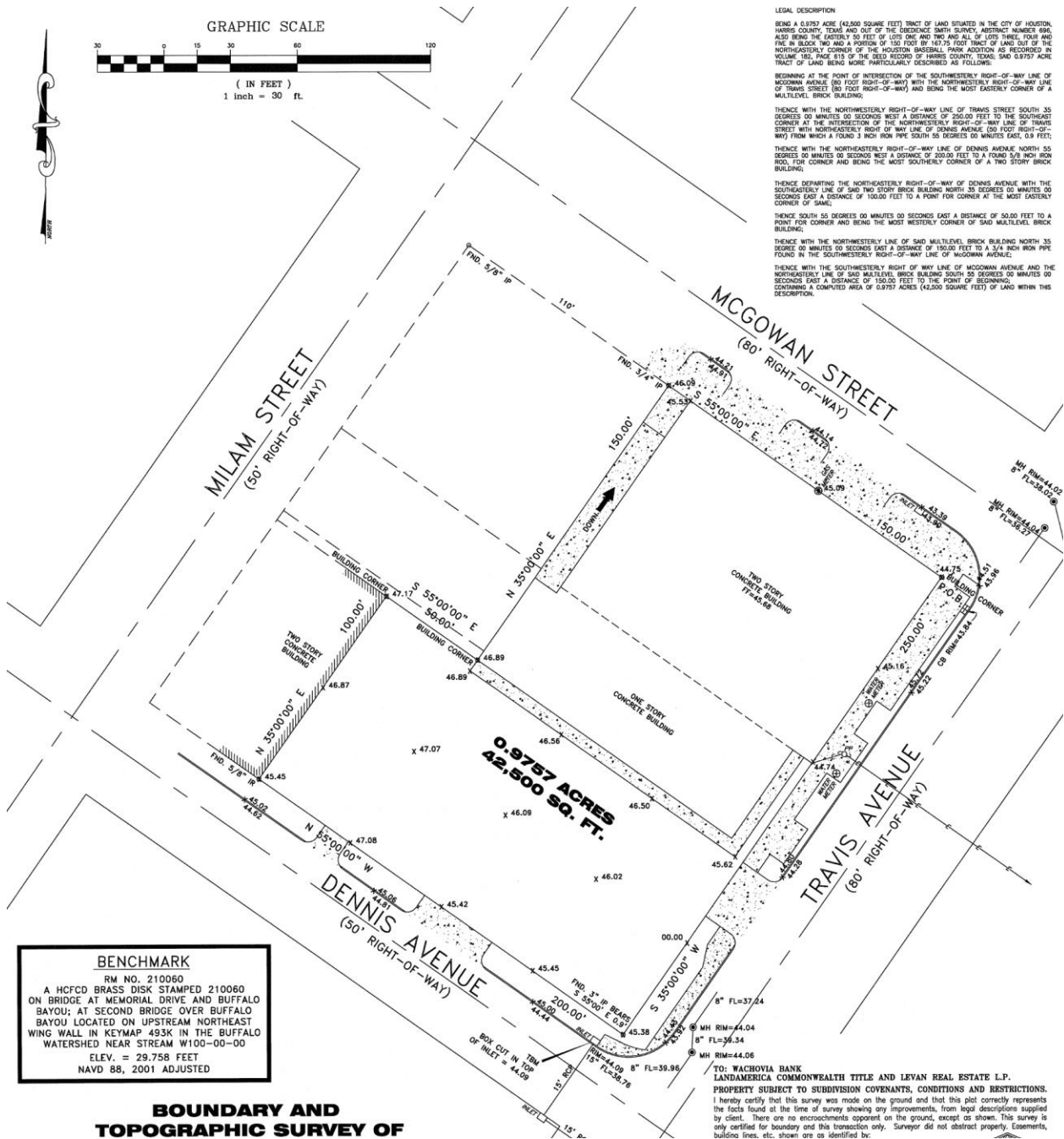


# Houston Planning Commission

**ITEM: 125**

Meeting Date: 10/11/2018

## Survey

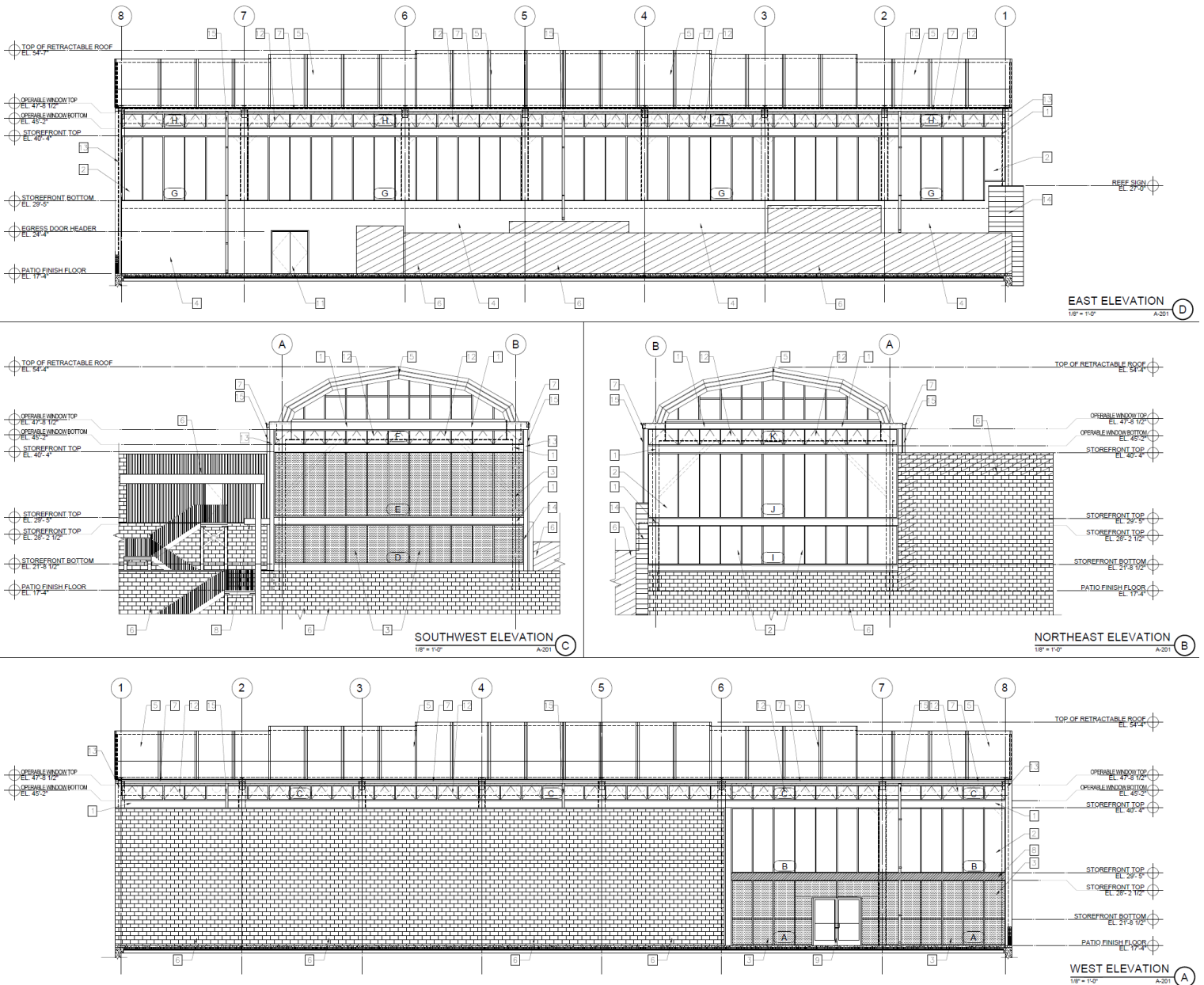


# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

## Elevations



# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located in Midtown, west of Main Street, east of Milam Street, and along the south side of McGowen Street. The applicant is requesting a variance to allow a 0' building line in lieu of the ordinance-required 10' building line along a major collector street, McGowen Street. Staff is in support of the requested variance.

The proposed development is located on the roof of an existing, commercial building erected in 1960. The building sits at the 0' building line along McGowen Street, a major collector, and is currently used as a bar. The roof of the building contains a rooftop lounge, which the owner is planning to cover with a retractable, glass structure to enclose the lounge area. Chapter 42 requires a 10' building line along McGowen Street, however, the retractable roof is proposed to cover the entire length of the lounge space, up to the edge of the building at the property line.

McGowen Street has a minimum 6' wide sidewalk in this location and the existing building sits approximately 13' from the back-of-curb along the street. This variance request is for the proposed retractable roof and wall structure only and the applicant will not affect the building footprint or the main structure of the existing commercial building below. The lowest point of the encroaching improvements is 17' above the ground, preserving the intent and general purpose of the ordinance.

McGowen Street serves as the boundary of the off-street parking exemption area as outlined in Chapter 26 Code of Ordinance, so the proposed improvement does not require review of the off-street parking requirements.

Therefore, staff recommends the Planning Commission grant the requested variance to allow a 0' building line in lieu of the ordinance-required 10' building line along a major collector street, McGowen Street.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Big Red Dog	James Roman	832-730-1901	james.roman@bigreddog.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
214 Avondale Street	18096068	77004	5356	493T	C
<b>HCAD ACCOUNT NUMBER(S):</b>		0041390000003, 1351360010001, 1351360010002, 1351360010003, 1351360010004, 1351360010005			
<b>PROPERTY LEGAL DESCRIPTION:</b>		Reserve A, Block 1, Avondale partial replat no 4			
<b>PROPERTY OWNER OF RECORD:</b>		UG Avondale II, LLC			
<b>ACREAGE (SQUARE FEET):</b>		0.4656 acres (20,276.91 square feet)			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		70 feet			
<b>EXISTING PAVING SECTION(S):</b>		35 feet			
<b>OFF-STREET PARKING REQUIREMENT:</b>		72 spaces (or) 65 vehicle spaces & 7 bicycle racks (28 bicycle spaces)			
<b>OFF-STREET PARKING PROVIDED:</b>		58 vehicle spaces & 7 bicycle racks (28 bicycle spaces)			
<b>LANDSCAPING REQUIREMENTS:</b>		N/A			
<b>EXISTING STRUCTURE(S) [SQ. FT.]:</b>		9,816 square feet			
<b>PROPOSED STRUCTURE(S) [SQ. FT.]:</b>		42,508 square feet			

**PURPOSE OF VARIANCE REQUEST:** To allow 58 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.

**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.

## 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 58 vehicle parking spaces and 28 bicycle parking spaces.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

**(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The 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 site and building will be located within 300 feet (walking path) to bus stops along Westheimer for both east and west travel. The site is also located within 1,200 feet (walking path) of the light rail along Main Street for north and south travel. This area is known for being pedestrian friendly. Coupled with the current trend for ride sharing, the parking will support the intended use of the building.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The parking spaces will be adequate to park the number of residents within the building and their visitors.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The reduction in parking spaces 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

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### 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.

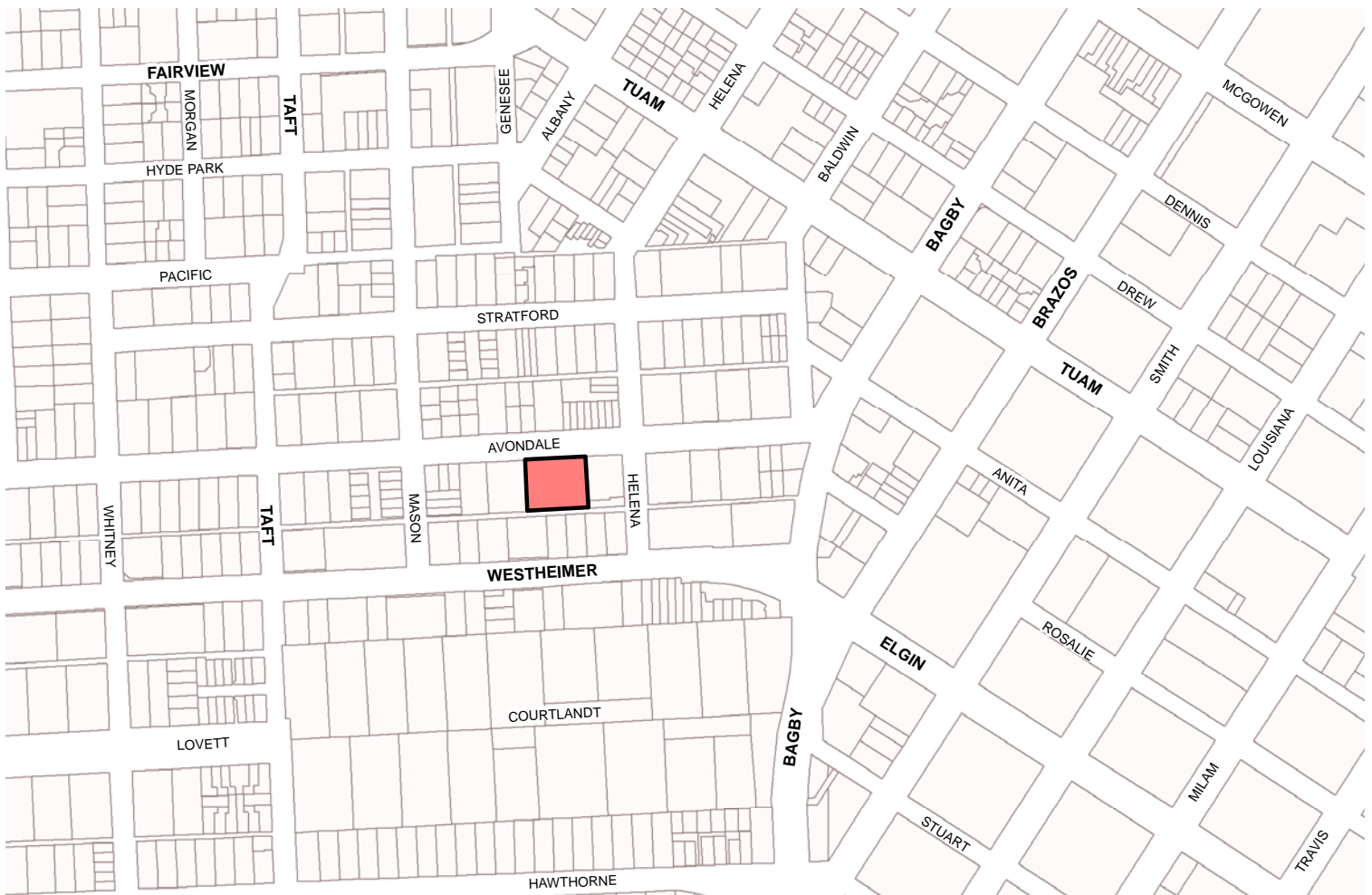
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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Location Map



# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

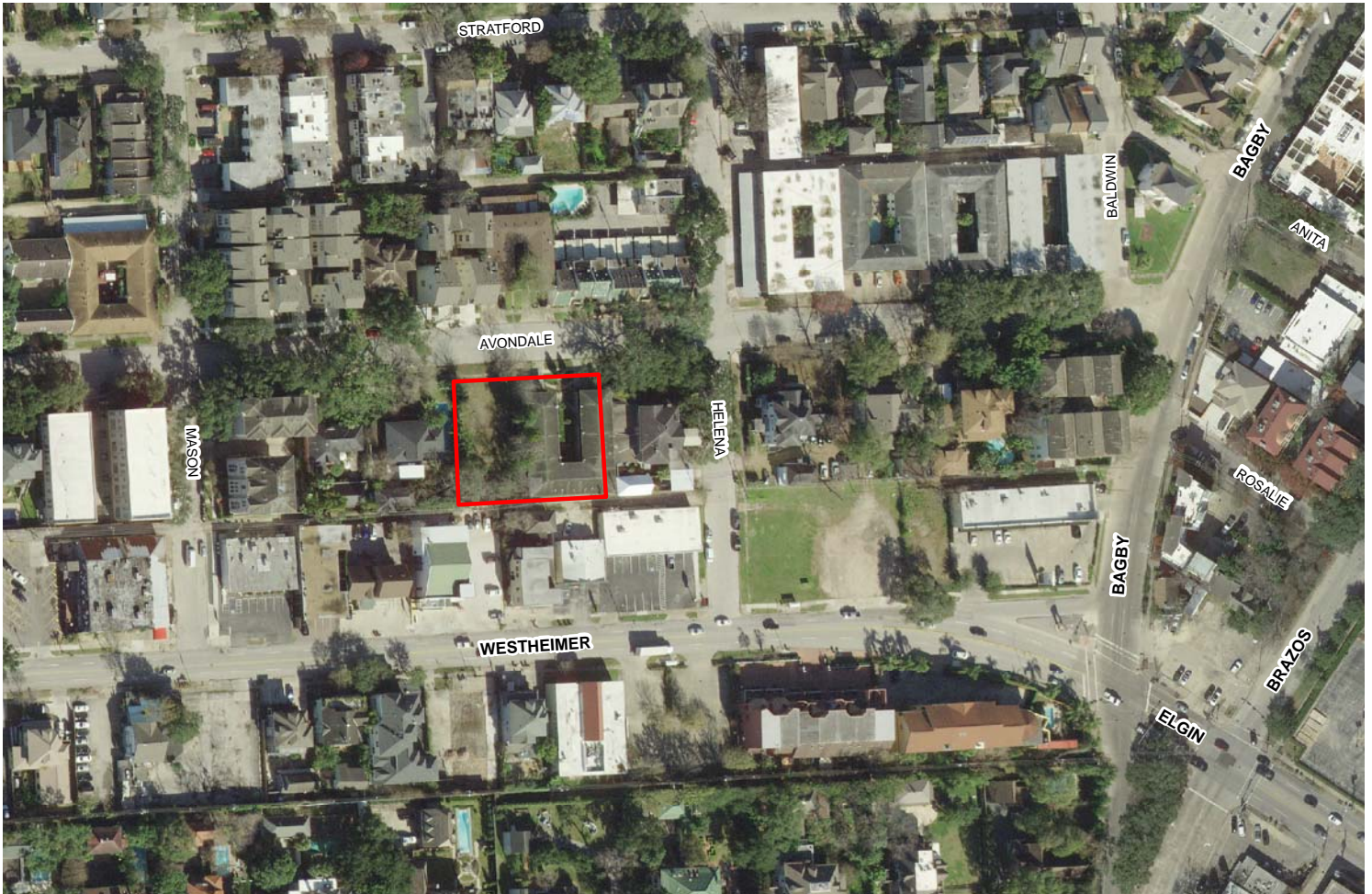
**ITEM: V**

Meeting Date: 10/11/2018

## Houston Planning Commission

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Aerial Map



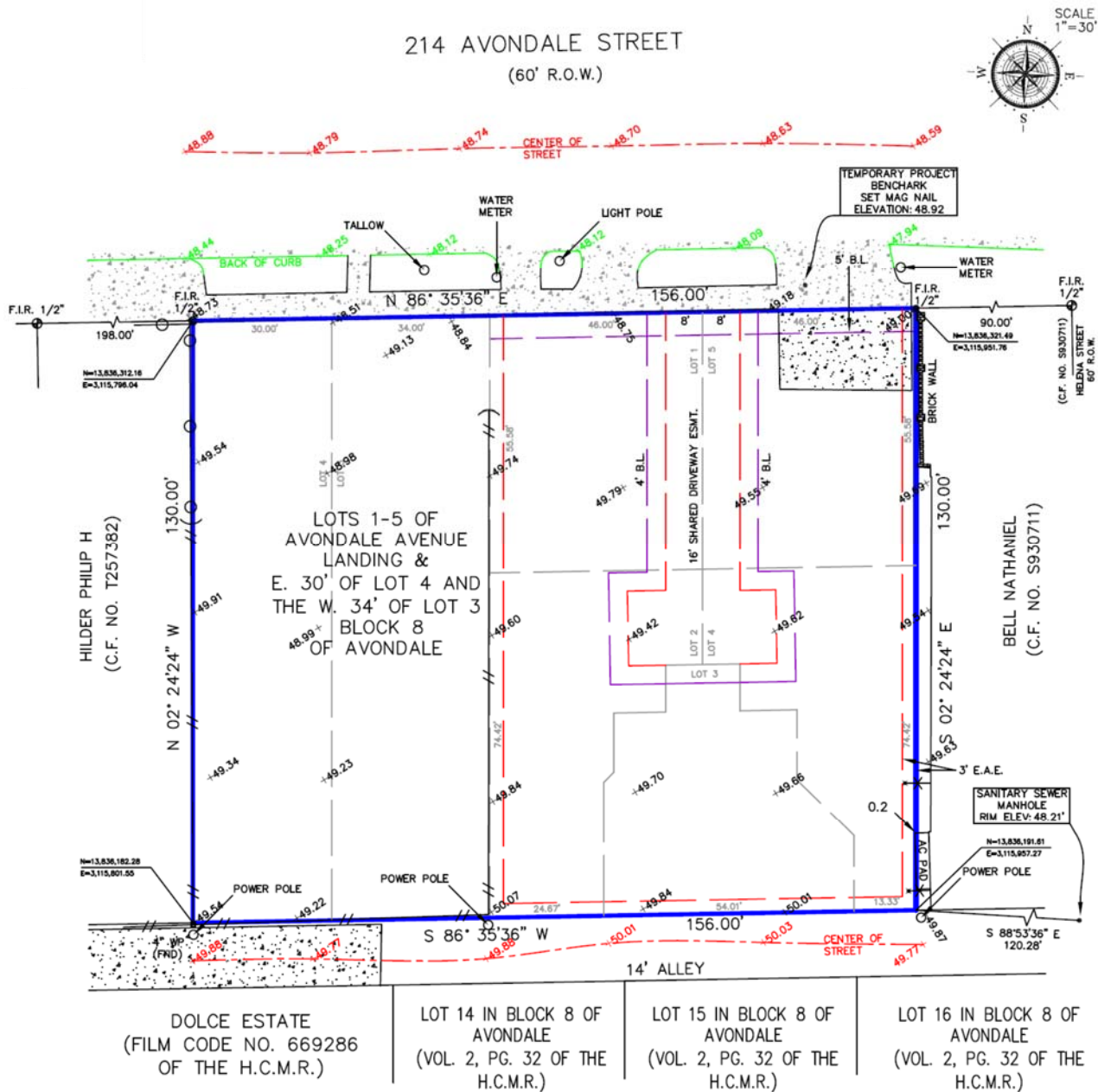
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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

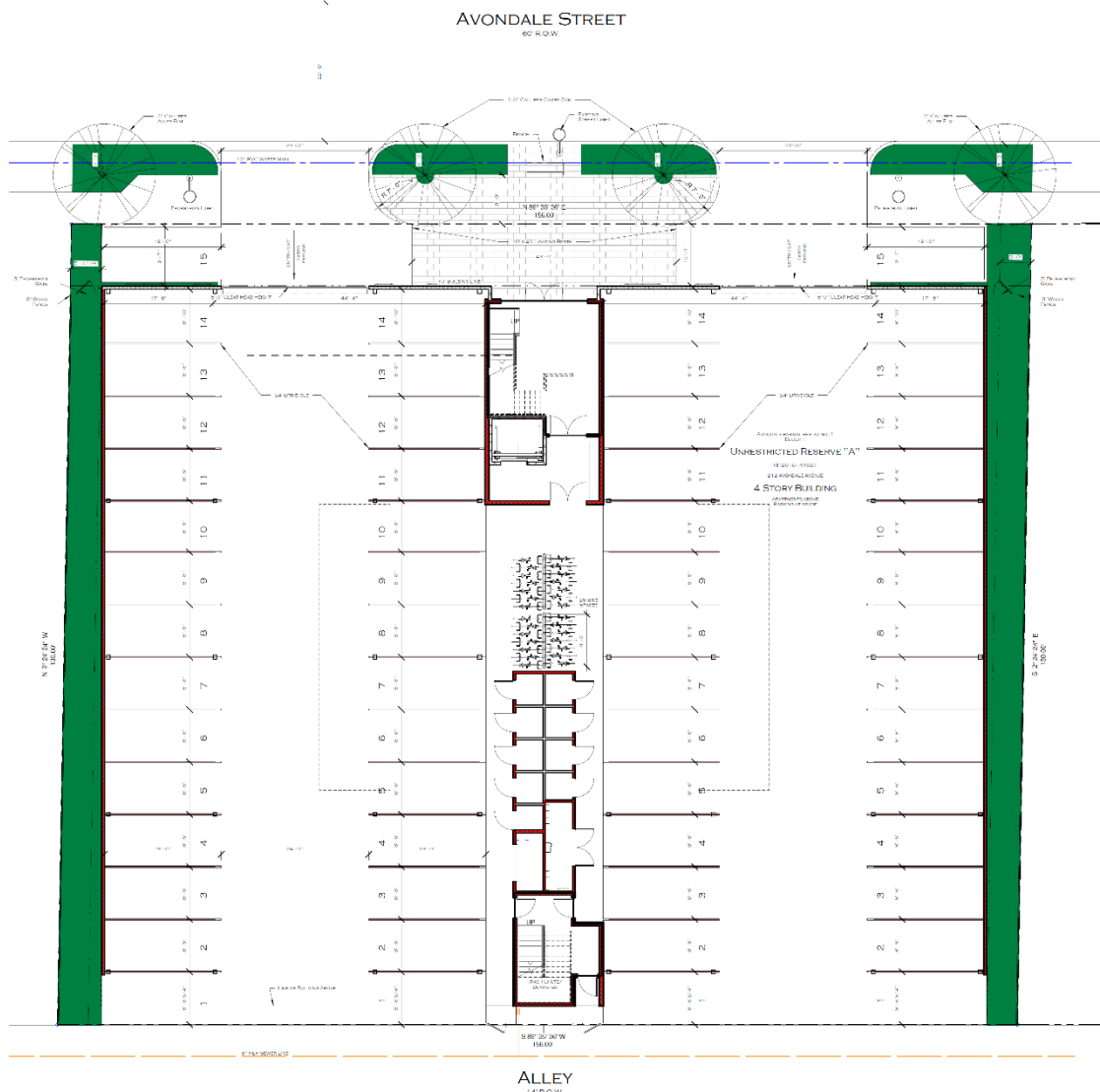
### Survey





## Houston Planning Commission

### Site Plan



# 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

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### 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 58 vehicle spaces and 28 bicycle spaces for a new multi-family development. Staff recommends the Planning Commission defer the application for two weeks per the applicant's request.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** *(SEE ABOVE STAFF EVALUATION)*

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Variance Request Application

An applicant seeking a 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](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY		CONTACT PERSON		PHONE NUMBER		EMAIL ADDRESS	
DR DESIGN GROUP		JOSE A. RODRIGUEZ		832-247-8994		ALEX@DR-DESIGNGROUP.COM	
COUNTY	COUNCIL DISTRICT	ZIP CODE		LAMBERT	KEY MAP	SUPER NEIGHBORHOOD	
Harris	F	77077		4756	488S	WESTHOLLOW	

**HOTEL/MOTEL NAME:** DAYS INN  
**HOTEL/MOTEL ADDRESS:** 13989 WESTHEIMER RD, HOUSTON TX 77077  
**PROPERTY OWNER OF RECORD:** PINTU PATEL  
**OWNER ADDRESS:** 1515 LOUETTA RD, SPRING TX 77388  
**PROJECT PERMIT NUMBER:** 18085524  
**TOTAL ACREAGE:** 0.8034  
**TOTAL NO OF ROOMS:** 51  
**PARKING SPACES PROVIDED:** 53  
**SURVEY/ABSTRACT NO:**  
**SCHOOL DISTRICT:** ALIEF ISD

**NORTH OF:** HOLLOWGREEN DR

**EAST OF:** WEST HOLLOW DR

**SOUTH OF:** WESTHEIMER RD

**WEST OF:** JOEL WHEATON RD

#### PURPOSE OF VARIANCE REQUEST:

28-202- (a)(5) -To allow a hotel with less than 75 rooms to be constructed in a residential area

28-202 (a)(5) -To allow a hotel to have frontage on a residential street

28-202 (a)(2) -To allow a hotel with less than 120 rooms to be closer than 750 feet from two churches and a school.

**CHAPTER 28 REFERENCE(S):** 28-202(a)(2) and 28-202(a)(5)

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** To allow a hotel with less than 75 rooms to be constructed in a residential area

*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](mailto: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

Not applicable

- (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;

Lot is located at the corner of Westheimer Rd. and Westhollow Dr. which are major thoroughfare.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This corner development was designed as all front Commercial/industrial use and the back as Residential.

- (3) The intent and general purposes of this chapter will be preserved and maintained;

There is not HOA or Deed Restrictions

- (4) The granting of the variance will not be injurious to the public health, safety or welfare;

There is already a Motel within the area located at 1,500 LF approximately East of the property over Westheimer.

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

APPLYING VARIANCE FOR RESIDENTIAL ST TO USE FOR ACCESS TO NEW PROPOSE HOTEL. PROPERTIES ADJACENT TO PROPOSE HOTEL SITE ARE COMMERCIAL/INDUSTRIAL BUILDING AS WELL. THERE IS NO HOA OR DEED RESTRICTIONS. THERE IS ALREADY A HOTEL WITHIN THE AREA LOCATED AT 1500 LF APPROX. EAST OF THE PROPERTY OVER WESTHEIMER

*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](mailto: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**

EFFECTIVELY THIS CHAPTER REQUIREMENT IS MAKING IT DIFFICULT TO DEVELOPMENT THIS PROPERTY ALTHOUGH RIGHT NOW IS CLASSIFIED AS INDUSTRIAL USE, SO WE ARE DOWNGRADING THE USE OF THE LOT TO MOTEL USE

- (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;**

NO BECUASE THERE IS ALREADY A HOTEL WITHIN THE AREA LOCATED AT 1500 LF APPROX. EAST OF PROPERTY OVER WESTHEIMER

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

THIS VARIANCE WILL NOT EFFECT OVERALL OF THE RESIDENTIAL AREA, AS THE PROPERTY IS. LOCATED WITHIN 200 LF FROM WESTHEIMER RD ( MIX OF COMMERCIAL AND INDUSTRIAL AREA) AND WESTHOLLOW IS AS WELL A MAJOR THOROUGHFARE

- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

NO BECAUSE IN THERE AREA THERE ARE DIFFRENT COMMERICALBUSINESSES, PLUS OUR CLEINTS WILL BE CORPORATE AND COMMERICAL WORK REALTED DUE TO ENERGY CORRIDOR

## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

GRANTING TO BUILD THE PROPOSE HOTEL WOULD NOT CAUSE ANY NUISANCE TO SURROUNDING RESIDENTS AROUND THE AREA. NOR IT WILL TO DAY CARE, CHURCH OR THE HINDU TEMPLE. WE ALREADY CONTACTED TO DAY CARE SCHOOL AND TEMPLE AND AWAITING REPLY FROM CHURCH, OUT OF THOSE NONE OF THEM HAVE ANY OBJECTION TO BUILD THE PROPOSE 51 ROOMS FRANCHISE HOTEL.

*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](mailto: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**

EFFECTIVELY THIS CHAPTER REQUIREMENT IS MAKING IT DIFFICULT TO DEVELOPMENT THIS PROPERTY DUE TO A DAY CARE, CHURCH AND A HINDU TEMPLE LOCATED WITHIN 750 FEET RADIUS.

- (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;**

NO BECAUSE THERE IS ALREADY A HOTEL WITHIN THE AREA LOCATED AT 1500 LF APPROX. EAST OF PROPERTY OVER WESTHEIMER

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

THIS VARIANCE WILL NOT EFFECT DAY CARE, CHURCH OR THE HINDU TEMPLE AS THEY ARE ALSO SURROUNDED BY MIX OF COMMERCIAL AND INDUSTRIAL BUSINESSES

- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

THE PROPOSE FRANCHISE HOTEL IS GOING TO PROVIDE ACCOMMODATION TO CORPORATE CLIENTS AND WORKERS RELATED TO CONSTRUCTION.

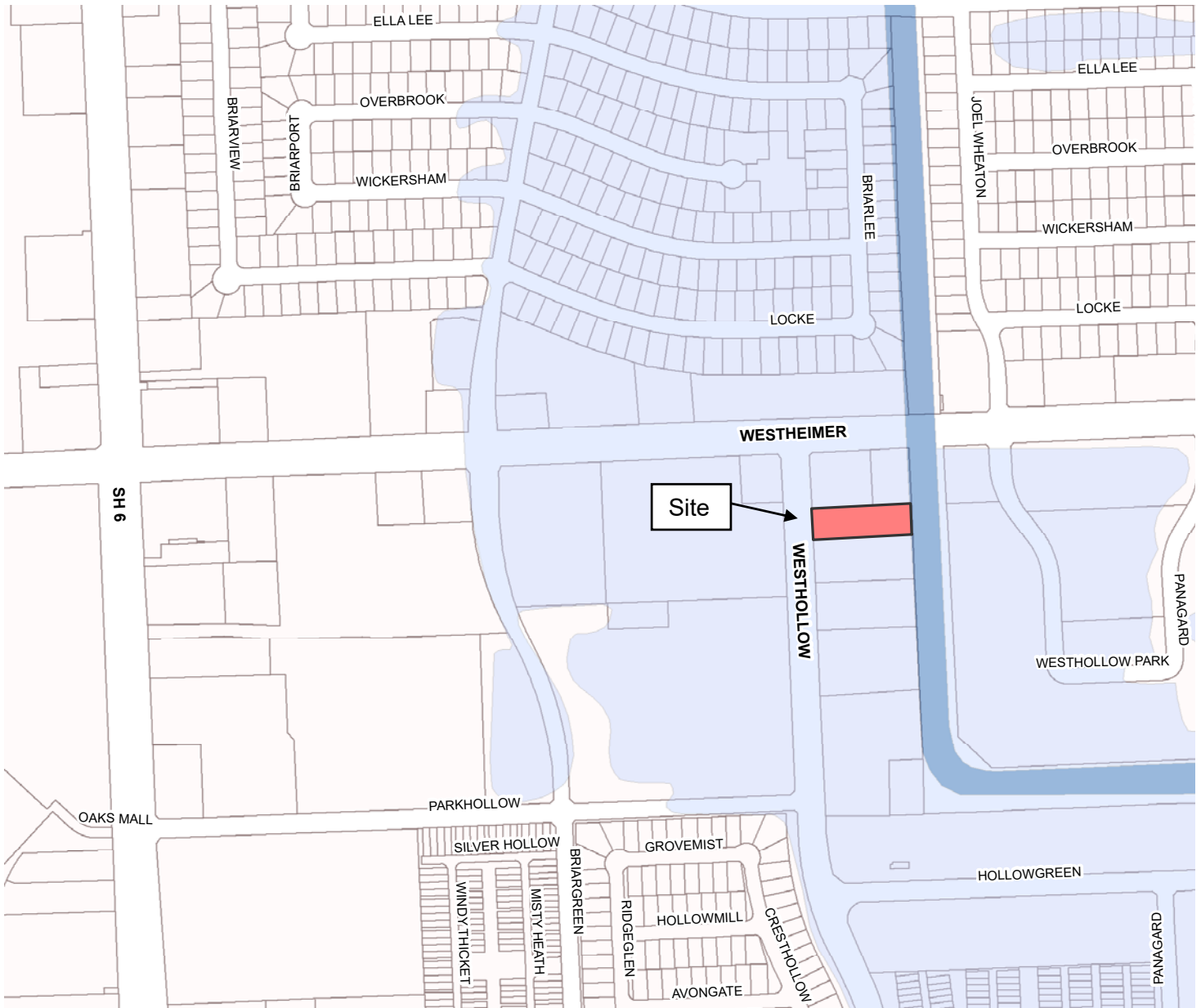
## HOTEL/MOTEL VARIANCE



## Houston Planning Commission

### ITEM: VI

Meeting Date: October 11<sup>th</sup> 2018



## HOTEL/MOTEL VARIANCE

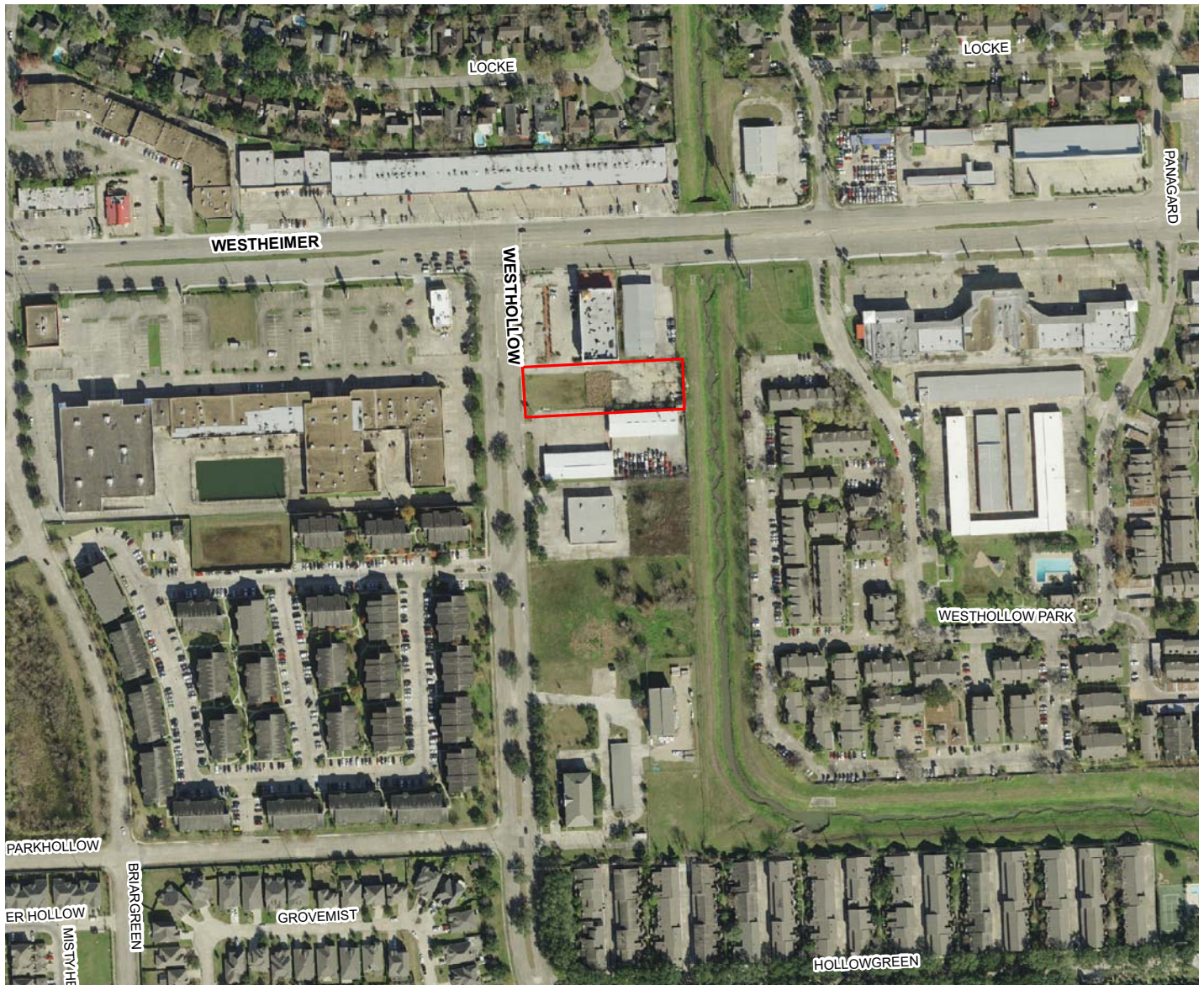


PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: VI

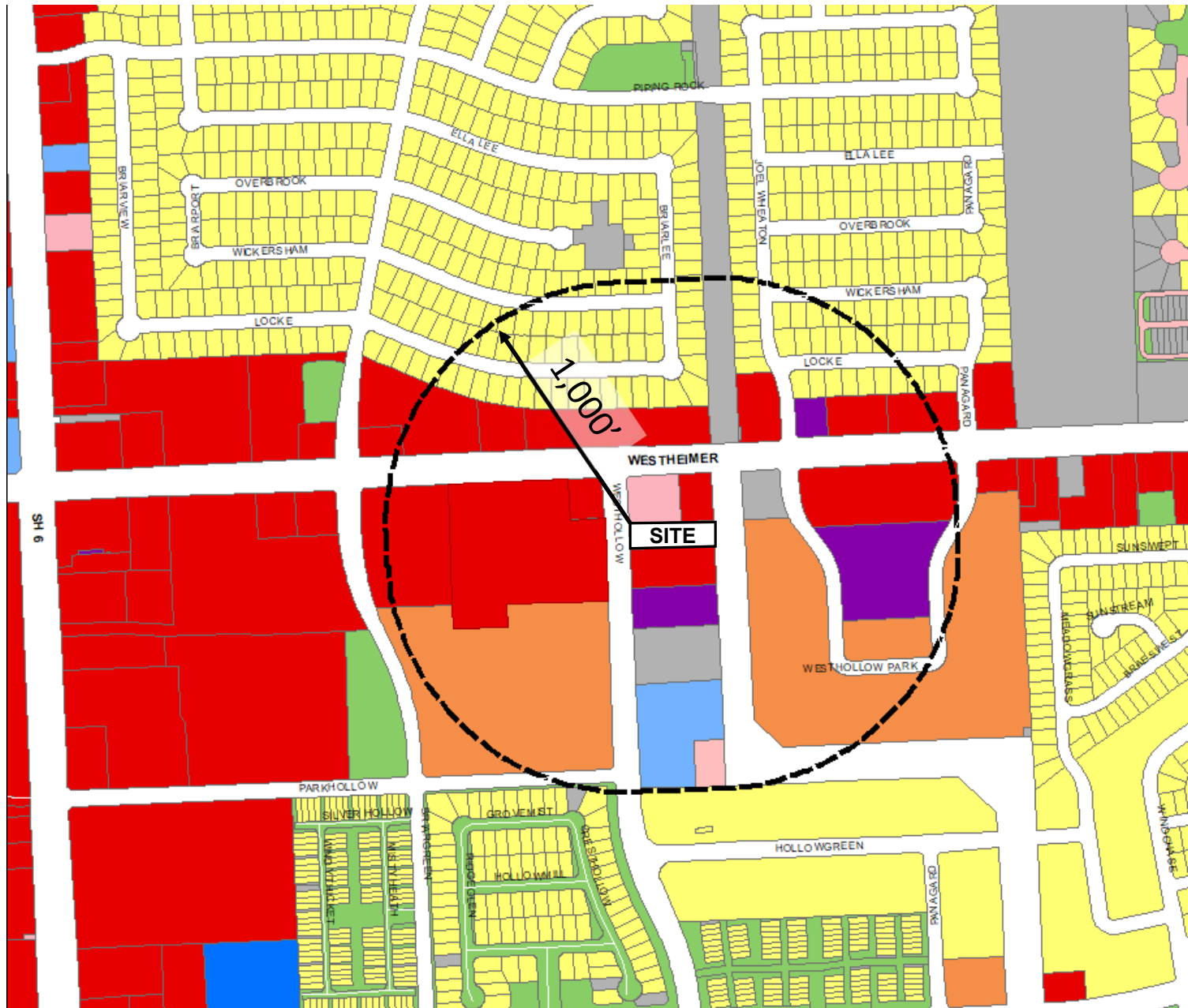
Meeting Date: October 11<sup>th</sup> 2018

# Houston Planning Commission



## HOTEL/MOTEL VARIANCE

## Residential Test Area



101 parcels

78 Lots

3 Multifamily =  
20 acres = 160  
lots

235%  
Residential

- Agriculture Production
- Commercial
- Industrial
- Multi-Family Residential
- Office
- Park & Open Spaces
- Public & Institutional
- Single-Family Residential
- Transportation & Utility
- Undeveloped



# HOUSTON PLANNING COMMISSION

## HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &  
DEVELOPMENT  
DEPARTMENT

### AGENDA ITEM: VI

MEETING DATE: 10/11/2018

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
		77077	4756	488S	City
<b>NORTH OF:</b> Hollowgreen Drive	<b>EAST OF:</b> Westhollow Drive				
<b>SOUTH OF:</b> Westheimer Road	<b>WEST OF:</b> Joel Wheaton Road				

**APPLICANT:** Jose A. Rodriguez  
**ADDRESS:** 13989 Westheimer Road  
**EXISTING USE:** VACANT – CLASSIFIED AS COMMERCIAL  
**PROPOSED USE:** HOTEL/MOTEL  
**HOTEL / MOTEL APPLICATION DATE:** 08/08/2018  
**DIRECTOR DECISION:** Disapprove  
**BASIS OF DECISION:**  
FAILED TO COMPLY WITH SECTION 28-202

**LAND USE CALCULATIONS:** 235% RESIDENTIAL

NON-RESIDENTIAL: N/A

**PRIMARY ENTRANCE LOCATION:** Westhollow Drive

#### PURPOSE OF REQUEST:

28-202- (a)(5) -To allow a hotel with less than 75 rooms to be constructed in a residential area

28-202 (a)(5) -To allow a hotel to have frontage on a residential street

28-202 (a)(2) -To allow a hotel with less than 120 rooms to be closer than 750 feet from two churches and a school.

**BASIC OF REQUEST:** The applicant is proposing to build a Hotel/Motel within a residential area, taking access from a residential street and being located within 750 feet from a school.

#### STAFF RECOMMENDATION: Deny the requested variances.

**BASIS OF RECOMMENDATION:** The site is located along Westhollow Drive South of Westheimer Road. The applicant is proposing a hotel-motel with 51 rooms and requesting three variances. Variance one for residential test area, variance two for residential street and variance three for protective uses. Staff is not in support of the requests. Variance one, residential test area. Because the applicant is proposing less than 76 units a residential test area with a radius of one thousand feet for 51 units is required. The number of parcels within this area is 101. 78 parcels out of the 101 are lots and three are multifamily. For the multifamily tracts we need to convert the acreage to its equivalent in lots by multiplying the total number of acres by 8. This give us an equivalent of 160 lots. That's why the percentage of residential use for this residential test area is 235 percent which is above the 50 percent threshold that is allowed by the ordinance. Variance two, residential street. The properties highlighted in yellow are the residential properties along the street from which the proposed hotel has its main access. The residential properties represent 76 percent which is above the 30 percent allowed by the ordinance. Variance three is about protective uses. The ordinance states that no portion of the tract on which a hotel, other than a hotel with 120 or more units may have frontage on or take access from any street on which a school has frontage, if the hotel tract would be within 750 feet of the school. In this case the proposed hotel doesn't meet that requirement because is 500 feet from the school. The applicant has provided a letter of no objection from the school. However, staff is not in support of this request because of the proximity of the residential area to the proposed site and its proximity to the school. People from the residential area use Westhollow Drive to get to the Shopping Center where the school is located. Therefore, Staff recommends denying the requested variances.

### PLANNING COMMISSION ACTION

**DECISION:** ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

**DATE:** OCTOBER 11, 2018