

HOUSTON PLANNING COMMISSION

AGENDA

NOVEMBER 8, 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
Randall L. Jones
Lester O. King
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

Houston Planning Commission

AGENDA

November 8, 2018

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

Call to Order

Director's Report

Approval of the October 25, 2018 Planning Commission Meeting Minutes

- I. Consideration of adding Ellington Road between SH-3 and I-45 to the Major Thoroughfare and Freeway Plan (Sharon Moses-Burnside)**
- II. 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, Devin Crittle)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Arica Bailey, Chad Miller, Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests (Geoff Butler)
 - f. Reconsiderations of Requirement (Aracely Rodriguez, Geoff Butler, Homero Alegria, Carlos G. Espinoza)
 - g. Extension of Approvals (Homero Alegria)
 - h. Name Changes (Homero Alegria)
 - i. Certificates of Compliance (Homero Alegria)
 - j. Administrative
 - k. Development Plats with Variance Requests (Eric Pietsch)
- III. Establish a public hearing date of December 13, 2018**
 - a. Contemporary West Sec 1 partial replat no 1
 - b. Craig Woods partial replat no 25
 - c. Freeway Manor partial replat no 1
 - d. Grace Landing
 - e. Houstonian Homes on Edgewood
 - f. Linden Lea Sec 2 partial replat no 1
 - g. Neuen Manor partial replat no 12
- IV. Consideration of an Off-Street Parking Variance for property located at 214 Avondale Street (Eric Pietsch)**
- V. Consideration of a Hotel/Motel for Residence Inn located at 402 Columbia (Devin Crittle)**
- VI. Consideration of a Hotel/Motel for Tru by Hilton located at 11090 Katy Freeway (Arica Bailey)**
- 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)

October 25, 2018

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Lydia Mares

Christina Morales

Left at 4:02 p.m. after item #100

Paul R. Nelson

Linda Porras-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

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

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 OCTOBER 11, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 11, 2018 Planning Commission meeting minutes.

Motion: **Tahir**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION AND CONSIDERATION FOR THE EXPANSION OF THE CHAPTER 26 CENTRAL BUSINESS DISTRICT PARKING EXEMPT AREA

Staff recommendation: Approve the consideration for the expansion of the Chapter 26 Central Business District parking exempt area and forward to City Council.

Commission action: Approved the consideration for the expansion of the Chapter 26 Central Business District parking exempt area and forwarded to City Council.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE 2019 PLANNING COMMISSION MEETING DATES

Staff recommendation: Approve the Planning Commission meeting dates for 2019.

Commission action: Approved the Planning Commission meeting dates for 2019.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. PRESENTATION AND CONSIDERATION OF THE 2019 CHAPTER 26 SUBMITTAL DATES

Staff recommendation: Approve the 2019 Chapter 26 submittal dates.

Commission action: Approved the 2019 Chapter 26 submittal dates.

Motion: **Mares**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC HEARING ON THE PROPOSED ADDITION OF ELLINGTON ROAD TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN

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

Speakers: None

V. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)

Staff recommendations for item **84** was modified from Defer to Approve.

Items removed for separate consideration: **24, 28, 39, 54** and **84**.

Staff recommendation: Approve staff's recommendations for items **1 – 90**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 90**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Alleman and Clark recused themselves.

Staff recommendation: Approve staff's recommendations for item(s) **24, 28** and **84**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **24, 28** and **84**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Alleman and Clark returned.

39 Retreat at Westview Terrace C3F Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Aaron Espinoza – undecided.

54 West Lane Annex partial replat no 3 replat no 1 C3F Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Edward Richardson – opposed.

C PUBLIC HEARINGS

91 Archer Place 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: **Mares** Vote: **Unanimous** Abstaining: **None**

92 Colonial Gold 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

93 Grace Landing C3N Withdrawn

94 Hollywood Gardens partial replat no 7 and extension C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Catherine Barchfeld-Alexander and Ted Jose – opposed.

95 Inwood Park Village replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

96 Linden Lea Sec 2 partial replat no 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

97 Live Oak Growing replat no 2 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: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

Speaker(s): Andrew Allemand, applicant – supportive; Jane Janecek, Evalyn Krudy and Pam Earthman – opposed; Arva Howard, Legal Department; Richard Smith, Managing Engineer, Houston Public Works.

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

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

106	partial replat no 1 Houston Ventures Homes at Houston Avenue	C2	Defer
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107	Liberty Heights	C2R	Defer
112	Wellford Square replat no 1	C2R	Defer

Staff recommendation: Defer the application(s) for two weeks per Chapter 42 Planning Standards and per the applicant's request.
Commission action: Deferred the application(s) for two weeks per Chapter 42 Planning Standards and per the applicant's request.
Motion: **Sigler** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

108	Northwest Transit Center partial replat no 1	C2R	Approve
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Rosenberg** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Item(s) #109 and #110 were taken together at this time.

109	Pecan Estates GP	GP	Approve
110	Pecan Estates Sec 1	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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

111	Station Thirty Five Thirty Five	C2R	Approve
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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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Item #112 was taken and acted on earlier in the meeting with item(s) #104, #105, #106, and #107.

**E SPECIAL EXCEPTIONS
 NONE**

Chair Martha L. Stein called on Commissioner Tahir for a point of personal privilege to introduce his intern Maham Qadri.

F RECONSIDERATION OF REQUIREMENTS

Items #113 and #114 were taken together at this time.

113	Katy Manor South GP	GP	Approve
114	Katy Manor South Sec 1	C3P	Approve

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

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

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

115 Ventana Lakes East Sec 2

C3P

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: **Bryant**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

116	Harris County MUD No 1 Water Plant no 4	EOA	Approve
117	Providence Health Center	EOA	Approve
118	Restoration Temple Center	EOA	Approve
119	Royal Brook at Kingwood Sec 20	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

120	24058 Wildwood Road	COC	Approve
121	21953 Kipper Ln	COC	Approve
122	24325 W. Terrace Drive	COC	Approve
123	19889 South Plantation Estates Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items #116-123.

Commission action: Approved staff's recommendation for items #116-123.

Motion: **Bryant**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Item #124 and IX were taken together at this time.

124	3310 Travis Street	DPV	Approve
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**IX. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 3310 TRAVIS STREET**

Staff recommendation: Grant the development plat variance(s) to allow a 0' building line in lieu of the ordinance-required 10' building line along Travis Street, a local street and the off-street parking variance(s) to allow 13 off-street vehicle parking spaces and 2 bicycle racks (8 bicycle spaces) in lieu of the ordinance-required 25 vehicle parking spaces for the proposed office addition subject to the conditions that the applicant provide 6' sidewalks and 3" caliper street trees along Travis and Francis Streets and close the unused vehicular curb cut on Travis Street.

Commission action: Granted the development plat variance(s) to allow a 0' building line in lieu of the ordinance-required 10' building line along Travis Street, a local street and the off-street parking variance(s) to allow 13 off-street vehicle parking spaces and 2 bicycle racks (8 bicycle spaces) in lieu of the ordinance-required 25 vehicle parking spaces for the proposed office addition subject to the

conditions that the applicant provide 6' sidewalks and 3" caliper street trees along Travis and Francis Streets and close the unused vehicular curb cut on Travis Street.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

VI. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 29, 2018 FOR:

- a. Balmoral Sec 6 replat no 1
- b. Benignus Acres replat partial replat no 1 and extension
- c. Craig Woods partial replat no 24
- d. Dell Dale Addition partial replat no 1
- e. Draco Spring Manufacturing Company
- f. First Urban replat no 1
- g. Legends at Gleannloch Sec 1 partial replat no 1
- h. Magnolia Park partial replat no 6
- i. Spring Forest Sec 2 partial replat no 4
- j. Steeple Chase Sec 1 partial replat no 1
- k. Truro Street Landing replat no 1

Staff recommendation: Establish a public hearing date of November 29, 2018 for item(s) VI a-k.

Commission action: Established a public hearing date of November 29, 2018 for item(s) VI a-k.

Motion: **Bryant**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

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

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

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

Motion: **Baldwin**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

VIII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 4305 JACK STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 21 off-street vehicle parking spaces and 3 bicycle racks (12 bicycle spaces) in lieu of the ordinance-required 34 vehicle parking spaces for the proposed Timberline Fitness Studio development.

Commission action: Granted the off-street parking variance(s) to allow 21 off-street vehicle parking spaces and 3 bicycle racks (12 bicycle spaces) in lieu of the ordinance-required 34 vehicle parking spaces for the proposed Timberline Fitness Studio development.

Motion: **Baldwin** Second: **Rosenberg** Vote: **Carries** Opposing: **Porras-Pirtle and Smith**

Item IX was taken earlier with item #124.

X. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR RESIDENCE INN LOCATED AT 402 COLUMBIA

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: **Mares**

Vote: **Unanimous**

Abstaining: **None**

XI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR TRU BY HILTON LOCATED AT 11090 KATY FREEWAY

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: **Victor**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

XII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE BELT JUNCTION CITY SUBDIVISION – MLSA 717

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the Belt Junction City Subdivision, MLSA 717 and forward to City Council with a modified boundary.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Belt Junction City Subdivision, MLSA 717 and forwarded to City Council with a modified boundary.

Motion: **Garza**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Oscar Vega, applicant – supportive.

XIII. EXCUSE THE ABSENCES OF COMMISSIONER NELSON

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

Michael Kramer, Assistant Director made a revision to his Director's Report and stated that the next Walkable Places Committee meeting will be held on November 14 from 4:00 – 6:00 p.m., instead of October 31 date.

**XIV. PUBLIC COMMENT
NONE**

XV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:45 p.m.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Michael Kramer, Secretary

RECOMMENDATION REPORT

U-1: Ellington Bypass

APPLICANT: City of Houston

LAMBERT: 5851, 5951

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 2

DISTRICT: E

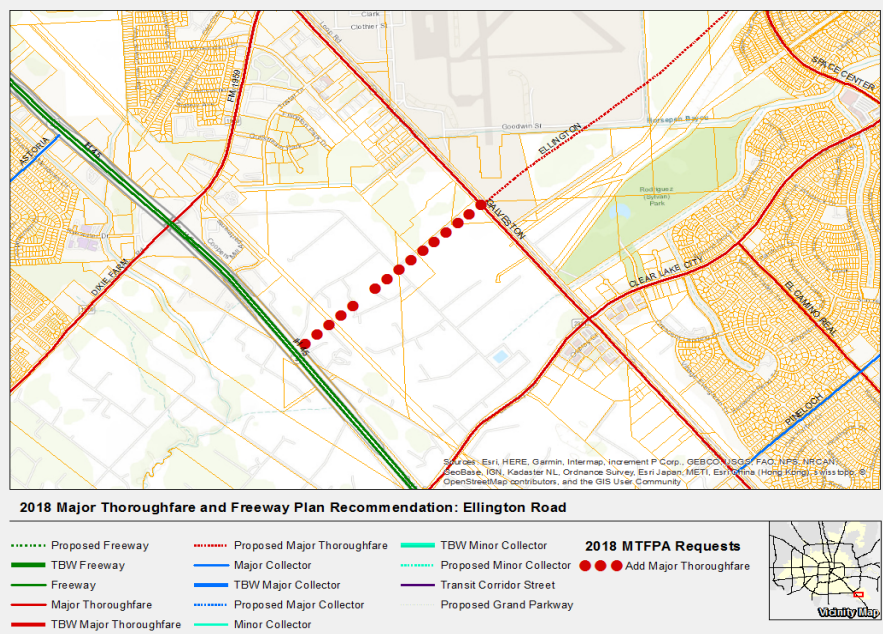
PROPOSAL:

The City of Houston is requesting the addition of Ellington Blvd., from Galveston Road to IH-45, as a major thoroughfare (MJ-4-100) to the Major Thoroughfare and Freeway Plan (MTFP).

APPLICANT'S JUSTIFICATION and HISTORY:

Ellington Bypass, between Old Galveston Road and I-45, is not an existing road and is not on the MTFP. In 2003, a segment of Ellington Bypass, from Space Center Boulevard to Old Galveston Road, was added to the MTFP as a major thoroughfare. The proposed extension of Ellington Bypass, from Old Galveston Road to I45, will require ROW to be obtained.

Approximately 250 acres of undeveloped land surround the southeast Ellington Field property boundary. The City of Houston's request to add Ellington Bypass, from Old Galveston Road to I45, will extend the previously approved segment of Ellington and provide future direct connection between two thoroughfares and a freeway: Space Center Boulevard, Old Galveston Road and IH-45 respectively. This amendment was requested by City of Houston (COH) and Houston Airport Systems (HAS) to reserve sufficient right-of-way (ROW) to accommodate plans for Ellington Airport and the Houston Spaceport.



RECOMMENDATION REPORT

STAFF RECOMMENDATION:

APPROVE the applicant's amendment request to add Ellington Bypass, between Old Galveston Road/ Highway 3 and IH-45, as a four-lane, 100 ft. ROW Major Thoroughfare (MJ-4-100) to the Major Thoroughfare and Freeway Plan (MTFP).

Justification:

City of Houston P&D Staff and Houston Airport Systems support the amendment request to add Ellington Bypass, from Old Galveston Road/ Highway 3 to IH-45 as a four-lane, 100 ft. ROW major thoroughfare (MJ-4-100) to the Major Thoroughfare and Freeway Plan (MTFP). Adding Ellington Bypass, between Highway 3 and IH-45, to the MTFP by extending the alignment will provide east-west mobility between IH-45 and Space Center Boulevard.

In 2015, Ellington Airport was granted a launch license by the Federal Aviation Administration (FAA), making Ellington the 10th commercial spaceport in the country. Both state and federal funding has been invested into the Houston Spaceport including a \$1 million-dollar Economic Development Administration (EDA) grant from the US Department of Commerce. Adding Ellington Bypass to the MTFP reserves the ROW needed in preparation for the planned Houston Spaceport.

STAFF ANALYSIS:

Population & Employment Projections:

A demographic analysis using Houston-Galveston Area Council (HGAC) projections was conducted for the area immediately surrounding the Ellington Bypass MTFP amendment proposal. The population in this area is forecast to grow from a population of 7,423 in 2017 to a projected population of 9,111 by 2040, although the population density will remain low at .66 person per acre. Employment in the area is also projected to increase from 2246 jobs in 2017 to approximately 2427 jobs in 2040. Based on these projections, and the surrounding context, it can be assumed that if development occurs in this area that it will continue to be a primarily industrial area.

RECOMMENDATION REPORT

Year	Population	Population Density (Persons/Acre)	% Change	Jobs	Job Density (Jobs/Acre)	% Change
2017	7423	2.913693		2246	0.881605	
2020	7767	3.048721	4.634245	2250	0.883175	0.178094
2030	7857	3.084048	1.158749	2429	0.953437	7.955556
2040	9111	3.576271	15.96029	2427	0.952652	-0.08234
Change (2017 to 2040)	1688	0.662578	22.74013	181	0.071047	8.058771
COH change (2017 to 2040)	602,311	1.573042	26.59463	542,390	1.416548	30.42957
COH ETJ change (2017 to 2040)	719,215	0.959662	31.7279	308,678	0.411875	45.0631

Source: 2017-2040 Demographic Projections by H-GAC

Data represents population, jobs, and households in 1 Traffic Analysis Zone (TAZ) encompassing the land immediately surrounding the proposed amendment.

Land-Use & Platting Activity:

The area surrounding proposed major thoroughfare Ellington Bypass is a mix of primarily industrial and undeveloped land use. The western area of the proposed segment is comprised of industrial and agricultural production land uses. North of the immediate vicinity of the proposed amendment is Ellington Airport.

In the last five years, platting activity in the amendment area has been very limited. There are no new plats immediately surrounding the amendment alignment. Nearly 1,600 feet north of the amendment area is a 22.9-acre tract that was platted as a restricted reserve in 2017. Other plats in proximity to the amendment area are small, 2.5 - 8 acres, unrestricted reserves.

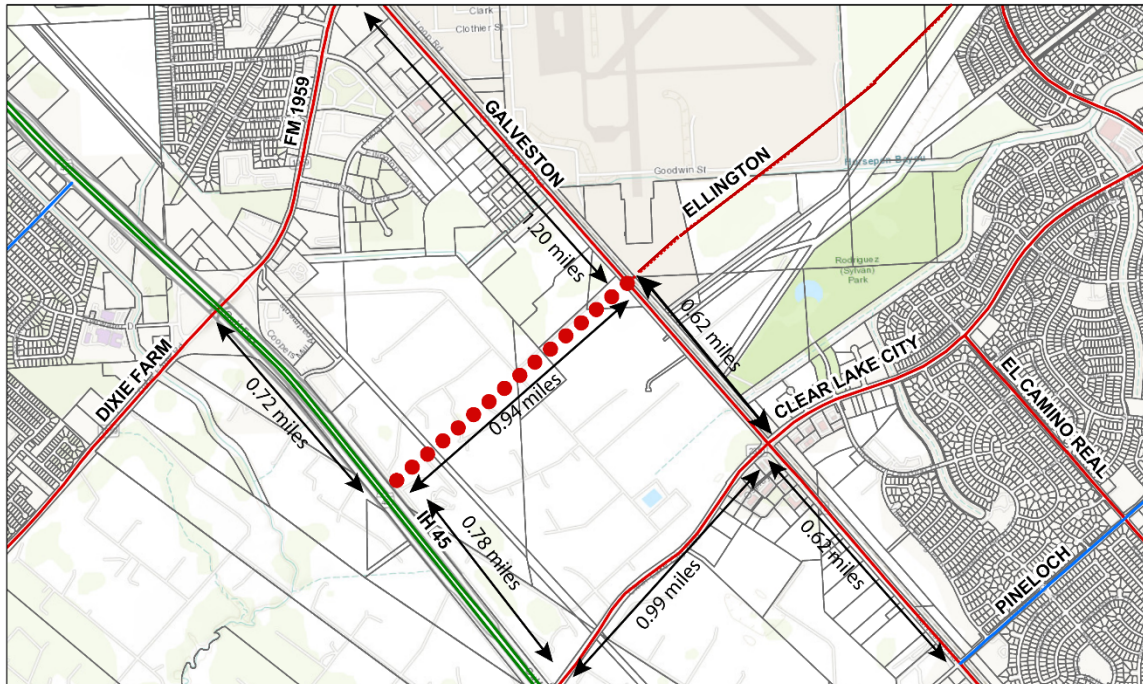
GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Stonebridge Ellington	09/14/17	Restricted Reserve	22.9	0
Drill Site Y	03/06/14	Unrestricted Reserve	2.5	0
Makai	03/02/17	Unrestricted Reserve	8	0

Right-of-Way (ROW) Status:

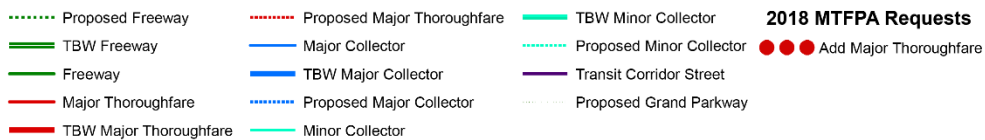
The proposed segment of Ellington Bypass, between Old Galveston Road and IH-45, does not currently exist in this area. Ellington Bypass exists as a major thoroughfare east of the proposed alignment from Space Center Boulevard to Old Galveston Road.

RECOMMENDATION REPORT

Spacing:



2018 Major Thoroughfare and Freeway Plan Recommendation: Ellington Road



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

1	Louetta North Business Park	C3P		Approve the plat subject to the conditions listed
2	Aliana Petit Montessori	C3F		Approve the plat subject to the conditions listed
3	Autozone Store no TX5111	C3P		Approve the plat subject to the conditions listed
4	Balmoral Sec 22	C3P	DEF1	Approve the plat subject to the conditions listed
5	Bridgeland Creek Parkway Street Dedication Sec 7	SP	DEF1	Approve the plat subject to the conditions listed
6	Bridgeland Creek Parkway Street Dedication Sec 8	SP	DEF1	Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 40	C3P		Approve the plat subject to the conditions listed
8	Bridgeland Parkland Village Sec 41	C3P		Approve the plat subject to the conditions listed
9	Camden Cypress Creek	C2		Approve the plat subject to the conditions listed
10	Camillo Lakes Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
11	City Terrace Parkland Estates	C3F	DEF2	Approve the plat subject to the conditions listed
12	Clearcroft	C3F		Approve the plat subject to the conditions listed
13	Cypress Oaks North GP	GP	DEF1	Approve the plat subject to the conditions listed
14	Cypress Oaks North Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
15	Cypress Oaks North Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
16	Dart South	C3F	DEF2	Disapprove
17	Elyson Sec 21	C3P		Approve the plat subject to the conditions listed
18	Estates at Pech Road	C3F		Approve the plat subject to the conditions listed
19	Frassati Way Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
20	Fuchs Tract Champion Forest Baptist Church North Klein	C2		Approve the plat subject to the conditions listed
21	Grand National	C3F		Approve the plat subject to the conditions listed
22	Katy Lakes Sec 3	C3P		Defer for further study and review
23	Kingfield Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
24	KMK Development Office Park	C2	DEF1	Approve the plat subject to the conditions listed
25	Lakes at Creekside Sec 6	C3F		Approve the plat subject to the conditions listed
26	Lakewood Pines Sec 9 partial replat no 1	C3F		Approve the plat subject to the conditions listed
27	Liberty Business Park	C2		Approve the plat subject to the conditions listed
28	Live Oak Growing replat no 2	C3F		Approve the plat subject to the conditions listed
29	Marcello GP	GP		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: November 08, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Martin Street Grove	C3F		Approve the plat subject to the conditions listed
31	Matthews Village Estates amending plat no 1 replat no 1	C3F		Approve the plat subject to the conditions listed
32	McFarland Court partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
33	Miramesa Drive Street Dedication Sec 1 and Reserves	C3P		Defer Additional information reqd
34	Miramesa West Sec 1	C3P		Defer Additional information reqd
35	Miramesa West Sec 2	C3P		Approve the plat subject to the conditions listed
36	Miramesa West Sec 3	C3P		Approve the plat subject to the conditions listed
37	Miramesa West Sec 4	C3P		Approve the plat subject to the conditions listed
38	Morton Creek Ranch Sec 21	C3F		Approve the plat subject to the conditions listed
39	Oaks at Lamar	C2		Approve the plat subject to the conditions listed
40	Offices on North Eldridge	C2		Approve the plat subject to the conditions listed
41	Okasha Development	C2		Defer Chapter 42 planning standards
42	PGSBRVD LLC	C3F		Approve the plat subject to the conditions listed
43	Porter DTP Addition	C3P	DEF2	Approve the plat subject to the conditions listed
44	Providence Place Estates	C3F		Approve the plat subject to the conditions listed
45	Republic Business Center	C2		Approve the plat subject to the conditions listed
46	Rodriguez Place on Fulton	C3P	DEF1	Defer Chapter 42 planning standards
47	Rose Meadow Farms Sec 1	C3F		Approve the plat subject to the conditions listed
48	Schultz Sec 1	C3F		Approve the plat subject to the conditions listed
49	Sylvester Estates	C2		Approve the plat subject to the conditions listed
50	Tealbrook Sec 1 partial replat no 4 and extension	C3F		Approve the plat subject to the conditions listed
51	Telge Ranch Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
52	Villages at Tour 18 Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
53	Wertheim Corner	C2		Approve the plat subject to the conditions listed
54	Westfield Ranch Sec 5	C3P		Approve the plat subject to the conditions listed
55	Wyman Gordon Complex Union Crossing Sec 2	C3P		Approve the plat subject to the conditions listed

B-Replats

56	Airline Green Plaza	C2R		Approve the plat subject to the conditions listed
57	American Fortune	C3R	DEF1	Approve the plat subject to the conditions listed
58	Augusta Place	C2R		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: November 08, 2018**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
59	Avondale on Main	C3R		Approve the plat subject to the conditions listed
60	Barbee Court	C2R		Approve the plat subject to the conditions listed
61	Berthea Street Grove	C2R		Approve the plat subject to the conditions listed
62	Cook Place	C2R		Defer Additional information reqd
63	De Jesus Dream	C2R	DEF2	Disapprove
64	Del Norte Parkview	C3R		Defer for further study and review
65	Feagan Detering Crossing	C2R		Approve the plat subject to the conditions listed
66	Harris County MUD No 504 Drainage Reserve no 2	C2R		Approve the plat subject to the conditions listed
67	Hockley Town Center	C2R		Defer for further study and review
68	Houston Suburban Heights Plaza	C2R		Defer Additional information reqd
69	Houston Tradeport	C2R		Defer Additional information reqd
70	Houstonian Homes on Boundary	C2R		Approve the plat subject to the conditions listed
71	Layne Crossing West	C2R		Defer Chapter 42 planning standards
72	Lower Heights District Addition replat no 1	C2R		Defer Additional information reqd
73	Midtown Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
74	Mirtron AC and Heating replat no 1	C2R		Defer Additional information reqd
75	Moderno Heights Plaza	C2R		Approve the plat subject to the conditions listed
76	Napa Valley	C3R		Approve the plat subject to the conditions listed
77	Nebula Waverly Homes	C2R		Approve the plat subject to the conditions listed
78	Ortegas Properties LLC on Joyce Street	C2R		Approve the plat subject to the conditions listed
79	Pari Investments LLC on Wallisville	C2R		Approve the plat subject to the conditions listed
80	Seaboard Controls replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
81	Stassen Place	C2R		Approve the plat subject to the conditions listed
82	Terry Place Homes	C2R	DEF2	Withdraw
83	Twin Townhomes At Ruthven	C2R		Approve the plat subject to the conditions listed
84	Vera Lou Manors	C2R		Approve the plat subject to the conditions listed
85	Villas on Neyland Street	C2R		Approve the plat subject to the conditions listed
86	White Oak Highline	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

87	Broad Oaks partial replat no 9	C3N		Approve the plat subject to the conditions listed
88	Greenview Manor Sec 2 partial replat no 3	C3N		Approve the plat subject to the conditions listed
89	Grove at Oak Forest Sec 1 partial replat no 1 and extension	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
90	Holly Homes replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
91	Inwood Park Village replat no 1	C3N	DEF1	Withdraw
92	Neuen Manor partial replat no 11	C3N		Approve the plat subject to the conditions listed
93	Newport Sec 6 partial replat no 1 and extension	C3N	DEF1	Withdraw
94	Saint Annes Catholic Church	C3N	DEF2	Withdraw
95	Talia Court Village replat no 1 and extension	C3N		Approve the plat subject to the conditions listed
96	Wessex partial replat no 1	C3N		Defer Applicant request
97	Westheimer Gardens Extension partial replat no 7	C3N		Approve the plat subject to the conditions listed

D-Variances

98	Bridgeland Prairieland Village GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Centre Park Terrace Sec 2	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	East Parker Landing	C3R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	East Polk District	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	Emancipation Heights	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Grand Parkway Phase 2 partial replat no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
104	Houston Ventures Homes at Houston Avenue	C2R	DEF1	Withdraw
105	Miabella	C2R		Defer Applicant request
106	TC Jester Schuler Reserve	C2R		Defer Additional information reqd
107	Wellford Square replat no 1	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

108	Maybrook Village GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

109	Dwell at Lake Houston	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Shady Acres Extension no 3 partial replat no 13	C2R		Defer for further study and review
111	Ventana Lakes East Sec 2	C3P	DEF1	Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
112	Woodland Lakes Sec 3	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

113	Augusta Woods Senior Living	EOA		Approve
114	Frassati Way Street Dedication Sec 2	EOA		Approve
115	Fuchs Tract Klein ISD Fox Elementary School Sec 1	EOA		Approve
116	Fuchs Tract Lift Station	EOA		Approve
117	Katy Freeway Corner	EOA		Approve
118	Kings Lake Estates Sec 9	EOA		Approve
119	Kuykendahl Memorial Baptist Church	EOA		Approve
120	North Eldridge Complex Sec 1	EOA		Approve
121	Spring Business Park	EOA		Approve
122	Springfield Sec 1 partial replat no 1	EOA		Approve

H-Name Changes

None

I-Certification of Compliance

123	20807 Stevens Street	COC		Approve
124	25178 Redbird Ln	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking Variance Requests

IV	214 Avondale Street	PV		Defer
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Hotel/Motel Variance Requests

V	Residence Inn located at 402 Columbia	HMV		Disapprove
VI	Tru by Hilton located at 11090 Katy Freeway	HMV		Defer



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 11/08/2018
Plat Name: Louetta North Business Park
Developer: Texas Mortgage Group, Inc.
Applicant: Provident
App No/Type: 2018-2197 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.3068	Total Reserve Acreage:	7.3068
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 104
County	Zip	Key Map ©	City / ETJ
Harris	77388	292W	ETJ

Conditions and Requirements for Approval

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

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

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

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

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.

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: 1
Action Date: 11/08/2018
Plat Name: Louetta North Business Park
Developer: Texas Mortgage Group, Inc.
Applicant: Provident
App No/Type: 2018-2197 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

UVE should be checked at Budde Cemetery Rd and Louetta Rd.

Limited scope TIA will be required to determine driveway locations and left turn lane storage and number lanes at approach of Teller Blvd at Louetta Road.

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

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



Agenda Item: 2
Action Date: 11/08/2018
Plat Name: Aliana Petit Montessori
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-2192 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.6520	Total Reserve Acreage:	1.6520
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 134 C
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567B	ETJ

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

Fort Bend Engineer: 1) Revise C4 to a 25' cutback or 30' radius
 2) Provide 10' landscape easement along West Airport Blvd
 3) Provide 10' building line along Markdow Drive, following to the ROW line
 4) What is the purpose of the ROW dedication at L2?
 5) This does not constitute a formal review by FBC as not all review comments are provided in this portal
 PWE Utility Analysis: Approve
 City Engineer: 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 11/08/2018
Plat Name: Autozone Store no TX5111
Developer: AutoZone
Applicant: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
App No/Type: 2018-2170 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6090	Total Reserve Acreage:	1.6090
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 96
County	Zip	Key Map ©	City / ETJ
Harris	77073	372H	ETJ

Conditions and Requirements for Approval



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 11/08/2018
Plat Name: Autozone Store no TX5111
Developer: AutoZone
Applicant: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
App No/Type: 2018-2170 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

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

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

127.2. Add CenterPoint note to the plat: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

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

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

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

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

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

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

Add Airport Tier plat notes:

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 11/08/2018
Plat Name: Autozone Store no TX5111
Developer: AutoZone
Applicant: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
App No/Type: 2018-2170 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 372H.

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

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

UVE should be checked for making right turn on red by SB traffic on Imperial Valley Drive onto Rankin Road.
SB Left turn lane will be required on Imperial Valley Drive at driveway in line with existing median opening.

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

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

UVE should be checked for making right turn on red by SB traffic on Imperial Valley Drive onto Rankin Road.
SB Left turn lane will be required on Imperial Valley Drive at driveway in line with existing median opening.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 11/08/2018
Plat Name: Balmoral Sec 22
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2159 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.4500	Total Reserve Acreage:	0.9400
Number of Lots:	73	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	377N	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

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

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

089. A reserve restricted to a lift station site shall have a minimum of 20 feet of frontage on a public street. (192)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 4
Action Date: 11/08/2018
Plat Name: Balmoral Sec 22
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2159 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Greens Road will need to be recorded prior to or simultaneously with this plat

UVE should be checked for making right turn on red by NB traffic on Timber Forest Drive onto Greens Road. UVE should be checked at Kinneskie Drive and future Timber Forest Drive, and at Baronial Castle Drive and Greens Road.

WB left turn lane will be required on Greens Road at Baronial Castle Drive.

Corner ROW radius C2 at Baronial Castle Drive and Greens Road should be 30'.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 11/08/2018
Plat Name: Bridgeland Creek Parkway Street Dedication Sec 7
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2018-1947 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.2760	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	365Q	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.

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.

159. Provide centerline tie.

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

203. Provide complete Recordation Package when submitting plat for 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. Bridgeland Prairieland Village GP must be approved before the streets can be approved and dedicated.
2. Coordinate with Park at Peek Road GP and Bridgeland Prairieland Village GP, concerning street alignments to south (Bee Tree Road).

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 11/08/2018
Plat Name: Bridgeland Creek Parkway Street Dedication Sec 7
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2018-1947 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
Addressing: The existing House Hahl Road and Peek Road do not line up with drawings. The existing House Hahl makes multiple 90 degree turns and runs both vertically and horizontally. A new name will need to be submitted on this plat to differentiate it from the other House Hahl segments. Peek Road is disconnected and much farther south than this drawing. A new name will need to be submitted for that street too.
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 and application should read Bridgeland Creek Parkway street dedication sec 7
Road log name is House and Hahl Road
Maintenance agreement may be needed for ROW over 100 feet in width
140' ROW has been proposed for Bridgeland Creek Pkwy. Roadway should be designed based on standard 100' ROW. Agreement to maintain excess ROW by the developer will be required unless it is utilized for addition of right turn lane. Left turn lane will be required at intersections.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 6
Action Date: 11/08/2018
Plat Name: Bridgeland Creek Parkway Street Dedication Sec 8
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2018-1952 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.9150	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 493
County	Zip	Key Map ©	City / ETJ
Harris	77433	365P	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.

159. Provide centerline tie.

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

203. Provide complete Recordation Package when submitting plat for 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. Bridgeland Prairieland Village GP must be approved before the streets can be approved and dedicated.
2. Bridgeland Creek Parkway Street Dedication Sec 7 must be recorded simultaneously or prior to Bridgeland Creek Parkway Street Dedication Sec 8.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 11/08/2018
Plat Name: Bridgeland Creek Parkway Street Dedication Sec 8
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2018-1952 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 10/23/18:

No comments.

PWE Utility Analysis: Approved

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

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

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

Plat name should be Bridgeland Creek Parkway Street Dedication Sec 8

120' ROW has been proposed for Bridgeland Creek Pkwy. Roadway should be designed based on standard 100' ROW. Agreement to maintain excess ROW by the developer will be required unless it is utilized for addition of right turn lane. Left turn lane will be required at intersections.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 7
Action Date: 11/08/2018
Plat Name: Bridgeland Parkland Village Sec 40
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2018-2207 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.0900	Total Reserve Acreage:	3.2400
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	365Z	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Bridgeland Tuckerton Road Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
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)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 11/08/2018
Plat Name: Bridgeland Parkland Village Sec 40
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2018-2207 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION
AND B.L. IS MISSING

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

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

Check with city about block length along northern plat boundary

Tuckerton Road will need to be recorded prior to or simultaneously with this plat

Easements dedicated by separate instrument will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Caprock Canyons Park Dr and Tuckerton Rd.

Tuckerton Rd should be constructed to Harris County standard before access will be allowed.

EB left turn lane will be required on Tuckerton Rd at Caprock Canyons Park Dr.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 11/08/2018
Plat Name: Bridgeland Parkland Village Sec 41
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2018-2222 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.3400	Total Reserve Acreage:	3.0900
Number of Lots:	75	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

Conditions and Requirements for Approval

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

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

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

052. Bridgeland Parkland Village Sec 34 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)

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 11/08/2018
Plat Name: Bridgeland Parkland Village Sec 41
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2018-2222 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

X, Y coordinates do not match Windrose's for sec 34 plat. Resolve discrepancy before final plat submittal
Sec 34 will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Summer Camp Drive and Westgreen Blvd, at Brazos Bend Park Drive and Summer
Camp Drive, and at Red Buckeye Drive 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: 9
Action Date: 11/08/2018
Plat Name: Camden Cypress Creek
Developer: Fund Cypress II, LLC
Applicant: BGE, Inc.
App No/Type: 2018-2163 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	9.7370	Total Reserve Acreage:	9.7370
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 374
County	Zip	Key Map ©	City / ETJ
Harris	77433	367E	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.
- 203. Provide complete Recordation Package when submitting plat for 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.
 NO BUILDING IS ALLOWED WITHIN ANY PUBLIC UTILITY EASEMENT.

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Check with city if GP is needed because of common interests with Mischer development
 EB left turn lane will be required on Mound Rd at driveway across Aspen Terrace
 Plans and plat will need to be approved by CIP project manager, Joy Ogunnubi before recordation.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 11/08/2018
Plat Name: Camillo Lakes Sec 4
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2018-2149 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	58.1200	Total Reserve Acreage:	11.5700
Number of Lots:	337	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	444H	ETJ

Conditions and Requirements for Approval

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

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

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

052. Camillo Lakes Sec 3 must be recorded prior to or simultaneously with this plat. Marcello GP must be approved, before Camillo Sec 4 is recorded.

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)

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

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)

159. Provide centerline tie.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 11/08/2018
Plat Name: Camillo Lakes Sec 4
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2018-2149 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This 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)
Camillo Lakes Sec 3 will need to be recorded prior to or simultaneously with this plat for second point of access. ALL-WAY Stop Warrant Study should be provided per TMUTCD Section 2B.07 at Lorenzo Glaze Trail and Galileo Way, and at Adriatic Way and Galileo Way.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 11/08/2018
Plat Name: City Terrace Parkland Estates
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2018-1990 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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

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

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

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

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

1. Provide correct Street record information for Paul Quinn St.
2. Legal Description on plat must match title. Replat includes only portions of lots 5, 6 and 7 as per title report.
3. Show All symbols and abbreviations used on plat in the legend.

For Your Information:

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

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

Solid Waste: It is understood that the proposed development will not receive COH garbage collection services.
City Engineer: IT NEED 20' W.L.E. CONNECTED TO 10'X10' F.H.E. AND NEED DRAINAGE PLAN



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 11/08/2018
Plat Name: Clearcrot
Developer: Pulte Homes of Texas L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-2195 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.8330	Total Reserve Acreage:	3.8920
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576R	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 040.3. COS per lot and Summary Table must be shown on the face of the plat (184).
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.
- 073.1. Replat Legal Description should include the legal description of all of the property being replatted with lot no., block no. and correct recorded document information.
203. Provide complete Recordation Package when submitting plat for 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
Harris County Flood Control District: Flood Control review - Show and label Channel A119-06-00 with top of banks on the plat (see uploaded PDF).



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 11/08/2018
Plat Name: Cypress Oaks North GP
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-2077 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	74.4740	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406J	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

143.2. Measure from ROW edge to ROW edge to accurately measure intersection spacing.

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

159. Provide centerline tie.

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

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

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

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

1. Coordinate with Pipeline Company and Harris County Engineering's Office in regards to the crossing of the major thoroughfare.

2. Address radii for Westgreen Boulevard.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 11/08/2018
Plat Name: Cypress Oaks North GP
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-2077 GP

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: Approved
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)
Check with COH about Chapter 42 block length along eastern and western GP boundaries
Limited scope TIA prior to Sec 1 plan approval to document proposed scope and sequence of major thoroughfare construction within GP

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Cypress Oaks North Sec 1
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-2083 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.0200	Total Reserve Acreage:	6.4600
Number of Lots:	133	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	406J	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

1. Coordinate with Pipeline Company and Harris County Engineering's Office in regards to the crossing of the major thoroughfare.

2. Address radii for Westgreen Boulevard.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 11/08/2018
Plat Name: Cypress Oaks North Sec 1
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-2083 C3P

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)
UVE should be checked at Redwood Cypress Drive and Westgreen Blvd, and at Cypress Juniper Drive and Tuckerton Road, if intersection is not removed by redesign.
A cul-de-sac street / lot pattern at NW end of Cypress Juniper Drive at Longenbaugh Road should be considered. Layout proposed will be subject to cut-through traffic avoiding the future signal at the Westgreen Blvd / Longenbaugh Road intersection.
Coordinate with HC Traffic for selection and design of any half-boulevard sections, e.g. northbound vs. southbound lanes of Westgreen Blvd. Construct all pavement within the four corners of the Westgreen Blvd/ Redwood Cypress intersection, with provisions for 100 ft. left turn lanes. Use temporary curb, fill, barricades and striping to provide acceptable interim operation for any half-boulevard operations.
30' Corner ROW radii will be required at Redwood Cypress Drive and Westgreen Blvd, and at Cypress Juniper Drive and Longenbaugh Road if the intersection is not removed with modified design.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 11/08/2018
Plat Name: Cypress Oaks North Sec 2
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-2085 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.4600	Total Reserve Acreage:	4.0049
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	77433	406J	ETJ

Conditions and Requirements for Approval

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

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. Cypress Oaks North Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

1. Coordinate with Pipeline Company and Harris County Engineering's Office in regards to the crossing of the major thoroughfare.

2. Address radii for Westgreen Boulevard

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 11/08/2018
Plat Name: Cypress Oaks North Sec 2
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2018-2085 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Street name is Longenbaugh Road per our road log.
Sec 1 will need to be recorded prior to or simultaneously with this plat
Provide circular corner cut for building line intersections
UVE should be checked for making right turn on red by NB traffic on Westgreen Blvd onto Longenbaugh Road, and by WB traffic on Longenbaugh Road onto Westgreen Blvd.
Traffic should be contacted for the design of the intersection of Westgreen Blvd and Longenbaugh Road. All pavement within four corners of the Westgreen Blvd/Longenbaugh Road intersection should be constructed with provisions for 250' left turn lanes. Temporary curb, fill, barricades and striping should be added to provide acceptable interim operation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018

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:

Disapprove

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)

206. Staff recommendation is disapproval for the following reasons:
Disapprove per Ch. 42 standards.

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16

Action Date: 11/08/2018

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:

Disapprove

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

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: 17
Action Date: 11/08/2018
Plat Name: Elyson Sec 21
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2018-2198 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.4500	Total Reserve Acreage:	9.0796
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:	Harris County MUD 457
County	Zip	Key Map ©	City / ETJ
Harris	77493	405T	ETJ

Conditions and Requirements for Approval

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

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

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

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)

203. Provide complete Recordation Package when submitting plat for 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. Area calculations, reserve information, and all other applicable information will need to be amended with future final plat application.

2. Adjoining detention must be recorded prior to or simultaneously with future adjacent sections.

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 11/08/2018
Plat Name: Elyson Sec 21
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2018-2198 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
City Engineer: DETENTION IS PROVIDED IN THIS SECTION

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)
Curve and line tables are 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: 18
Action Date: 11/08/2018
Plat Name: Estates at Pech Road
Developer: RDZ Holdings
Applicant: PLS
App No/Type: 2018-2196 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0063	Total Reserve Acreage:	1.0000
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451N	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Traffic: 11/06/18:

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

City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 11/08/2018
Plat Name: Frassati Way Street Dedication Sec 1
Developer: Champion Forest Baptist Church
Applicant: LUPHER,LLC
App No/Type: 2018-2206 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9484	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	ETJ

Conditions and Requirements for Approval

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

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

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.

159. Provide centerline tie.

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

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

For Your Information:

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

PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 11/08/2018
Plat Name: Fuchs Tract Champion Forest Baptist Church North Klein
Developer: Champion Forest Baptist Church
Applicant: LUPHER,LLC
App No/Type: 2018-2201 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.7616	Total Reserve Acreage:	14.7616
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	ETJ

Conditions and Requirements for Approval

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

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

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 11/08/2018
Plat Name: Fuchs Tract Champion Forest Baptist Church North Klein
Developer: Champion Forest Baptist Church
Applicant: LUPHER,LLC
App No/Type: 2018-2201 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: Add Frassati Way to plat tracker.

PWE Utility Analysis: Approve

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)

Access is denied from Frassati Way until street dedication plat is recorded

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

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

Traffic impact Analysis (Project Number 1802060143) has been approved

UVE should be checked for making right turn on red by WB traffic on Spring Stuebner Rd onto Frassati Way.

UVE, if required, should be shown on the Plat and approved construction plan (Project Number 1710060102) should be revised to include UVE.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 11/08/2018
Plat Name: Grand National
Developer: Hines
Applicant: Windrose
App No/Type: 2018-2220 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	106.6920	Total Reserve Acreage:	100.2260
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:	West Harris County MUD 21
County	Zip	Key Map ©	City / ETJ
Harris	77064	370X	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

Harris County Flood Control District: Flood Control review - Need to show and label channel E141-00-00 with top of banks, Easements and Fee (see uploaded PDF).
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Coordinate with 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 Westhead Street and Sam Houston Pkwy Service Road, at Grand National Drive and Gessner Road, and at Canal Turn Lane and Fallbrook Drive.
TIA and roadway construction plan (Project Number 1810230018) have not been approved yet.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 11/08/2018
Plat Name: Katy Lakes Sec 3
Developer: LJA Engineering, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-2249 C3P

Staff Recommendation:
 Defer for further study and
 review

Total Acreage:	15.3530	Total Reserve Acreage:	8.5790
Number of Lots:	90	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	405S	ETJ

Conditions and Requirements for Approval

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

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

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

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

1. Verify reason for change of street layout.
2. Submit Katy Lakes Sec 2 for verification of points of access.
3. Continue Timarron Lakes Drive street name from Katy Lakes Sec 1
4. Record Katy Lakes Sec 2 prior to or simultaneously with plat.

For Your Information:

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

City Engineer: DETENTION IS PROVIDED

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Recorded plat calls out Timarron Lakes Drive for N-S street in sec 1. Revise street name.

Addressing: We are showing Thierry Chateau Drive already recorded as Timarron Lakes Drive. Please check.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 11/08/2018
Plat Name: Kingfield Sec 1
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2018-2113 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.1710	Total Reserve Acreage:	1.0370
Number of Lots:	107	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 166
County	Zip	Key Map ©	City / ETJ
Harris	77084	407V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

159. Provide centerline tie.

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 11/08/2018
Plat Name: Kingfield Sec 1
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2018-2113 C3P

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)
Easements outside of plat boundary will need to be recorded prior to plat recordation
Coordinate with HCFCD to determine if any additional drainage easements are required
Plans are to show street extension of Lakeview Haven Drive to connect with existing Lakeview Haven Drive to the north
Kingfield drive will need to be dedicated prior to or simultaneously with this plat
ALL-WAY Stop Warrant Analysis at the intersection of Kingfield Drive and Lakeview Haven Drive per TMUTCD Section 2B.07 should be provided before approval of construction plan.
Radii C1 & C12 at L intersection of Dutton Glover Drive and Franklin View Lane, and Radius C37 at L intersection of Kingfield Haven Drive and Lakeview Haven Drive should be 30' for acute angle.

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



Agenda Item: 24
Action Date: 11/08/2018
Plat Name: KMK Development Office Park
Developer: Allen Perez
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2154 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	10.7300	Total Reserve Acreage:	10.2900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484L	ETJ

Conditions and Requirements for Approval

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

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

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

- 1) Provide the record info for Lakewood Drive.
- 2) Revise plat name to meet naming standard.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 30' ROW dedication from centerline of Lakeview Drive - currently is a 50' prescriptive rights roadway
 2) Provide 25' cutback or 30' radius at the intersection of Westheimer Parkway and Lakeview Road
 3) Provide 10' landscape easement along Westheimer Parkway
 4) Submit FP to FBC for formal review
 5) Submit civil construction plans
 6) This does not constitute a formal review by FBC as not all review comments are provided in this portal

City Engineer: DETENTION IS 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: 25
Action Date: 11/08/2018
Plat Name: Lakes at Creekside Sec 6
Developer: LAKES AT CREEKSIDE, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-2164 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	43.9640	Total Reserve Acreage:	19.7350
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Z	ETJ

Conditions and Requirements for Approval

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

052. Lakes At Creekside Section 5 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: 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)

Sec 5 will need to be recorded prior to or simultaneously with this plat



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 11/08/2018
Plat Name: Lakewood Pines Sec 9 partial replat no 1
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2202 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3300	Total Reserve Acreage:	0.0500
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 422
County	Zip	Key Map ©	City / ETJ
Harris	77044	377T	ETJ

Conditions and Requirements for Approval

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.

159. Provide centerline tie.

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 11/08/2018
Plat Name: Lakewood Pines Sec 9 partial replat no 1
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2202 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 11/08/2018
Plat Name: Liberty Business Park
Developer: Finial Senterra McHard, LLC.
Applicant: Pape-Dawson Engineers
App No/Type: 2018-2208 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.9440	Total Reserve Acreage:	18.9440
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
Fort Bend	77053	611G	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

1. Provide contouring information on the face of the plat by recordation.

2. Add park note per section 42-251

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 8.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 27
Action Date: 11/08/2018
Plat Name: Liberty Business Park
Developer: Finial Senterra McHard, LLC.
Applicant: Pape-Dawson Engineers
App No/Type: 2018-2208 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
Parks and Recreation: add park note per section 42-251

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 8.

City Engineer: DETENTION IS REQUIRED

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 11/08/2018
Plat Name: Live Oak Growing replat no 2
Developer: MTK Enterprises, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2018-2225 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

Include Key Map information on the Vicinity Map it is 493V.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 28
Action Date: 11/08/2018
Plat Name: Live Oak Growing replat no 2
Developer: MTK Enterprises, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2018-2225 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 493V.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 29
Action Date: 11/08/2018
Plat Name: Marcello GP
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2018-2248 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	526.6000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	ETJ

Conditions and Requirements for Approval

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

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

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

056. Sections of a subdivision shall be identified numerically and sequentially.

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)

140. Total number of single-family detached residential units along a cul-de-sac can not exceed 35. Add Detached Residential Lot note to face of plat. (131)

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

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

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

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

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29

Action Date: 11/08/2018

Plat Name: Marcello GP

Developer: Marcello Lakes Ltd.

Applicant: EHRA

App No/Type: 2018-2248 GP

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: Must show the proposed drainage ROW for the extension of HCFCD Unit U101-08-00 through the property as shown on the approved master drainage plan for Marcello Lakes (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)

Improvements within ROW as recommended in TIA (Project Number 1605100152) should be implemented.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Martin Street Grove
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2018-2240 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9993	Total Reserve Acreage:	0.0138
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

Conditions and Requirements for Approval

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: 30
Action Date: 11/08/2018
Plat Name: Martin Street Grove
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2018-2240 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

City Engineer: DETENTION IS REQUIRED, IF THE F.H. IS PRIVATE, NEED CALL OUT. IF THE F.H. AND FIRE LINE IS PUBLIC, IT NEED A 20' W.L.E. CONNECTED TO 10'X10' F.H.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: 31
Action Date: 11/08/2018
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: 2018-2199 C3F

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Correct Key Map information on the Vicinity Map it is 411Z.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 11/08/2018
Plat Name: McFarland Court partial replat no 1 and extension
Developer: 3200 I45, LLC
Applicant: GBI Partners, LP
App No/Type: 2018-2251 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.
203. Provide complete Recordation Package when submitting plat for 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: 11/06/18:

No comments.

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 11/08/2018
Plat Name: Miramesa Drive Street Dedication Sec 1 and Reserves
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2209 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	6.8800	Total Reserve Acreage:	0.1200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

Conditions and Requirements for Approval

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

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

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

1) Verify reverse curves meet the min standard.

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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
PWE Utility Analysis: Approve

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 11/08/2018
Plat Name: Miramesa West Sec 1
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2210 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	33.4200	Total Reserve Acreage:	2.0800
Number of Lots:	130	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	366X	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

Addressing: Spelling different in the plat and plat tracker drawing, Adoin Creek and Ardoin Creek. Please pick one.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 11/08/2018
Plat Name: Miramesa West Sec 2
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2211 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	13.8900	Total Reserve Acreage:	0.1600
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

1)Record Miramesa West Sec 1 prior to or simultaneously with his plat.

2)Record miramesa west street dedication prior to or simultaneously with his plat

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 11/08/2018
Plat Name: Miramesa West Sec 3
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2212 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.2400	Total Reserve Acreage:	0.3200
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

1) record Miramesa Sec 2 prior to or simultaneously with this plat.

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 11/08/2018
Plat Name: Miramesa West Sec 4
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2213 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.5200	Total Reserve Acreage:	0.6900
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)

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

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

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

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

1)record Miramesa Sec 3 prior to or simultaneously with this plat

For Your Information:

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

PWE Utility Analysis: Approve

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Morton Creek Ranch Sec 21
Developer: Woodmere Development Co., LTD.
Applicant: R.G. Miller Engineers
App No/Type: 2018-2189 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.9020	Total Reserve Acreage:	9.6100
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445N	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 11/08/2018
Plat Name: Oaks at Lamar
Developer: Roc Homes
Applicant: Bates Development Consultants
App No/Type: 2018-2243 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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.

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

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

The 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

This will required a high Impact application.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 11/08/2018
Plat Name: Offices on North Eldridge
Developer: DEARCO Investment Group, LP
Applicant: Morales Engineering Associates, LLC
App No/Type: 2018-2228 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4850	Total Reserve Acreage:	1.4850
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:	Faulkey Gully MUD
County	Zip	Key Map ©	City / ETJ
Harris	77377	328R	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.

City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Show and label channel K142-03-00 with top of banks need 50 feet extra for drainage. The ultimate plan is for 152 feet and we only have 50 now (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)
Limited scope TIA will be required to address driveway locations and left turn lane requirements before the review of site development plan.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 11/08/2018
Plat Name: Okasha Development
Developer: Okasha Financials
Applicant: Hussam Ghuneim
App No/Type: 2018-2097 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.8330	Total Reserve Acreage:	1.8330
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	372H	ETJ

Conditions and Requirements for Approval

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.

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

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

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

190.3. Add 'Patrick Walsh, P.E. ' as Secretary in the Planning Commission certificate.

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

Id proposed land use

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 41
Action Date: 11/08/2018
Plat Name: Okasha Development
Developer: Okasha Financials
Applicant: Hussam Ghuneim
App No/Type: 2018-2097 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

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

Harris County Flood Control District: Flood Control review - Vicinity Map location does not match plat location please correct and include Key Map information, it is 372H.

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 11/08/2018
Plat Name: PGSBRVD LLC
Developer: PGSBRVD
Applicant: RP & Associates
App No/Type: 2018-2179 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.6370	Total Reserve Acreage:	8.1886
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	77493	404X	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: Approved
City Engineer: 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 . For drainage analysis related questions, please email civildevel@hcpid.org .

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 11/08/2018
Plat Name: Porter DTP Addition
Developer: GBT Realty
Applicant: John Cowan and Associates
App No/Type: 2018-1913 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

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

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

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

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

190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.

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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 11/08/2018
Plat Name: Providence Place Estates
Developer: Fisher Arnold
Applicant: Ally General Solutions, LLC
App No/Type: 2018-2242 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.5751	Total Reserve Acreage:	2.6120
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 86
County	Zip	Key Map ©	City / ETJ
Harris	77090	332N	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Construction plan (Project Number 1708100107) 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: 45
Action Date: 11/08/2018
Plat Name: Republic Business Center
Developer: National Property Holdings
Applicant: Windrose
App No/Type: 2018-2215 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	156.0249	Total Reserve Acreage:	156.0249
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	369R	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.

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

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

Address all stub streets (Rockland Drive, Beeville Drive, Palmerton Drive, Spanish Mill Road) and excessive intersection spacing east/west and north/south intersection spacing

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 45
Action Date: 11/08/2018
Plat Name: Republic Business Center
Developer: National Property Holdings
Applicant: Windrose
App No/Type: 2018-2215 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: - No HCFCF comment

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)

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

Verify that private easement and drainage easement have been abandoned

Add "Access Denied" at stubs of Palmerton Drive, Rockland Drive, Spanish Mill Drive and Beeville Drive

"Sec 1" may need to be added to plat 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: 46
Action Date: 11/08/2018
Plat Name: Rodriguez Place on Fulton
Developer: rodriguez landholdings
Applicant: Replat Specialists
App No/Type: 2018-1984 C3P

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	1.5229	Total Reserve Acreage:	0.4015
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	2	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	77022	453F	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

provide additional parking table
Lots 14 and 15 cannot take access to Fulton Street, submit revised drawing

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 11/08/2018
Plat Name: Rodriguez Place on Fulton
Developer: rodriguez landholdings
Applicant: Replat Specialists
App No/Type: 2018-1984 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Parks and Recreation:

- To be corrected on the general notes on face of plat: This property(s) is located in Park Sector number 2.

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 (15 units) of dwelling units.

PWE Traffic: 10/23/18:

Guest parking can be accommodated along the curb line that is adjacent to the open space reserves along the 28' P.A.E.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: NEED W.M.E..

Addressing: Place and Street are both street types and you cannot have 2 in the same name. Please submit a new name and add to plat tracker.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 11/08/2018
Plat Name: Rose Meadow Farms Sec 1
Developer: RAUSCH COLEMAN HOUSTON, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2018-2169 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	18.9740	Total Reserve Acreage:	3.2220
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286R	ETJ

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.

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

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

For Your Information:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 11/08/2018
Plat Name: Schultz Sec 1
Developer: Lennar Homes of Texas and Construction, LTD.
Applicant: Costello, Inc.
App No/Type: 2018-2239 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.9900	Total Reserve Acreage:	7.0424
Number of Lots:	57	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

Conditions and Requirements for Approval

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

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

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)

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: 48

Action Date: 11/08/2018

Plat Name: Schultz Sec 1

Developer: Lennar Homes of Texas and Construction, LTD.

Applicant: Costello, Inc.

App No/Type: 2018-2239 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: DETENTION IS REQUIRED

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

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

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

Easements dedicated by separate instrument will need to be recorded prior to or simultaneously with this plat UVE should be checked at Evening Sundown Drive and Becker Road, and at Last Bend Drive and Becker Road

SB left turn lane will be required on Becker Road at Evening Sundown Drive, and at Last Bend Drive.

Corner ROW radius at intersections with Becker Road should be 30'.

Limited scope TIA will be needed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Sylvester Estates
Developer: Nava Construction
Applicant: PLS
App No/Type: 2018-2214 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4747	Total Reserve Acreage:	0.0229
Number of Lots:	8	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.

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: 11/7/18:

Available street width requires restriction on both sides, and thus parking can not be accommodated on-street.

The plat must include on-site parking 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

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 11/08/2018
Plat Name: Tealbrook Sec 1 partial replat no 4 and extension
Developer: na
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-2238 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9750	Total Reserve Acreage:	1.9750
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406Q	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.

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)

Coordinate with HCFCD to determine if there are any additional drainage easements to be dedicated by plat. Provide INO letter at recordation

Documentation of TXDOT driveway approval should be submitted with site plans. Dinner Creek railing, driveway grades and sight distances in design of driveways 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: 51
Action Date: 11/08/2018
Plat Name: Telge Ranch Sec 4
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2018-2081 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.8710	Total Reserve Acreage:	2.7640
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328N	ETJ

Conditions and Requirements for Approval

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

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

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)

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: 51
Action Date: 11/08/2018
Plat Name: Telge Ranch Sec 4
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2018-2081 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Addressing: Northern Cardinal is a duplicate street name. Please choose a new name.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Plat will need to be approved by CIP project manager Carlos Perez prior to recordation
SB left turn lane will be required on Telge Road at Rocchi Road. Telge Road CIP Project Manager, Carlos Perez (713-274-3942), should be contacted for participation, if desired, with Harris County's Project. and for obtaining written approval of ROW dedication at the intersection of Telge Road and Rocchi Road.
Traffic should be contacted for design of Rocchi Road prior to submitting construction plans.
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 will need to be approved by CIP project manager Carlos Perez prior to recordation
SB left turn lane will be required on Telge Road at Rocchi Road. Telge Road CIP Project Manager, Carlos Perez (713-274-3942), should be contacted for participation, if desired, with Harris County's Project. and for obtaining written approval of ROW dedication at the intersection of Telge Road and Rocchi Road.
Traffic should be contacted for design of Rocchi Road prior to submitting construction plans.
Radius C13 thru C16 along Rocchi Road should be minimum of 1146' for lane shift for 45 MPH design speed roadway.
Agreement is being made between Harris County and NWRWA for dedication of 25 feet of ROW and 10 foot NWRWA easement. ROW dedication is to be revised for final plat approval submitting construction plans.
Radius C13 thru C16 along Rocchi Road should be minimum of 1146' for lane shift for 45 MPH design speed roadway.
County requests plat to be deferred for further study and review.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 11/08/2018
Plat Name: Villages at Tour 18 Sec 3
Developer: KB Homes Lonestar, Inc., A Texas Corporation
Applicant: EHRA
App No/Type: 2018-2114 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.9600	Total Reserve Acreage:	0.7675
Number of Lots:	50	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 278
County	Zip	Key Map ©	City / ETJ
Harris	77338	376C	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

159. Provide centerline tie.

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

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

Provide ownership information identifying Tour 18 Golf LLC as the property owner of adjacent areas as indicated on the marked file copy.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 11/08/2018
Plat Name: Villages at Tour 18 Sec 3
Developer: KB Homes Lonestar, Inc., A Texas Corporation
Applicant: EHRA
App No/Type: 2018-2114 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)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 11/08/2018
Plat Name: Wertheim Corner
Developer: The Amended and Restated Thomas Wertheim Trust
Applicant: Hovis Surveying Company Inc.
App No/Type: 2018-2244 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.5373	Total Reserve Acreage:	0.5373
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:	Bridgestone MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	290L	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)
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.

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)
 Construction plan (Project Number 1810150035) has not been approved.
 LTL on Spring Stuebner for construction plans
 TxDOT driveway docs along SH 99



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 11/08/2018
Plat Name: Westfield Ranch Sec 5
Developer: Woodmere Development Co., LTD
Applicant: Pape-Dawson Engineers
App No/Type: 2018-2203 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.9400	Total Reserve Acreage:	0.2090
Number of Lots:	74	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	446F	ETJ

Conditions and Requirements for Approval

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

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

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

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

159. Provide centerline tie.

For Your Information:

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

Addressing: Alec is a soundalike street. Please choose a new name.

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. ALL-WAY Stop Warrant Study should be provided per TMUTCD Section 2B.07 at Close Wood Way and Elm Tree Dale Drive, and at Open Glen Trail and Broad Oak Tree Street. Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 11/08/2018
Plat Name: Wyman Gordon Complex Union Crossing Sec 2
Developer: Union Crossing Development
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2018-2188 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	104.0750	Total Reserve Acreage:	94.5520
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	77095	367Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
148. Change street name(s) as indicated on the marked file copy. (133-134)
159. Provide centerline tie.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 11/08/2018
Plat Name: Wyman Gordon Complex Union Crossing Sec 2
Developer: Union Crossing Development
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2018-2188 C3P

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)

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

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

UVE should be checked at Wyman Gordon Drive and Tuckerton Road.

TIA should be d. It should address, but not limited to, (1) operations at Wyman Gordon Drive and Tuckerton Road, and at Northwest Lake Drive and Telge Road based on added developments, (2) a new traffic path for drivers diverting away from the Telge Road and Tuckerton Road intersection, (3) sight distances, (4) LTL requirements and (5) TSWA at both locations.

Special requirements for the proposed railroad crossing. Confirm applicable design considerations and required improvements with HC Traffic and Public Review prior to submitting plans.

20'x20' ROW cutback is required at Wyman Gordon Drive and Tuckerton Road.

EB left turn lane will be required on Tuckerton Road at Wyman Gordon Drive.

Wyman Gordon Drive should be realigned to have C/L tie with the street across to south side of Tuckerton Road.

Addressing: Wyman Gordon Drive makes two 90 degree turns. Needs to be split into 3 segments.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Airline Green Plaza
Developer: BM Design
Applicant: BM DESIGN LLC
App No/Type: 2018-2023 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4247	Total Reserve Acreage:	0.4247
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: American Fortune
Developer: SUNNING L CUBE GROUP, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2018-2101 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.9548	Total Reserve Acreage:	1.8603
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 243
County	Zip	Key Map ©	City / ETJ
Harris	77083	528F	ETJ

Conditions and Requirements for Approval

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

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

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

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

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)

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)

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

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

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

1. Dedicate Reserve "G" to Drainage on Reserve table and provide total reserve acreage.
2. Provide Private water note, or WLE.
3. Show 5' Building line.
4. Coordinate with Harris County Engineer regarding agency 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 11/08/2018
Plat Name: American Fortune
Developer: SUNNING L CUBE GROUP, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2018-2101 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Check with city if Splendor is a duplication of Splendora Drive
Width of street should be 60 feet to match Eldridge Valley
UVE should be checked at Peony Grove Lane (pvt) and Metro Blvd.
Change Peony Grove Lane to Good Fortune Lane for consistency

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Augusta Place
Developer: Nixon properties
Applicant: RP & Associates
App No/Type: 2018-2181 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

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.

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: 58

Action Date: 11/08/2018

Plat Name: Augusta Place

Developer: Nixon properties

Applicant: RP & Associates

App No/Type: 2018-2181 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Traffic: 11/06/18:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 59
Action Date: 11/08/2018
Plat Name: Avondale on Main
Developer: Pulte Homes of Texas, LP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2247 C3R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	11.7700	Total Reserve Acreage:	1.1380
Number of Lots:	145	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	77054	532T	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.

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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)

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

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)

093.1. Add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.' In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.

105. Private street dead-end does not comply with requirements. Reference Private Street Dead-end requirements. (232)

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 11/08/2018
Plat Name: Avondale on Main
Developer: Pulte Homes of Texas, LP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2247 C3R

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

This will required a high Impact application.

City Engineer: NEED A 15' x 25 W.M.E. AND DETENTION IS REQUIRED

Addressing: Perliss is a soundalike with Peerless. Please choose a new street name. Emerson Bend Lane on the plat and Emerson Bend Drive in plat tracker. Is Harmon Smith a person's name? If so, he/she must be a deceased national figure to be used.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Barbee Court
Developer: Cornerstone Texas Property, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2018-2230 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0860	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

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

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

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

Provide complete ordinance notes for Transit Corridor Development on the face of the plat:

"A building line requirement of 5' is required along Barbee Street, unless a pedestrian realm plan is submitted for site plan review. The pedestrian realm shall comply with 42-402 and 42-403, Transit corridor street and type A street pedestrian access standards, which may be d from time to time."

**

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: 60

Action Date: 11/08/2018

Plat Name: Barbee Court

Developer: Cornerstone Texas Property, Inc

Applicant: Owens Management Systems, LLC

App No/Type: 2018-2230 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

Harris County Flood Control District: Flood Control review - Correct Key Map information on the Vicinity Map it is 493Y.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 61
Action Date: 11/08/2018
Plat Name: Berthea Street Grove
Developer: Gotham Development, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2018-2227 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:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493W	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.

134.13. Add to general notes on face of plat: This property(s) is located in Park Sector number 13.

203. Provide complete Recordation Package when submitting plat for 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

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%



Agenda Item: 62
Action Date: 11/08/2018
Plat Name: Cook Place
Developer: Mega center Heights
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2018-2111 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	4.3169	Total Reserve Acreage:	4.3169
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	453K	City

Conditions and Requirements for Approval

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

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

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.

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)

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

1. Legal Description on CPL and title must match. Legal description on both documents are insufficient and mention property that is not part of plat.
2. Add 10' BL to frontage on Red Haw and Johnston and add denied access note for those ROWs.
3. 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62

Action Date: 11/08/2018

Plat Name: Cook Place

Developer: Mega center Heights

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2018-2111 C2R

Staff Recommendation:

Defer Additional
information reqd

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

Parks and Recreation: add additional park note per section 42-251
2) This property(s) is located in Park Sector number 1.

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

Harris County Flood Control District: Flood Control review - Show accurately the HCFCD ROW. Label properly with lines showing the extent of the ROW. Show the Channel top of banks on the plat (see uploaded PDF).

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 11/08/2018
Plat Name: De Jesus Dream
Developer: Carlos De Jesus Gonzalez
Applicant: Pioneer Engineering, LLC
App No/Type: 2018-2033 C2R

Staff Recommendation:
 Disapprove

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)

206. Staff recommendation is disapproval for the following reasons: violates separately filed deed restrictions.

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.

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

City Engineer: DETENTION IS REQUIRED

Fort Bend Engineer: This project lies within Houston and Harris County, therefore Fort Bend County has no review jurisdiction.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 11/08/2018
Plat Name: Del Norte Parkview
Developer: Boyya Investments, Inc.
Applicant: The Interfield Group
App No/Type: 2018-2176 C3R

Staff Recommendation:
 Defer for further study and
 review

Total Acreage:	1.9840	Total Reserve Acreage:	0.1170
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

Conditions and Requirements for Approval

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

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

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

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)

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)

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

1. Plat name does not meet plat name requirements. Plat name must be changed.
2. Deeny Drive is a sound-alike street. Street Name must be changed.
3. Dan Lane is a duplicate Street. Street Name must be changed.
4. Dimension Paul Quinn ROW and include existing survey to verify measurements.
5. Solid waste plan must show 5' sidewalk and does not appear to meet criteria so the Solid Waste note must state plat is not eligible.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64

Action Date: 11/08/2018

Plat Name: Del Norte Parkview

Developer: Boyya Investments, Inc.

Applicant: The Interfield Group

App No/Type: 2018-2176 C3R

Staff Recommendation:

Defer for further study and review

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

Addressing: Both street names are soundalikes. Please submit two new street names.
City Engineer: DETENTION IS REQUIRED AND NEED DRAINAGE PLAN

Solid Waste: The proposed development does not meet the minimum frontage requirement described in Chapt 39-63 of the COH municipal code of ordinances and, therefore, does not qualify for COH garbage collection services.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 11/08/2018
Plat Name: Feagan Detering Crossing
Developer: Mesken Development
Applicant: Total Surveyors, Inc.
App No/Type: 2018-2216 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1776	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492L	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 11/08/2018
Plat Name: Harris County MUD No 504 Drainage Reserve no 2
Developer: LH Groves LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2018-2190 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	18.2000	Total Reserve Acreage:	18.2000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 504
County	Zip	Key Map ©	City / ETJ
Harris	77346	377P	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.

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 11/08/2018
Plat Name: Hockley Town Center
Developer: Cisneros Design Studio
Applicant: K. Chen Engineering
App No/Type: 2018-2167 C2R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	1.7210	Total Reserve Acreage:	1.7210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324E	City/ETJ

Conditions and Requirements for Approval

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

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

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

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

1. Recommend deferral, per Harris County Engineer's office.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 67
Action Date: 11/08/2018
Plat Name: Hockley Town Center
Developer: Cisneros Design Studio
Applicant: K. Chen Engineering
App No/Type: 2018-2167 C2R

Staff Recommendation:
Defer for further study and review

PWE Utility Analysis: Approved
City Engineer: DETENTION IS REQUIRED

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map, it is 324E.

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

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

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

Abandon alley by plat and make platted development contiguous. County requests a deferral for changes.

ROW appears to be variable. Label ROW widths, possible ROW dedication

Building line along Hegar should be 25 feet and add corner cut for building line intersection

Provide INO letter if any utilities are within alley way.

UVE should be checked at Hegar Rd and Hempstead Hwy.

20'x20' ROW Cutback is required at Hempstead Hwy and Hegar Rd.

TIA should be submitted before the review of site development plan. TxDOT should be included in scoping meeting.

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: 68
Action Date: 11/08/2018
Plat Name: Houston Suburban Heights Plaza
Developer: DO'S INVESTMENTS
Applicant: Bowden Land Services
App No/Type: 2018-2183 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	13.9632	Total Reserve Acreage:	13.9632
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	77016	415R	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
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 Mesa Drive and as indicated on the marked file copy.
161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (MTF name)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Provide accurate ROW documents for Mesa Drive that prove the width of 80 feet.
2. Coordinate with Harris County Flood Control and Harris County Engineer's office.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 68
Action Date: 11/08/2018
Plat Name: Houston Suburban Heights Plaza
Developer: DO'S INVESTMENTS
Applicant: Bowden Land Services
App No/Type: 2018-2183 C2R

Staff Recommendation:
Defer Additional
information reqd

Harris County Flood Control District: - Please provide an additional 55' drainage easement dedicated to HCFCD in order to satisfy the HCFCD Watershed Master Plan.

- Call out and label adjacent public ROW per HCFCD PCPM Appendix C

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)

Mesa Drive is a major thoroughfare. dedicate 10 feet of ROW and adjust building line.

Add 10 foot building line along Sam Houston Road

Access denied to Sam Houston road unless road is improved. Traffic Impact Analysis will be required before the review of site development plan.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 11/08/2018
Plat Name: Houston Tradeport
Developer: NorthPoint Development
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-2175 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	84.0180	Total Reserve Acreage:	84.0180
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77029	495P	City

Conditions and Requirements for Approval

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

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

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

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.

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)

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

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

1. Insufficient access provided for an unrestricted reserve.
2. Properly ID adjacent property.
3. Adjacent property under same owner should be included in plat.
4. Add 10' BL to all frontage on ROW
5. Provide record information for the acquirement of Taft ROW
6. Extend stub streets or end in a cul-de-sac
7. Address 1400' Intersection spacing along North/South boundaries.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 11/08/2018
Plat Name: Houston Tradeport
Developer: NorthPoint Development
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-2175 C2R

Staff Recommendation:
Defer Additional
information reqd

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

City Engineer: B.L. IS MISSING AND DETENTION IS REQUIRED
Harris County Flood Control District: Flood Control review - No comments.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 11/08/2018
Plat Name: Houstonian Homes on Boundary
Developer: Houstonian Capital Investments, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2018-2229 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1974	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	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.

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. Give full ROW dimension on Boundary Street.
2. Hatch and dash pedestrian realm easement.
3. Dimension Pedestrian realm on Freeman Street.
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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70

Action Date: 11/08/2018

Plat Name: Houstonian Homes on Boundary

Developer: Houstonian Capital Investments, LLC

Applicant: Owens Management Systems, LLC

App No/Type: 2018-2229 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application.

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

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

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

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



Agenda Item: 71
Action Date: 11/08/2018
Plat Name: Layne Crossing West
Developer: Layne Crossing Industrial, LLC
Applicant: Halff Associates, Inc.
App No/Type: 2018-2136 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	10.1690	Total Reserve Acreage:	10.1690
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	77067	372U	City

Conditions and Requirements for Approval

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

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

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

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

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

1. Dash all lines located outside plat 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.

Harris County Flood Control District: - No HCFCD comment

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

Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED

Addressing: Registry in incorrect location. Plat says 5 reserves but registry is only 2.

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



Agenda Item: 72
Action Date: 11/08/2018
Plat Name: Lower Heights District Addition replat no 1
Developer: Summer Street Retail
Applicant: Terra Surveying Company, Inc.
App No/Type: 2018-2180 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	22.1300	Total Reserve Acreage:	22.1300
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	493E	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.

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

During the deferral period, provide evidence that staff approved the removal of the Oliver St ROW dedication at recordation though the dedication was proposed with the preliminary and final plats.

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED AND NO BUILDING IS ALLOWED WITHIN ANY PUBLIC UTILITY EASEMENT.

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map it is 493E.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Midtown Plaza
Developer: Midtown Motor Trends
Applicant: Bowden Land Services
App No/Type: 2018-1929 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:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

Conditions and Requirements for Approval

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

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

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. Add Multi-family note.
2. Show full legend, include all abbreviation and symbols used on plat.
3. Park Sector is 14.
4. Show property lines and record information for all adjacent property.
5. Amend adjusted acreage/sq.ft. to show true acreage/sq.ft. after dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 73
Action Date: 11/08/2018
Plat Name: Midtown Plaza
Developer: Midtown Motor Trends
Applicant: Bowden Land Services
App No/Type: 2018-1929 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: Omit parks and open space table (unrestricted reserve)

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

2) This property(s) is located in Park Sector number 14.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 11/08/2018
Plat Name: Mirtron AC and Heating replat no 1
Developer: 786zrentals LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2018-2237 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.2951	Total Reserve Acreage:	1.2951
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:	Barker Cypress MUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	ETJ

Conditions and Requirements for Approval

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

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) Acreage to the South must be reflected in the title report.
- 2) Application needs to be changed to a C3R due to the r.o.w dedication

For Your Information:

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

City Engineer: DETENTION IS REQUIRED

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



Agenda Item: 75
Action Date: 11/08/2018
Plat Name: Moderno Heights Plaza
Developer: New Era Development
Applicant: New Era Development
App No/Type: 2018-2185 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4502	Total Reserve Acreage:	0.0098
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

Conditions and Requirements for Approval

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

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

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

- 1) reason for replat: to create 8 lots, one shared driveway and two reserves.
- 2) Dimension the r.o.w 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.

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 11/08/2018
Plat Name: Napa Valley
Developer: American Citihome Group, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2018-2233 C3R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	5.0040	Total Reserve Acreage:	0.4540
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	567D	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Multiple variances from FBC will be required
 2) Remove landscape easement from the PAE/PUE
 3) Submit FP to FBC for formal review
 4) Submit civil construction plans
 5) This does not constitute a formal review by FBC as not all review comments are provided in this portal
 City Engineer: DETENTION IS REQUIRED AND THE COUNTY REQUIREMENT WILL GOVERN

Addressing: The street name in this application has different spelling in Plat and Plat tracker drawing 'Beverly' and 'Beverley'. Please pick one.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 11/08/2018
Plat Name: Nebula Waverly Homes
Developer: MOMENTUM ENGINEERING
Applicant: MOMENTUM ENGINEERING
App No/Type: 2018-2168 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3030	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Z	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
079. Revise the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
203. Provide complete Recordation Package when submitting plat for 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 - To request the availability of COH water or sanitary sewer for this project you must apply for water/ wastewater capacity reservation. When applying please attach a copy of the proposed re-plat with the WCR application.
Submit application online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 11/08/2018
Plat Name: Ortigas Properties LLC on Joyce Street
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2018-2241 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.2213	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77084	447G	ETJ

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.

203. Provide complete Recordation Package when submitting plat for 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: 78
Action Date: 11/08/2018
Plat Name: Ortegas Properties LLC on Joyce Street
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2018-2241 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 11/06/18:
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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .

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



Agenda Item: 79
Action Date: 11/08/2018
Plat Name: Pari Investments LLC on Wallisville
Developer: DOAN AND ASSOCIATES
Applicant: Advance Surveying, Inc.
App No/Type: 2018-2184 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	10.3296	Total Reserve Acreage:	10.3296
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 53
County	Zip	Key Map ©	City / ETJ
Harris	77049	458N	ETJ

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.

203. Provide complete Recordation Package when submitting plat for 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)
 Traffic signal conduits should be shown on construction plan.
 Provide 25'x25' corner ROW cutback and UVE should be revised accordingly.
 UVE has been shown on the plat. But there are no records of review.
 Limited scope TIA will be required to address driveway locations and left turn lane requirements before the review of site development plan.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 11/08/2018
Plat Name: Seaboard Controls replat no 1 and extension
Developer: LaBiche Engineering
Applicant: Windrose
App No/Type: 2018-2194 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.8130	Total Reserve Acreage:	4.8130
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	77532	420A	ETJ

Conditions and Requirements for Approval

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

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

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

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 11/08/2018
Plat Name: Seaboard Controls replat no 1 and extension
Developer: LaBiche Engineering
Applicant: Windrose
App No/Type: 2018-2194 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 11/08/2018
Plat Name: Stassen Place
Developer: Khan Development
Applicant: RP & Associates
App No/Type: 2018-2178 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1365	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533T	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82

Action Date: 11/08/2018

Plat Name: Terry Place Homes

Developer: UMRAN NORTHSIDE DEVELOPMENT, LLC

Applicant: MOMENTUM ENGINEERING

App No/Type: 2018-2022 C2R

Staff Recommendation:

Withdraw

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 83
Action Date: 11/08/2018
Plat Name: Twin Townhomes At Ruthven
Developer: Glow Investments, Inc.
Applicant: The Interfield Group
App No/Type: 2018-2174 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1017	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

Conditions and Requirements for Approval

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 11/06/18:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Vera Lou Manors
Developer: Lewis Conwell & Associates, LLC
Applicant: The Interfield Group
App No/Type: 2018-2173 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	533Y	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

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: 85
Action Date: 11/08/2018
Plat Name: Villas on Neyland Street
Developer: Chelan Investments, LLC
Applicant: ICMC GROUP INC
App No/Type: 2018-2172 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Change all years to 2019.

For Your Information:

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

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 11/08/2018
Plat Name: White Oak Highline
Developer: BIG RED DOG
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2018-2161 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5713	Total Reserve Acreage:	0.5713
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	77007	493A	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)

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

For Your Information:

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

PWE Traffic: 11/06/18:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018
Plat Name: Broad Oaks partial replat no 9
Developer: BURGHER BUILDERS
Applicant: replats.com
App No/Type: 2018-1925 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5981	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491K	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

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

Houston Planning Commission

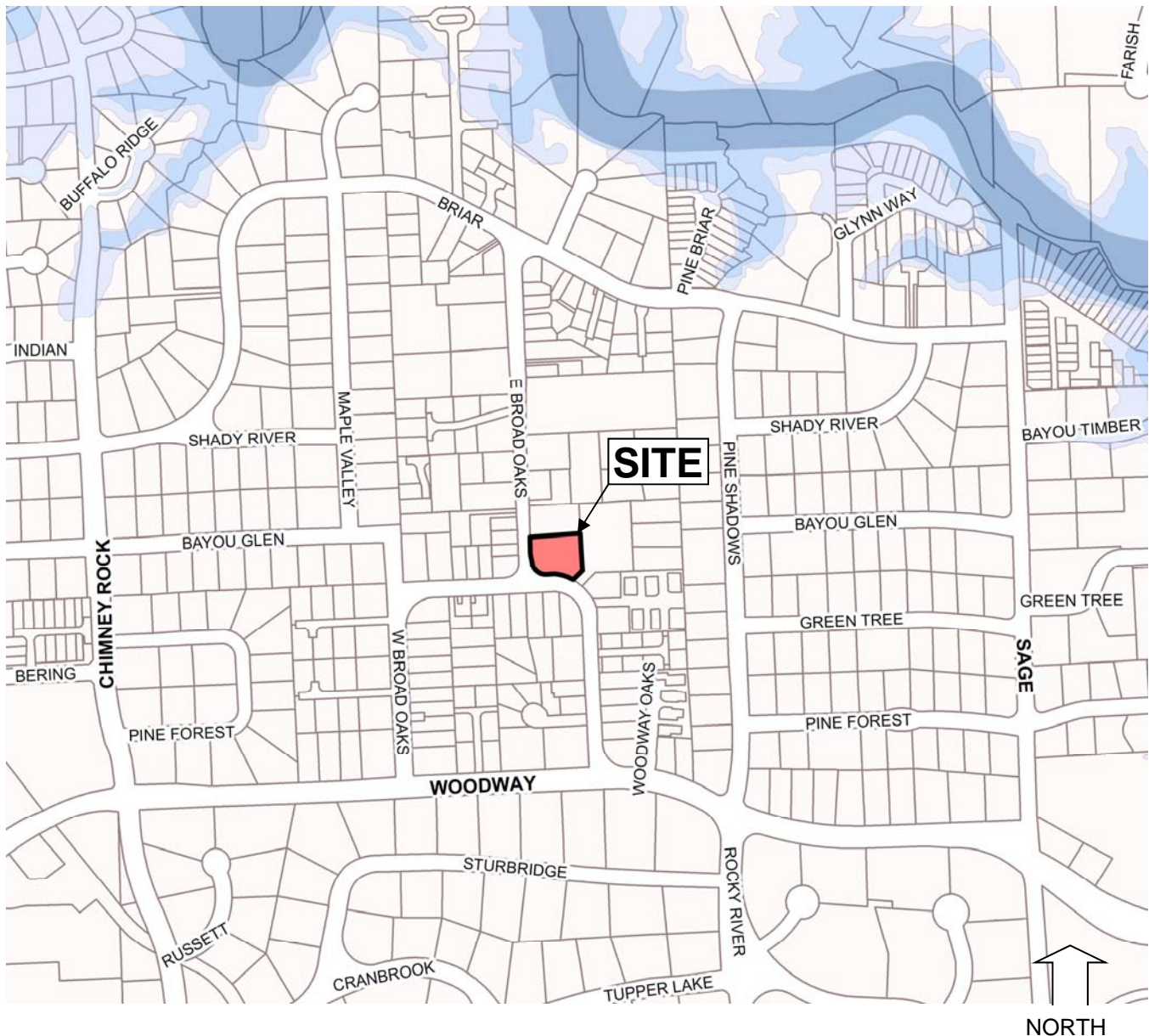
ITEM: 87

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Broad Oaks partial replat no 9

Applicant: replats.com



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Broad Oaks partial replat no 9

Applicant: replats.com



C – Public Hearings

Subdivision

Houston Planning Commission

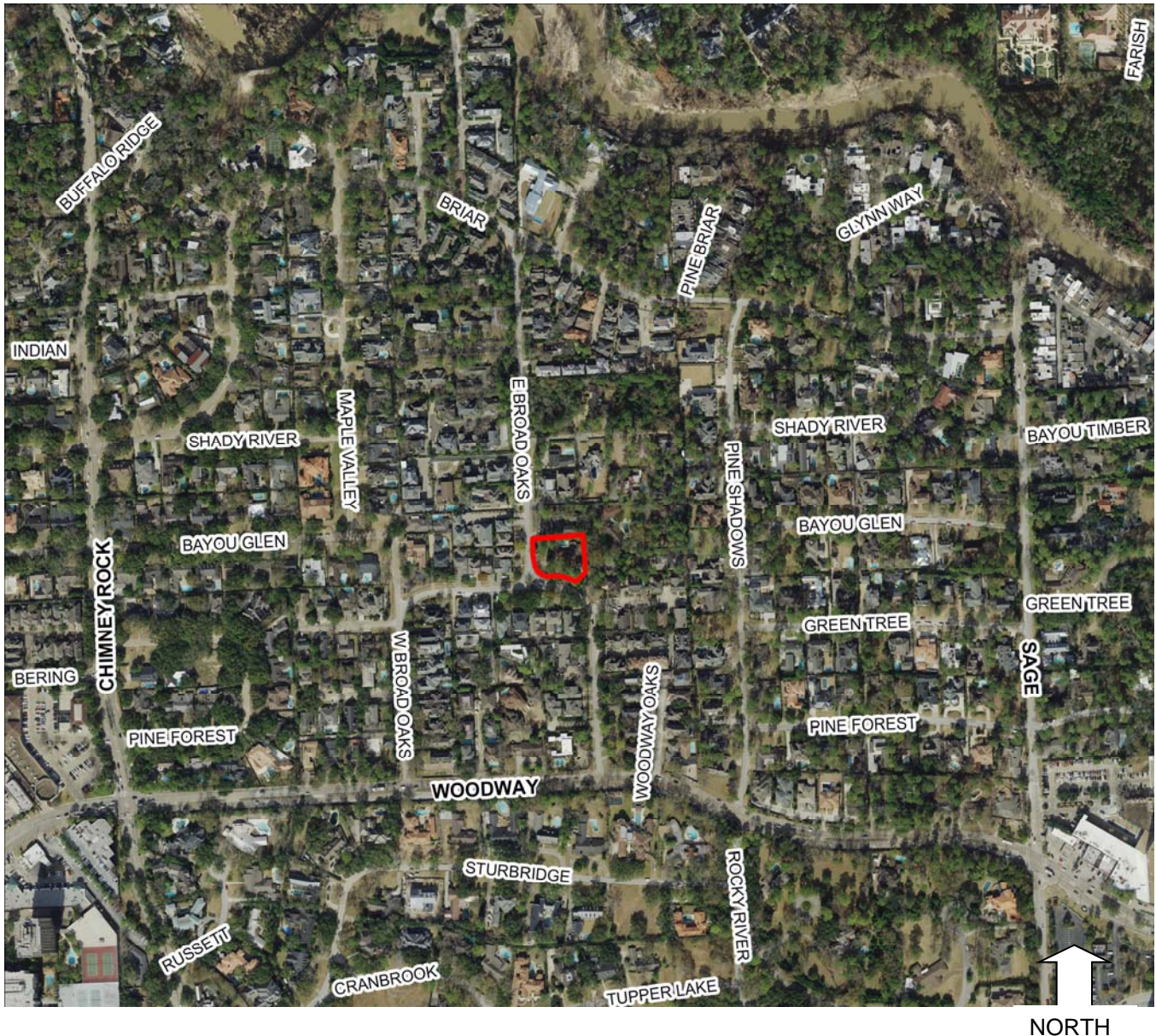
ITEM: 87

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Broad Oaks partial replat no 9

Applicant: replats.com



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 11/08/2018
Plat Name: Greenview Manor Sec 2 partial replat no 3
Developer: Chukwuma Uzoh
Applicant: Hovis Surveying Company Inc.
App No/Type: 2018-2038 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5748	Total Reserve Acreage:	0.5748
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	373M	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 Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED

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

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

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Greenview Manor Sec 2 partial replat no 3

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Site Location

Houston Planning Commission

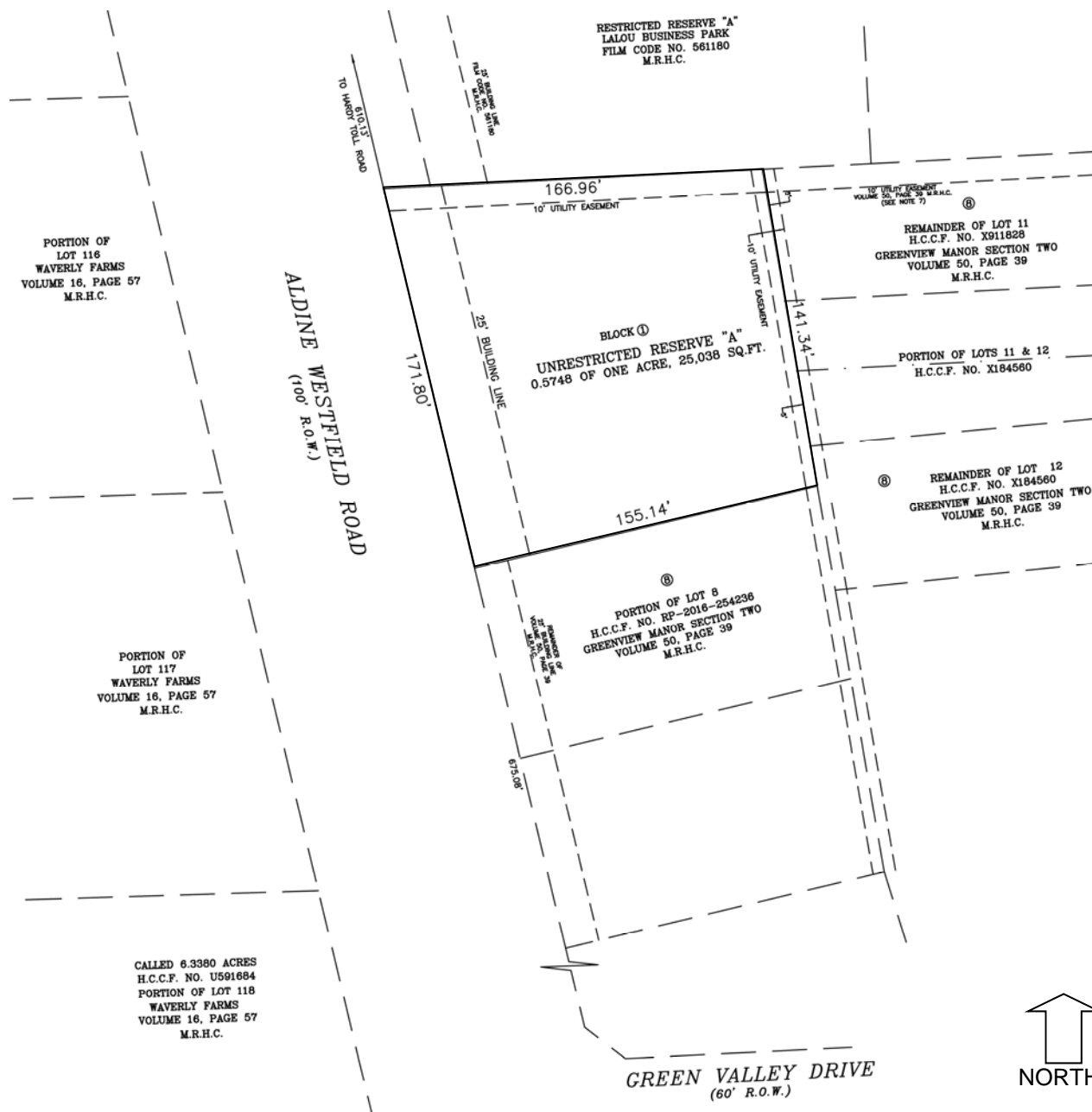
ITEM: 88

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Greenview Manor Sec 2 partial replat no 3

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

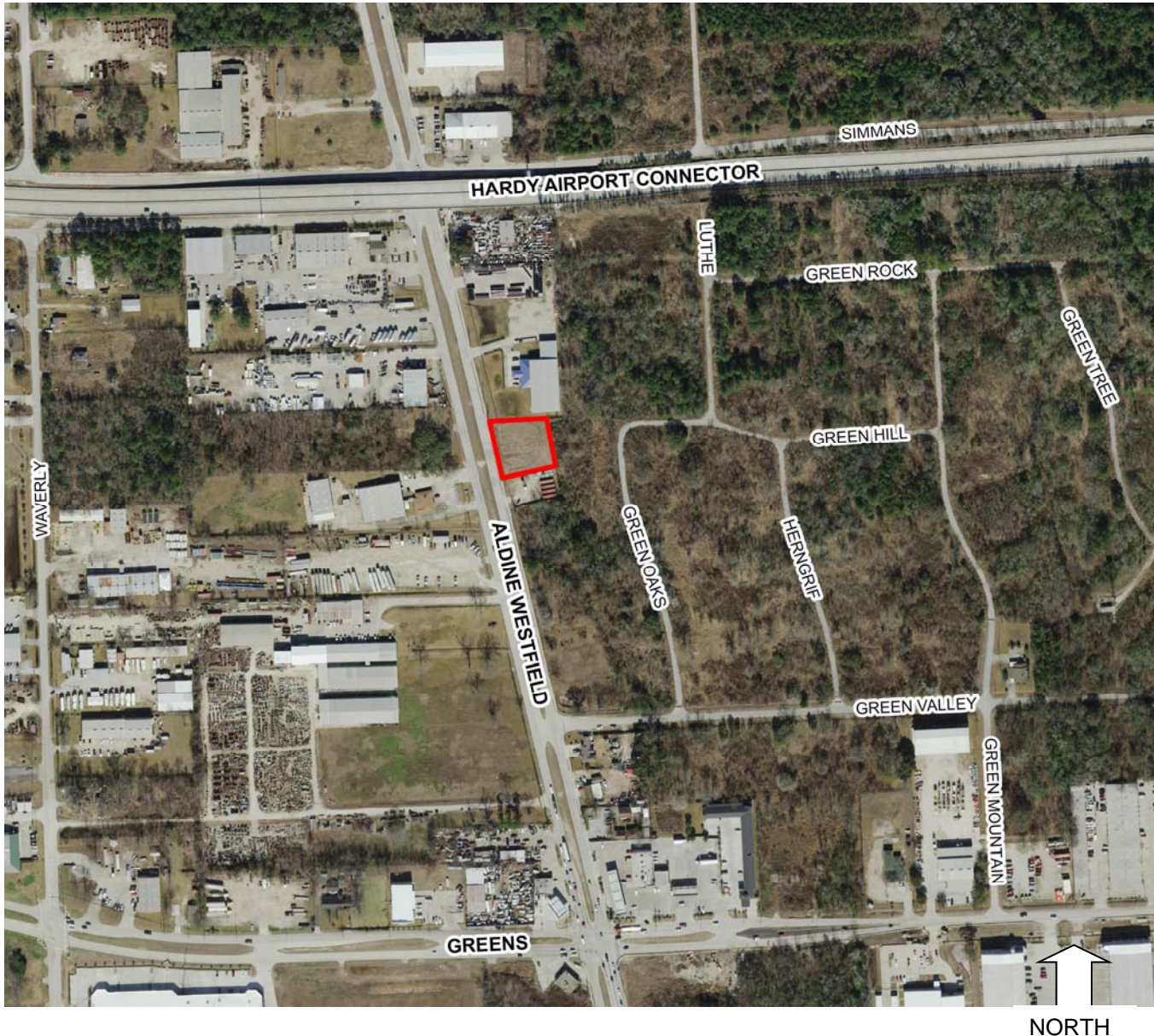
ITEM: 88

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Greenview Manor Sec 2 partial replat no 3

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Aerial



Agenda Item: 89
Action Date: 11/08/2018
Plat Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension
Developer: 3675 WTCJ Townhomes, LLC
Applicant: Richard Grothues Designs
App No/Type: 2018-1892 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	3.1660	Total Reserve Acreage:	0.0000
Number of Lots:	20	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ

Conditions and Requirements for Approval

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

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

For easement requirements over the existing sanitary sewer on-site 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 NEED DRAINAGE PLAN

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

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

Houston Planning Commission

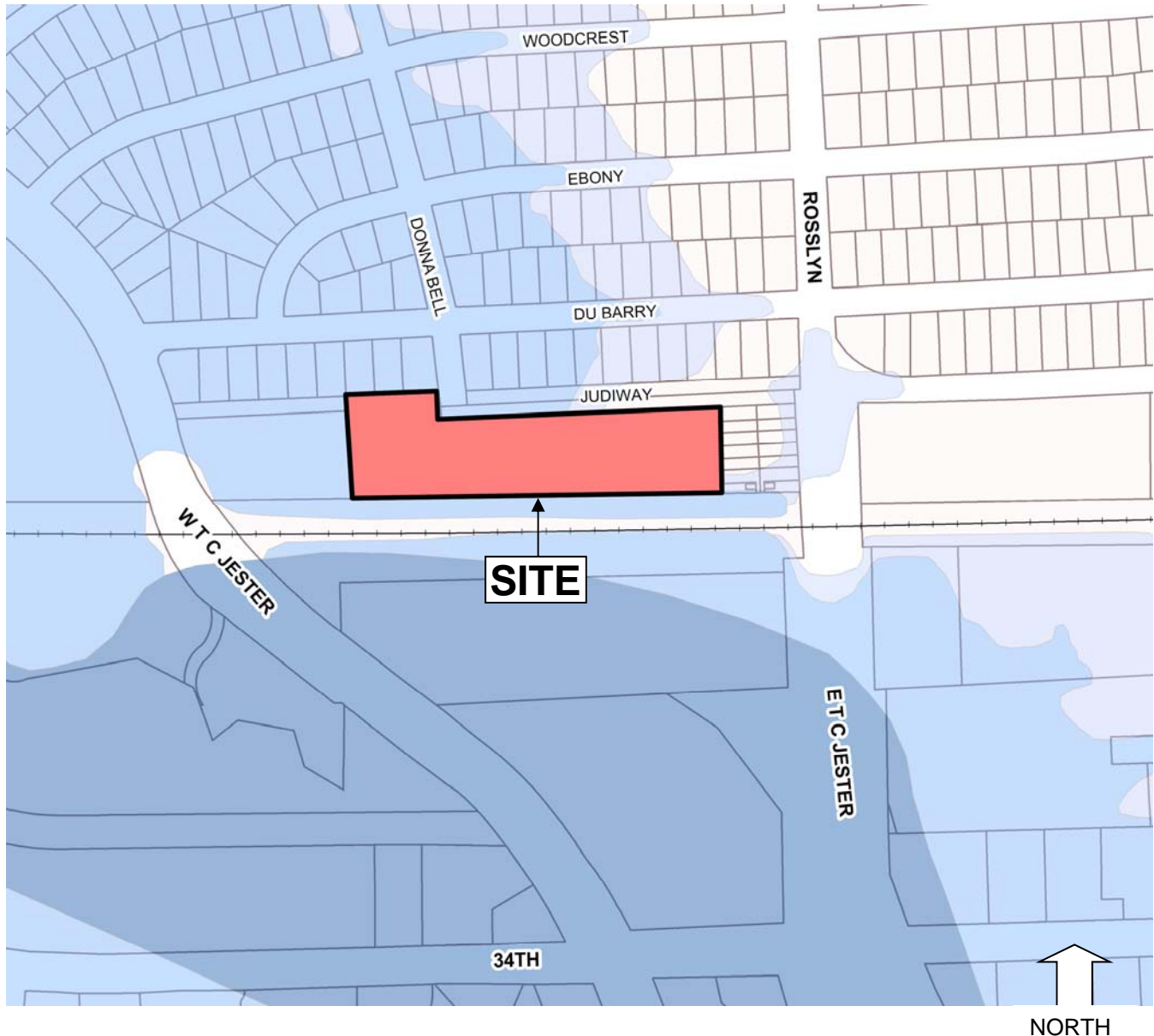
ITEM: 89

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs



C – Public Hearings with Variance

Aerial



Application Number: 2018-1892

Plat Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs

Date Submitted: 09/14/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To replat landscape reserves and parking reserve into single family lots.

Chapter 42 Section: 193(c)

Chapter 42 Reference:

(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The imposition of Chapter 42-193 would hinder the replat of the property and not allow for the relocation of the landscape reserves and the parking reserves.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Chapter 42 Section 193 does not specifically mention the possibility of being able to replat a landscape reserve. Paragraph (c) sub section (2) is a little misleading with the use of "nonresidential" use in that one can construe that a landscape reserve is nonresidential. Without knowing the history of the use of "nonresidential" restrictions, one could interpret that this subsection would allow for the partial replat of a landscape reserve.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this section will be preserved in the fact that the landscape reserves are simply being relocated for a communal use. The use of the land will also allow for the amount of open space required by the reducing the density.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will only rearrange the lots and reserves within the subdivision.

(5) Economic hardship is not the sole justification of the variance.

The number of lots will drastically be reduced. Therefore, economics does not come into play.



Application No: 2018-1892

Agenda Item: 89

PC Action Date: 11/08/2018

Plat Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 193(c)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To replat landscape reserves and parking reserve into single family lots. ;

Basis of Recommendation:

The site is located along Judiway Street west of Rosslyn Street and east of West T C Jester Blvd. The reason for replat is to create 20 single family residential lots and a public right-of-way. The applicant is seeking a variance to replat landscape and parking reserves into single family lots. Staff is in support of this request. The subdivision is a partial replat of Grove at Oak Forest Sec 1 recorded in 2014 with 36 lots and 10 reserves and a reserve of Oak Forest Addition Sec 13. The applicant is replatting 24 of the original lots into 20 lots. The lots will have 40 feet of frontage for each lot along Judiway and the lot sizes will range from 6,417.58 square feet to 7,402.58 square feet. This application is a variance because it is the partial replat of this subdivision and landscape reserves and parking reserves cannot be replatted into when it is a partial replat of a subdivision with single family restrictions on the face of the plat. If the entire subdivision of the original Grove at Oak Forest Sec 1 plat would be replatted, the variance would not be required. The applicant is platting larger lots with larger frontages and the landscape and parking reserves are not required for this development. Review by Legal indicates that this plat would not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The applicant is replatting larger lots with larger frontages and the landscape and parking reserves are not required for the development.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application would make this project infeasible because the applicant has chosen to do a different lot layout with larger lots and the landscape and parking reserves are not required.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The applicant chose a different lot layout and the landscape and parking reserves are not required for the development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The larger lot sizes, larger lot frontages will be in keeping with the residential character of the neighborhood and the intent and general purposes of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare of the residents. The applicant is choosing a different layout type with larger lots and lot frontages and is in keeping with the residential character of the neighborhood.

(5) Economic hardship is not the sole justification of the variance.

If the entire subdivision of the original Grove at Oak Forest Sec 1 plat would be replatted, the variance would not be required. The applicant is platting larger lots with larger frontages and the landscape and parking reserves are not required for this development. Economic hardship is not the sole justification of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 11/08/2018
Plat Name: Holly Homes replat no 1
Developer: First American Title
Applicant: Bowden Land Services
App No/Type: 2018-1926 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.1322	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	City

Conditions and Requirements for Approval

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050. The applicant has to continue to coordinate with the joint referral committee and provide an ordinance number and proof that the portion of Bingham Street that encroaches in the ROW was abandoned 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.

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

For Your Information:

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

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

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

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

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

Houston Planning Commission

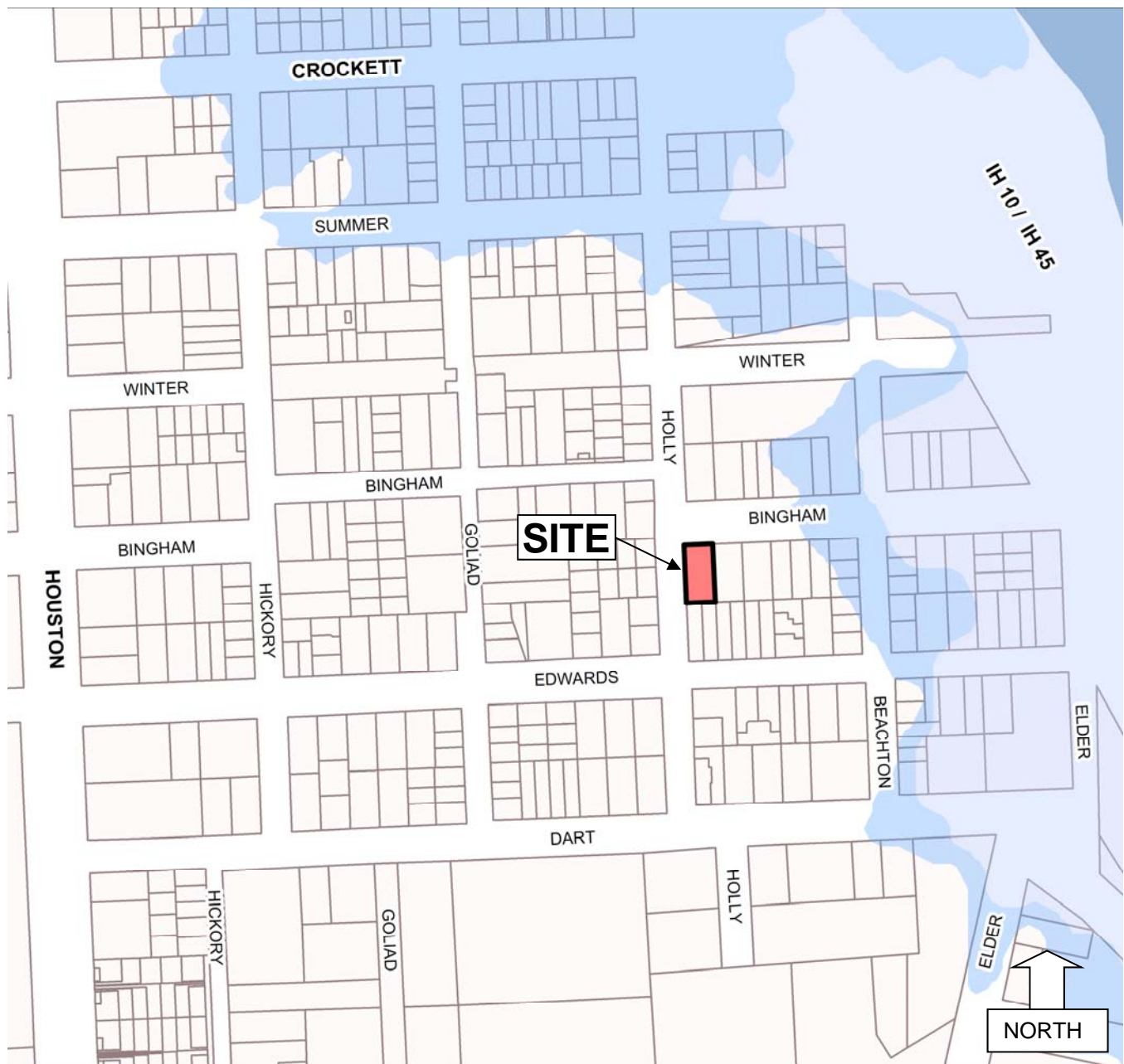
ITEM: 90

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Holly Homes replat no 1

Applicant: Bowden Land Services



C – Public Hearings with Variance Site Location

Houston Planning Commission

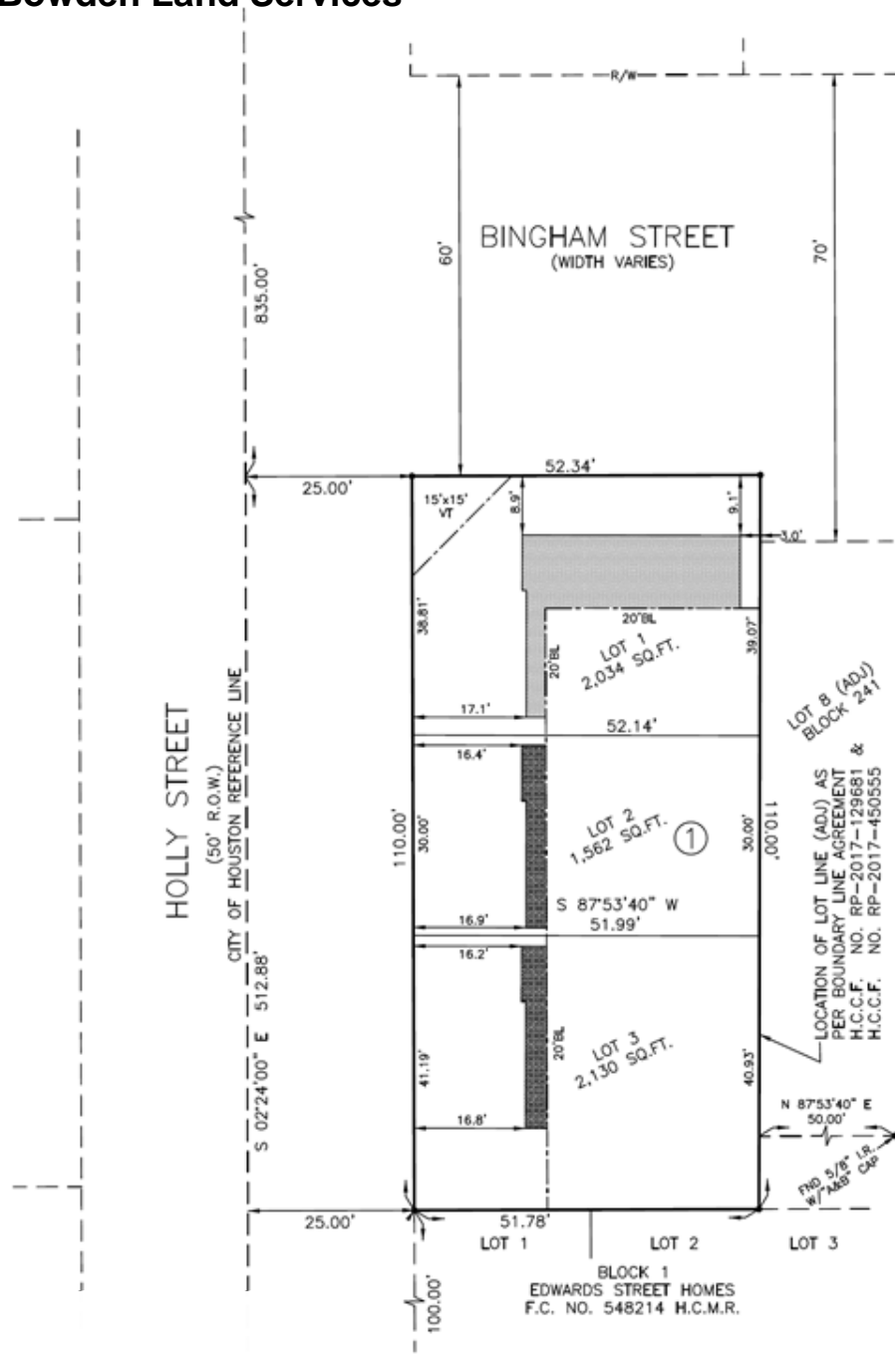
ITEM: 90

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Holly Homes replat no 1

Applicant: Bowden Land Services



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 11/08/2018

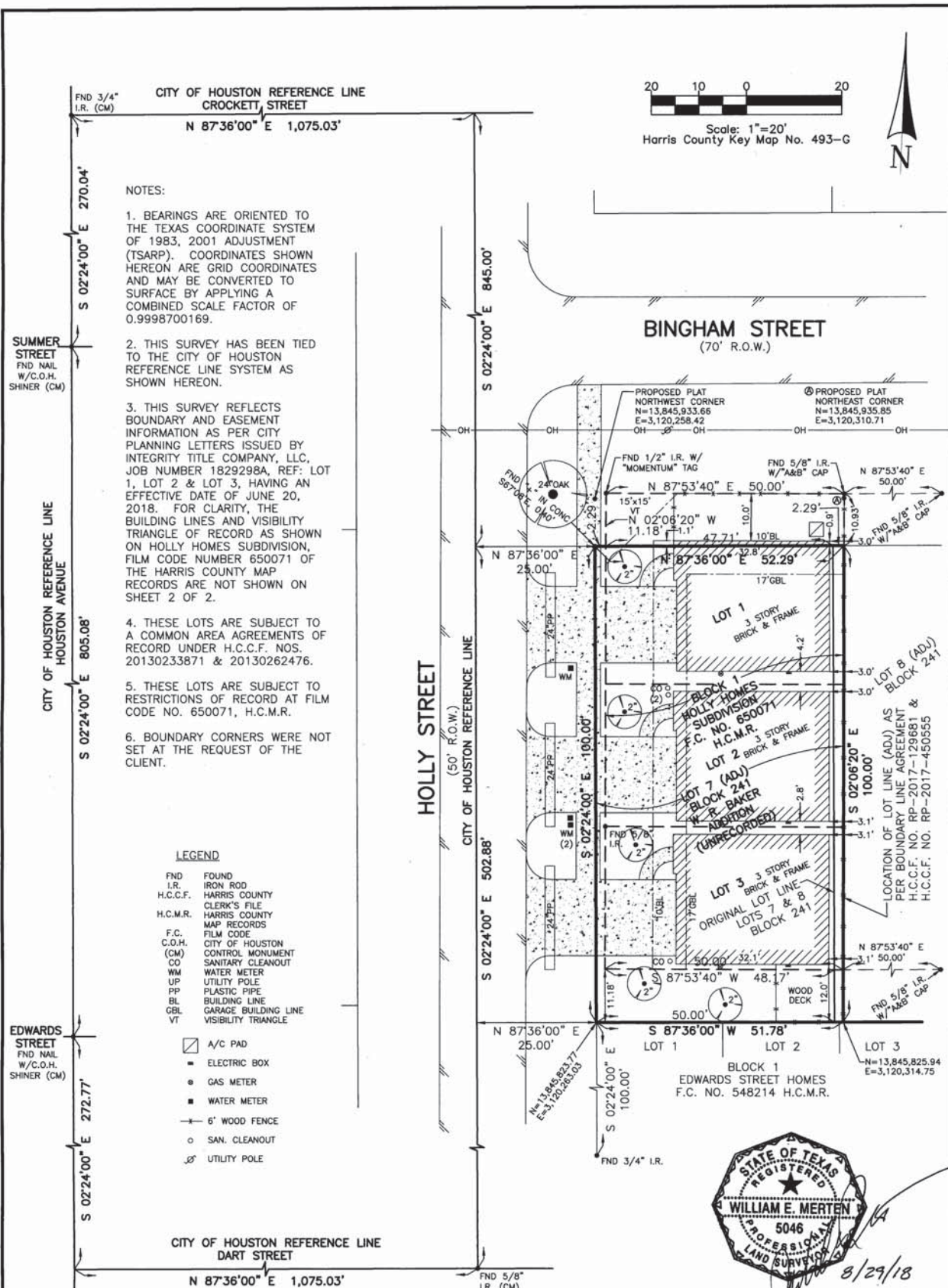
Subdivision Name: Holly Homes replat no 1

Applicant: Bowden Land Services



C – Public Hearings with Variance

Aerial



BOUNDARY AND IMPROVEMENT SURVEY OF
LOT 7, BLOCK 241
W. R. BAKER ADDITION
NORTH SIDE BUFFALO BAYOU
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

CobbFendley

TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100 Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfindley.com

HOLLY AND BINGHAM STREETS			
DRAWN BY: WM	DATE: 08/13/2018	SHEET 1 OF 1	REVISED
DESIGNED BY: WM	SCALE: 1"=20'	F.B. NO. 2763	
CHK'D BY: WM	CHK'D BY:	PROJECT NO. 1502-062-01	



Application Number: 2018-1926

Plat Name: Holly Homes replat no 1

Applicant: Bowden Land Services

Date Submitted: 09/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the encroachment of existing single family homes into the 20' building line along the west side of Lots 1-3 and north side of Lot 1.

Chapter 42 Section: 156

Chapter 42 Reference:

Sec. 42-156. - Collector and local streets—Single-family residential (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

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;

Original Subdivision Holly Homes was recorded in 2012. After the original plat of Holly Homes was approved and the improvements were constructed in 2013 in accordance with the plat, the City has taken the position that the northern, southern, and western boundaries of the plat are incorrect. According to the City, the plat creates a 10 foot gap between the south boundary line of Lot 3 and the north boundary line of Lots 1 & 2, Block 1 of Edwards Street Townhomes as recorded in in film code no 584214 HCMR. With respect to the western boundary, according to the City, the plat creates a gap of approximately 2 feet between the western boundary of Holly Homes and the eastern boundary of Holly Street. Moreover, according to the City, the improvement on Lot 1 encroaches on the Bingham Street right of way by one foot, the garage on Lot 1 exceeds the 17 foot set back line by one foot, and the platted northern boundary of Holly Homes encroaches on the Bingham Street right of way by approximately 11 feet. To correct this, the Owners of Holly Homes and the City entered into an agreement in which the owners of Lot 1 would submit an Application for Abandonment to the City for the abandonment of 10 feet of the Bingham Street right of way. Once this is approved, the 10 feet will be quitclaimed by the City to the owners of Lot 1. Upon completion of this process, the improvement on Lot 1 will be located 8.9 feet from the proposed northern boundary of Holly Homes in the replat, and the garage will be located 15.9 feet from the proposed northern boundary of Holly Homes in the replat. The owners are requesting a variance of the previous 10 foot building set back line and the 17 foot garage set back line, however 42-157 is an optional performance standard and the consent to encroach should be in reference to the original ordinance standard of 20 feet per 42-156. As recorded with the previous 10' 17' Building line, the encroachment along Holly St is between 0.1 and 0.8 depending on where you measure from the property line to the existing structure. However, as depicted on the current replat the 20 foot building line encroachment would add an additional 3 feet encroachment along Holly St in regards to Lots 2 & 3. Lot 1 has encroachment on both the west side along Holly St and the north side along Bingham St. As recorded with the 10' 17' building line, Lot 1 would not encroach into the 17' garage building line but as shown with the 20 foot building line, Lot 1 has a 2.9 foot encroachment on the west side. On the north side of Lot 1, the existing structure was 0.9 feet into the ROW of Bingham St. The JRC has reviewed and approved the application for abandonment of south 10 feet of Bingham St, allowing Lot 1 to incorporate that 10 feet into their boundary. As shown on the current replat, the encroachment is now 11.1 feet into the 20 foot building line. The existing condition survey shows 23.2 feet from the back of curb to the proposed property line being a total distance of 31.3 feet from the back of curb to the existing structure. The replat seeks to modify the northern, eastern, and southern boundaries of Holly Homes. At this time, we are applying to replat the full

subdivision to correct the boundaries and request the encroachment be granted in order to prevent a cloud on the title moving forward.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Applicant has not created or imposed the hardship in this request. We are simply trying to correct a previous error, and prevent future title issues for the land owners.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing structures were built in compliance with permitting standards using the old boundary. Correcting the boundary and granting the variance will still meet the intent and general purpose of the ordinance. There was no intention to create this problem and therefore should maintain and preserve the intent and general purpose.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The boundary shift creates a 1 foot encroachment into the 17 foot garage building line. When a vehicle is parked in the driveway it does NOT block the sidewalk therefore should not be considered injurious to the public health, safety or welfare. There are no sidewalks on the north side of the property and the encroachment should not have a negative impact on the area.

(5) Economic hardship is not the sole justification of the variance.

The reason for replat is to correct the boundary that correction creates the encroachment and triggers the request for variance. There is no economic hardship.



Application No: 2018-1926

Agenda Item: 90

PC Action Date: 11/08/2018

Plat Name: Holly Homes replat no 1

Applicant: Bowden Land Services

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 156

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the encroachment of existing single family homes into the 20' building line along the west side of Lots 1-3 and north side of Lot 1.;

Basis of Recommendation:

The site is located at the northeast intersection of Bingham and Holly Streets in the city. The reason for replat is to create 3 residential lots and correct the plat boundary. The applicant is seeking a variance to allow the existing single family homes to encroach into the 20' building line along the west side of Lots 1-3 and north side of Lot 1. Staff is in support of this request. The original Holly Homes subdivision was recorded in 2012 with a 10 ft building line and 17 ft garage building line typical lot layout. The 10' building line and 17' garage building line is a performance standard and the original Holly Homes plat was recorded with this typical lot layout. Since it is a performance standard, the variance is to allow for the existing buildings to encroach into the 20 building line which is the building requirement for lots along local streets. The subdivision was recorded as 50 x 100 feet lot. The houses were built according to the recorded subdivision and survey which caused the the house on lot 1 to encroach approximately 1 foot into the right-of-way and the houses on lots 1, 2, and 3 encroach approximately 1 foot into the 17 feet garage building line. The owner has entered an agreement with the city to quit claim 10 feet back to right-of-way to Bingham Street and the house on Bingham Street would sit back approximately 8.9 to 9.1 feet from Bingham and 17.1 feet from Holy Street. Lots 2 and 3 will sit back approximately 16.9 feet, 16.2 feet and 16.8 feet from the property line to the structure. The replat will bring the structures in close compliance to the rules and will be in keeping with the residential character of the neighborhood and the granting of the variance will be for the life of the structures. ranting the variance will be in keeping with the residential character of the neighborhood. Review by legal indicates that this plat will not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to Grant the requested the variance and approve 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

The applicant is replatting the lots to bring the property in compliance with Chapter 42. The imposition of the rules would create an undue hardship because the houses are existing and the owner was not aware that the houses were not built in compliance with the rules.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The unusual characteristics of the property was that the the previous survey and subdivision plat was recorded in error and the owner is replatting the property to bring the property in compliance with Chapter 42.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant did not create the hardship. The applicant is replatting the property to correct a previous error and to bring the property in compliance with Chapter 42.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The garages will sit back approximately 17 feet back from the property line. The applicant is replatting the property to correct a previous error and to bring the property in compliance with Chapter 42 and the city development rules.

(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. The replat of the property will bring the structures in more compliance with Chapter 42 and the required set backs and in keeping with residential character of the neighborhood.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The replat will bring the structures in close compliance to the rules and will be in keeping with the residential character of the neighborhood and the granting of the variance will be for the life of the structures.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 11/08/2018
Plat Name: Inwood Park Village replat no 1
Developer: hettig-kahn companies
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2018-1923 C3N

Staff Recommendation:
Withdraw

Total Acreage:	22.3700	Total Reserve Acreage:	22.3700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	411R	City/ETJ

Conditions and Requirements for Approval

For Your Information:

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

PWE Traffic: 10/23/18:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED AND NO BUILDING IS ALLOWED WITHIN ANY PUBLIC UTILITY EASEMENT.

Harris County Flood Control District: Flood Control review - Show and label channel E121-05-00 with top of banks on plat (see uploaded PDF). HCFCDD will need access easement: 30 feet from the top of bank for maintenance.

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

Houston Planning Commission

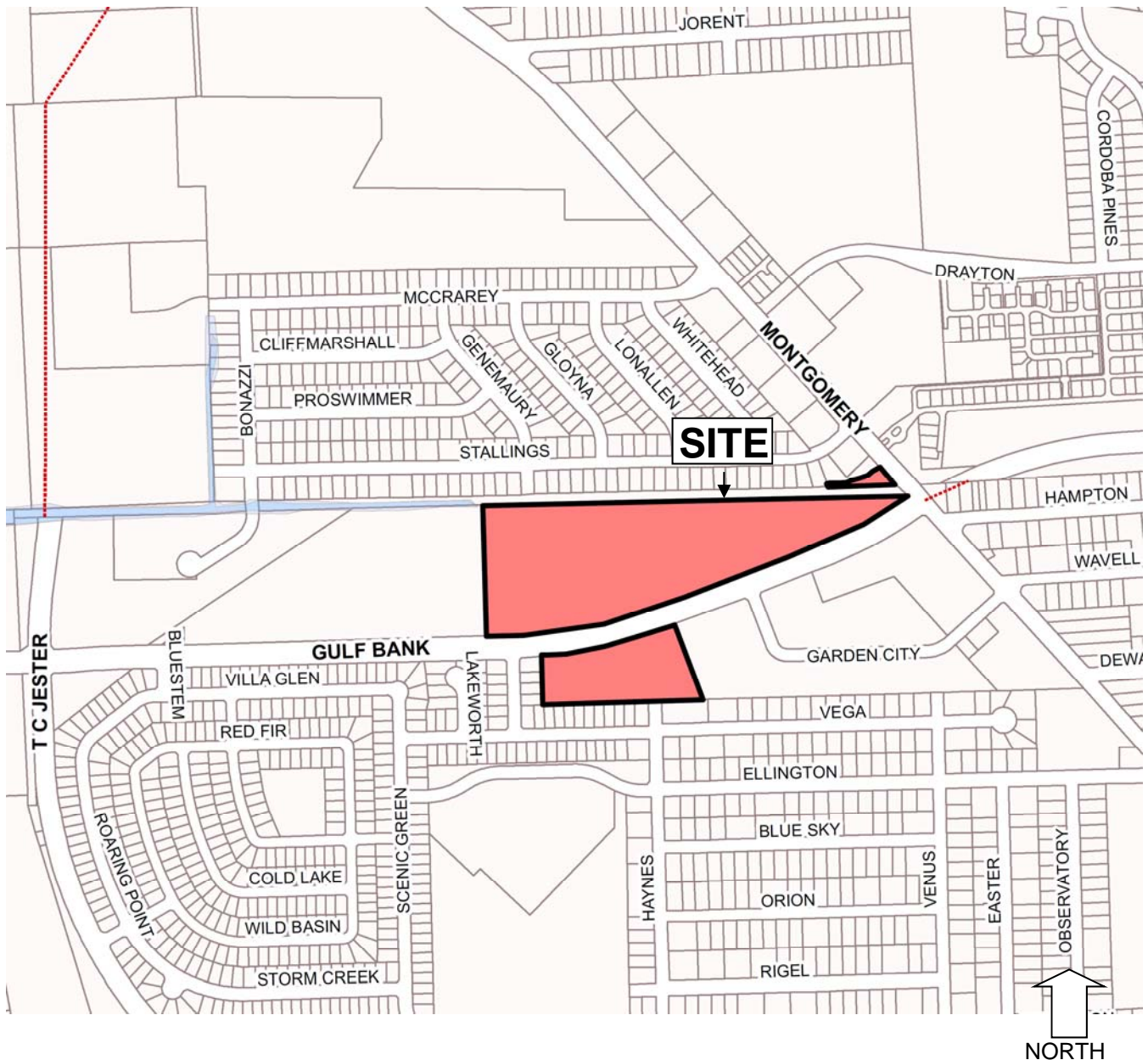
ITEM: 91

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Inwood Park Village replat no 1 (DEF 1)

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



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

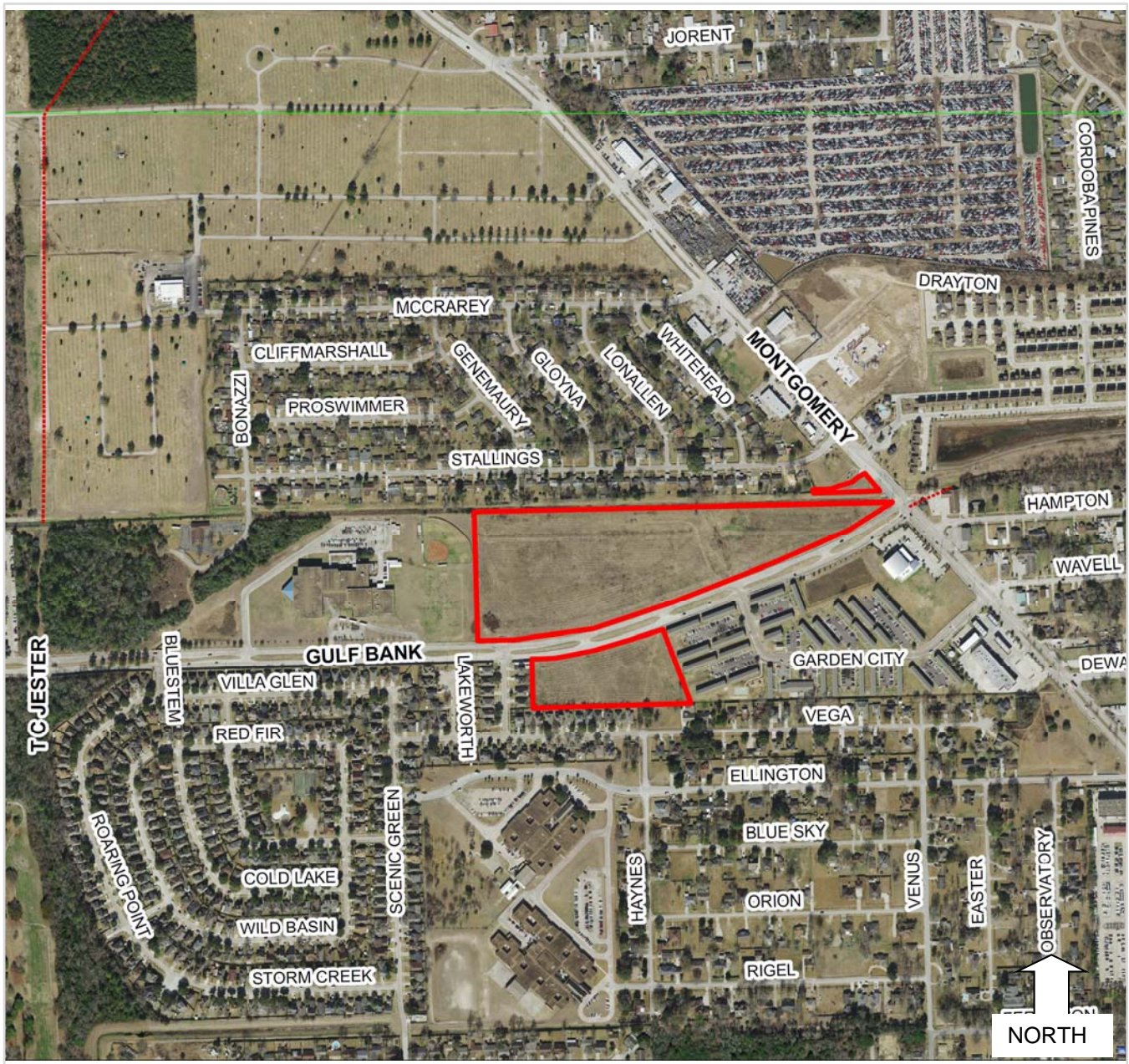
ITEM: 91

Planning and Development Department

Meeting Date: 11/08/2018

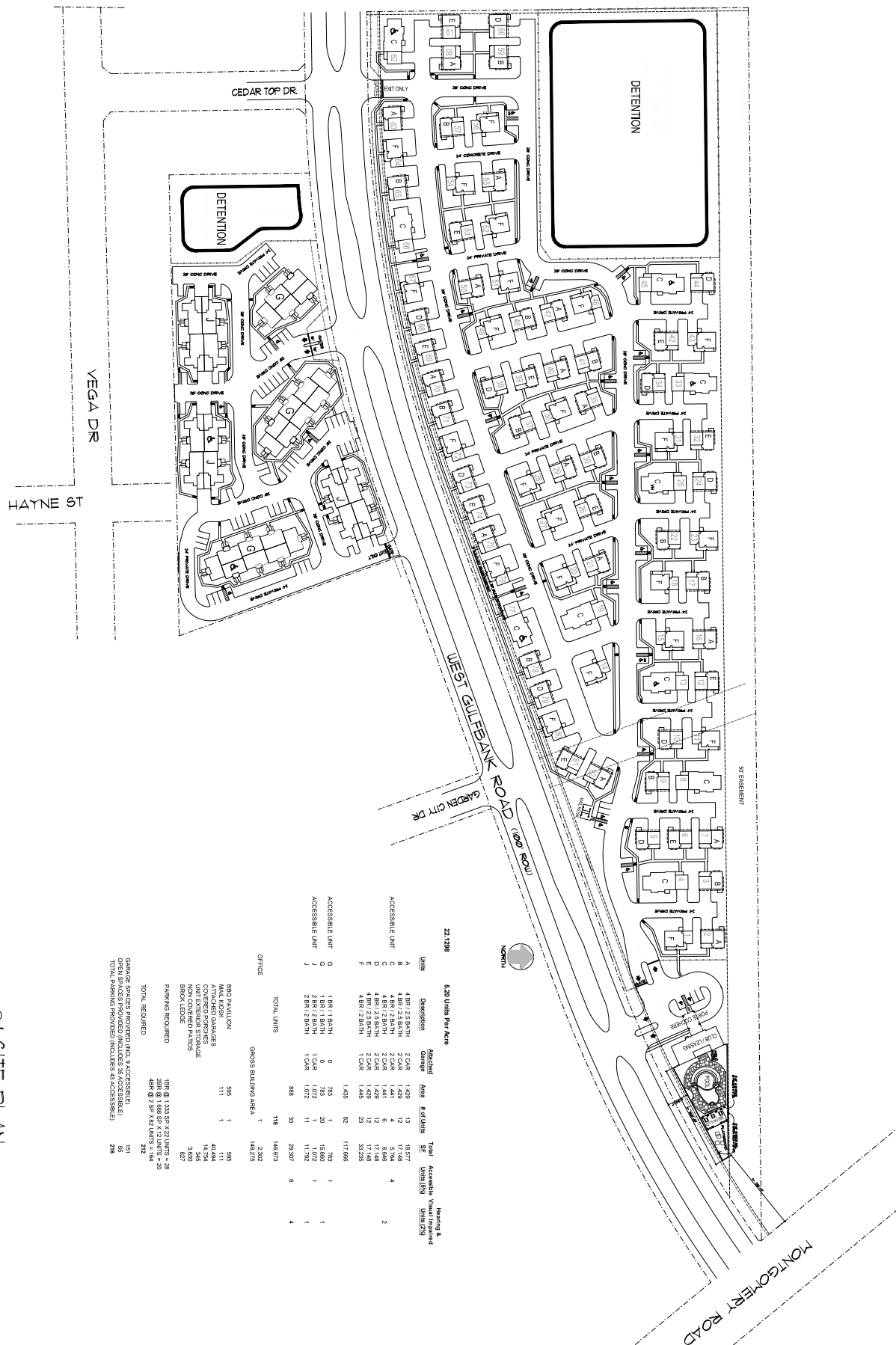
Subdivision Name: Inwood Park Village replat no 1 (DEF 1)

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



C – Public Hearings with Variance

Aerial





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-1923

Plat Name: Inwood Park Village replat no 1

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

Date Submitted: 09/16/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are requesting a variance to not extend Haynes or Genemaury Streets, nor terminate them with cul-de-sacs, and to exceed the intersection spacing requirement for major thoroughfares along the north side of West Gulf Bank Road.

Chapter 42 Section: 127/134

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

There is an existing 105' governmental entity owned drainage way along the entire north boundary of Reserve B. In addition, Haynes Street is an existing stub street just one lot in depth, by extending it to West Gulfbank Road, there will be intersections along West Gulfbank in excess of Chapter 42 requirements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing streets of Cedar Top Drive and Garden City Drive, along with the drainage way, were dedicated prior and create the conditions.

(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. At the end of Haynes Street the owner shall 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 Haynes Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The current circulation pattern is serving the area as it has been for many decades. The granting of this variance will not be injurious to public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The previously dedicated streets and drainage way established the conditions in this area and economic hardship is not the sole justification for the variance.



Application No: 2018-1923

Agenda Item: 91

PC Action Date: 11/08/2018

Plat Name: Inwood Park Village replat no 1

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

Staff Recommendation: Withdraw

Chapter 42 Sections: 127/134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We are requesting a variance to not extend Haynes or Genemaury Streets, nor terminate them with cul-de-sacs, and to exceed the intersection spacing requirement for major thoroughfares along the north side of West Gulf Bank Road. ;

Basis of Recommendation:

The item has been withdrawn by the applicant.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



Agenda Item: 92
Action Date: 11/08/2018
Plat Name: Neuen Manor partial replat no 11
Developer: Campbell Oaks LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2018-1843 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.8973	Total Reserve Acreage:	0.0000
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1)revise permeable area calculations.
 2)renumber lots 1-25

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 11/06/18:

On-street parking can not be approved along the adjacent streets of this development without the construction of a parking pad. Any proposed parking pad must have a plan & profile sheet that has been reviewed and approved through HPC.

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

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

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

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Neuen Manor partial replat no 11

Applicant: Pioneer Engineering, LLC



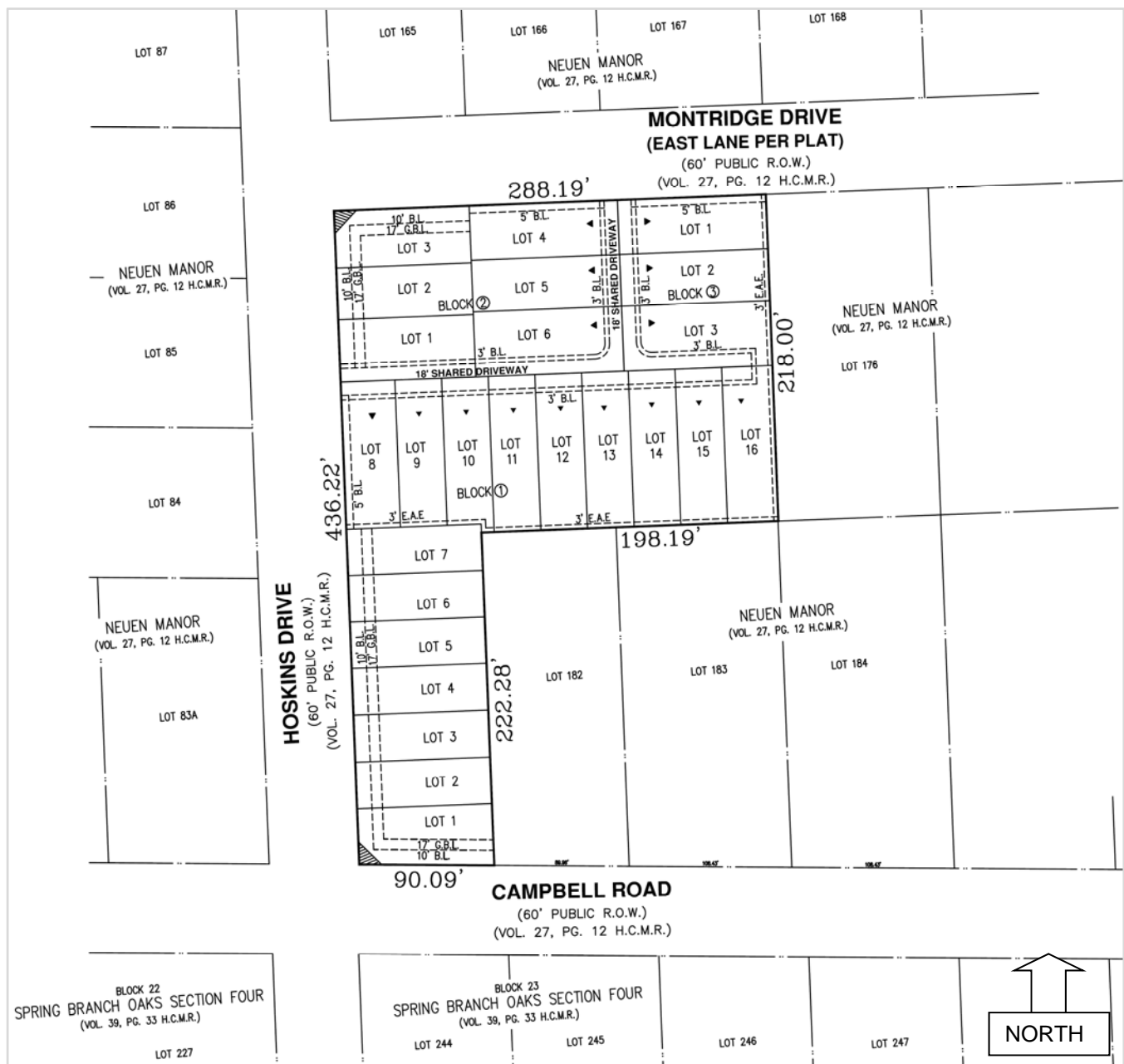
C – Public Hearings

Site Location

ITEM: 92

Meeting Date: 11/08/2018

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Neuen Manor partial replat no 11

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	93	Staff Recommendation:	Withdraw
Action Date:	11/08/2018		
Plat Name:	Newport Sec 6 partial replat no 1 and extension		
Developer:	Rampart Holding LP		
Applicant:	Windrose		
App No/Type:	2018-1760 C3N		

Total Acreage:	5.6920	Total Reserve Acreage:	0.5339
Number of Lots:	27	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	379T	ETJ

Conditions and Requirements for Approval

Applicant failed to coordinate with City's Legal Team and to provide revised information by noon last Wednesday. In addition to this, the plat as currently presented violates deed restrictions, per Legal's Review.

For Your Information:

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

PWE Utility Analysis: Approved

Addressing: Batten Way is not in plat tracker street name list. It is spelled Riberia in plat tracker and Ribeira on the plat. Please choose one.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris County Flood Control District: No HCFCD Comments at this time.

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

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

County has no objections to variance

Label 25 foot building line

UVE should be checked at Port O'Call Street and N. Diamondhead Blvd, at Typhoon Way and N.

Diamondhead Blvd, and at Ribeira Court and Port O'Call Street.

Hypotenuse L1 at corner of Port O'Call Street and N. Diamondhead Blvd should be 28.28' for 20'x20' cutback.

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

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Newport Sec 6 partial replat no 1 and extension (DEF 1)

Applicant: Windrose



C – Public Hearings with Special Exception Site Location

Houston Planning Commission

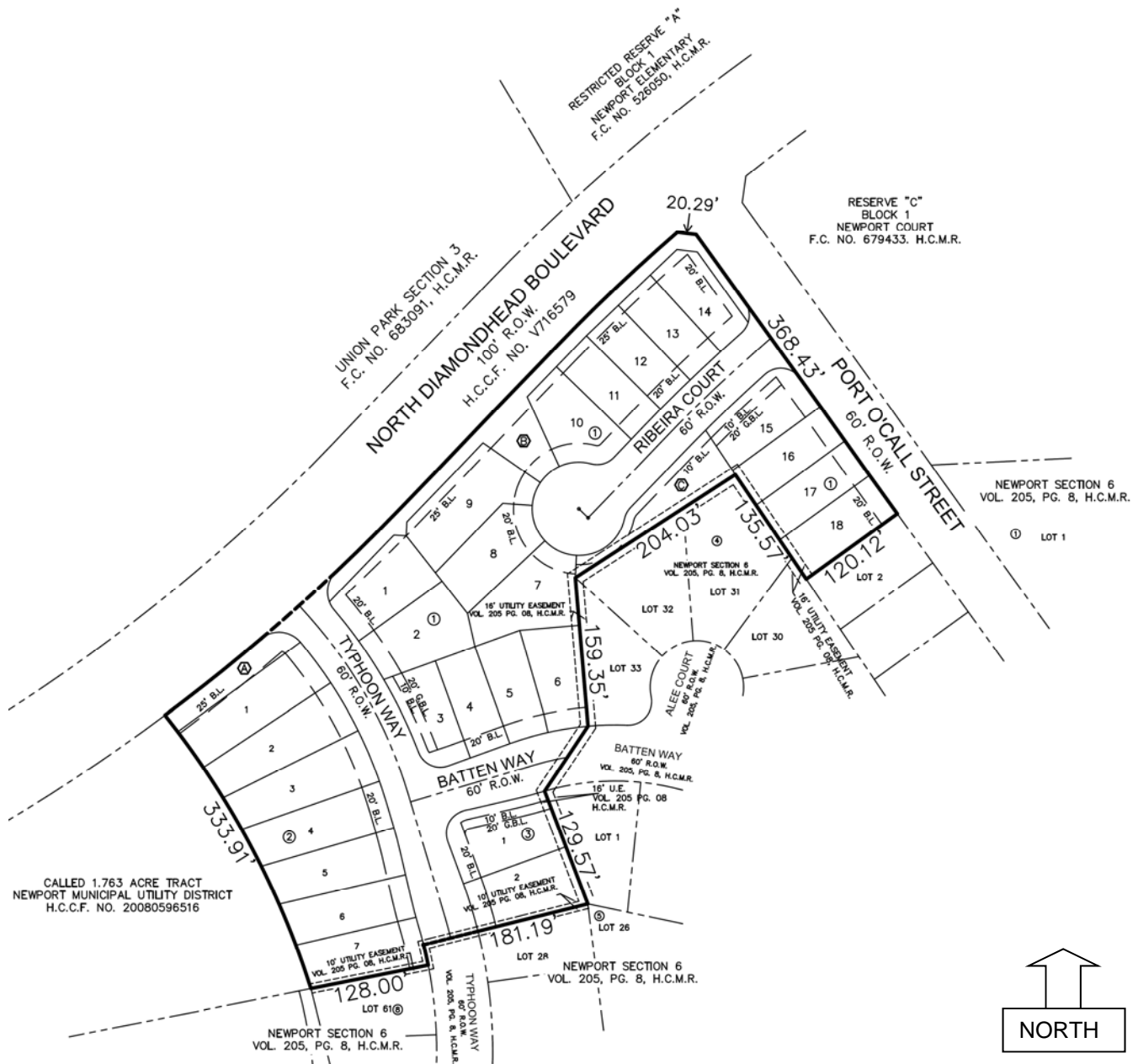
ITEM: 93

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Newport Sec 6 partial replat no 1 and extension (DEF 1)

Applicant: Windrose



Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Newport Sec 6 partial replat no 1 and extension (DEF 1)

Applicant: Windrose



C – Public Hearings with Special Exception

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

SPECIAL EXCEPTION Request Information Form

Application Number: 2018-1760

Plat Name: Newport Sec 6 partial replat no 1 and extension

Applicant: Windrose

Date Submitted: 08/20/2018

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

Provide less than the required 600' of distance between two intersections along a major thoroughfare.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec. 42-127, Intersections of major thoroughfares, Paragraph (b), states "Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart."

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The subject property is 5.7 acres located at the southwest corner of North Diamondhead Boulevard and Port O'Call Street in the City of Houston's extraterritorial jurisdiction. The applicant is proposing to replat one lot from Newport Section 6 with vacant land to create 27 single-family lots and 3 restricted reserves. The applicant is extending Typhoon Way to the north in accordance with the City's subdivision regulations. However, the point at which Typhoon Way logically extends to and intersects with North Diamondhead Boulevard causes a slight non-conformity with the City's intersection spacing regulations. Because there is only 554-feet and not 600-feet between Port O'Call Street and the new extension of Typhoon Way, the applicant must apply for a special exception. The special circumstances that justify the special exception are the need to extend Typhoon Way from its previously platted location and the existing driveway cut on North Diamondhead Boulevard that the developer is tying in to.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will accomplish similar results to those in contemplated in Article III as sufficient intersection spacing is maintained and the existing dead-end street adjacent to the subject plat is being extended.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed special exception is under the 33-percent cap, being a 7-percent divergence from the City's 600-foot minimum intersection spacing regulation. The requested modification is the minimum action required to reasonably extend Typhoon Way, maintain a viable single-family block depth, and utilize the pre-existing driveway cut contemplated for this future phase of development.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is meeting the intent and general purposes of Chapter 42 by extending Typhoon Way in the best and most logical alignment. Further, the applicant is continuing the existing single-family land use pattern to ensure compatibility and utilizing the existing driveway cut on North Diamondhead Boulevard.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The proposed special exception poses no threat to the public's health, safety or welfare. The small modification from the City's intersection spacing minimum regulations will simply allow the applicant to continue the previously platted street in a logical fashion to the pre-existing driveway cut contemplated for this phase of development. Traffic circulation will be improved for the entire Newport Section 6 development through a direct connection to North Diamondhead Boulevard and the developer will be able to provide a lot layout that is compatible with and complimentary to the neighborhood to the south.



Application No: 2018-1760
Agenda Item: 93
PC Action Date: 11/08/2018
Plat Name: Newport Sec 6 partial replat no 1 and extension
Applicant: Windrose

Staff Recommendation: Withdraw

Chapter 42 Sections: 42-127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

Provide less than the required 600' of distance between two intersections along a major thoroughfare. ;

Basis of Recommendation:

Withdrawn per Applicant's Request.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

N/A

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

N/A

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

N/A

(4) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

N/A



Agenda Item: 94
Action Date: 11/08/2018
Plat Name: Saint Annes Catholic Church
Developer: Archdiocese of Galveston-Houston
Applicant: Windrose
App No/Type: 2018-1794 C3N

Staff Recommendation:
 Withdraw

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

For Your Information:

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

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 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

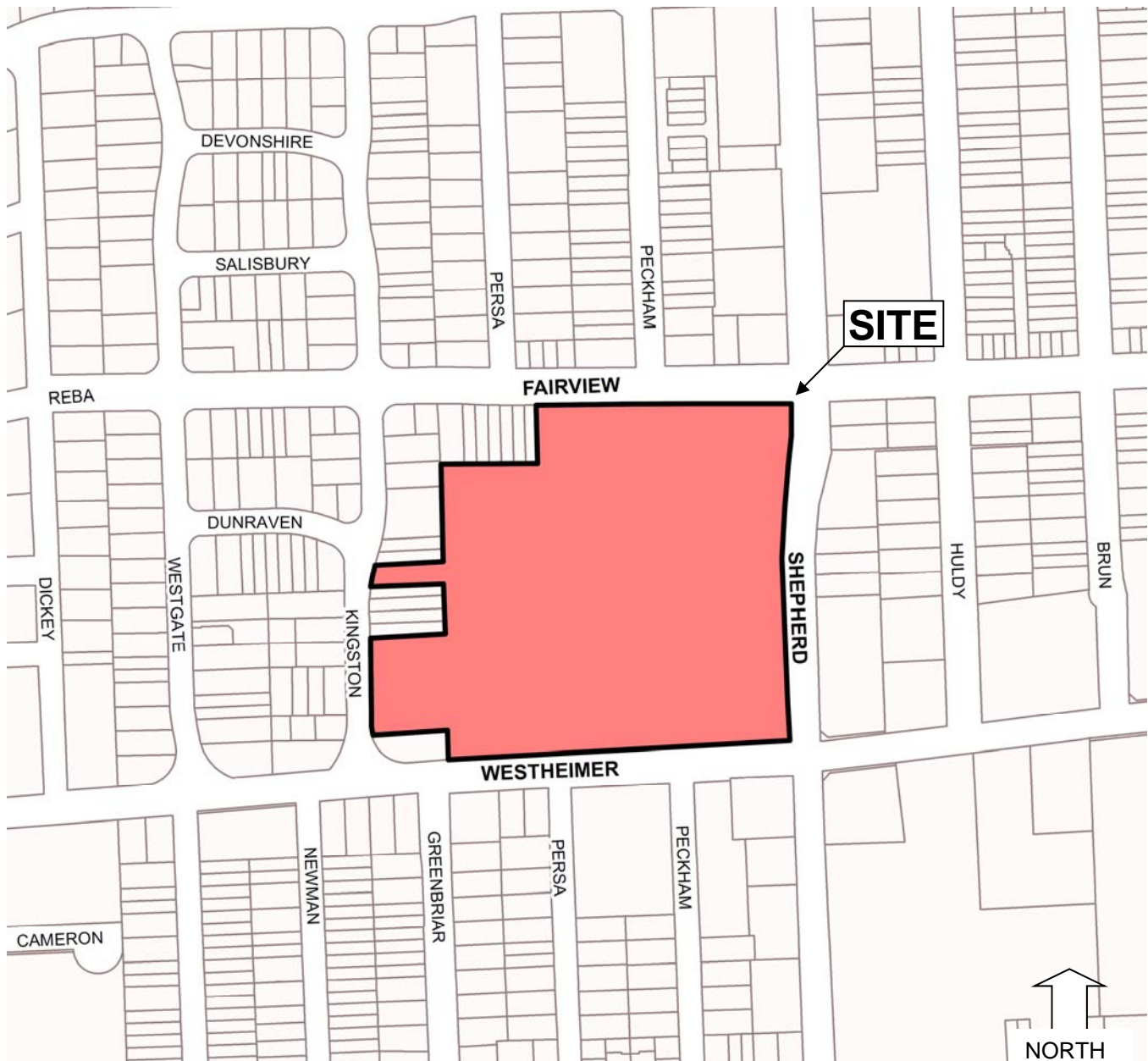
ITEM: 94

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Saint Annes Catholic Church (DEF 2)

Applicant: Windrose



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Saint Annes Catholic Church (DEF 2)

Applicant: Windrose



C – Public Hearings with Variance

Aerial



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: 94

PC Action Date: 11/08/2018

Plat Name: Saint Annes Catholic Church

Applicant: Windrose

Staff Recommendation: Withdraw

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 item has been withdrawn by the applicant.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 11/08/2018
Plat Name: Talia Court Village replat no 1 and extension
Developer: KENCO Enterprises, LLC
Applicant: Windrose
App No/Type: 2018-2037 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9020	Total Reserve Acreage:	1.9020
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

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

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

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

1) Add visibility note

For Your Information:

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

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

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

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

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

Houston Planning Commission

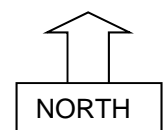
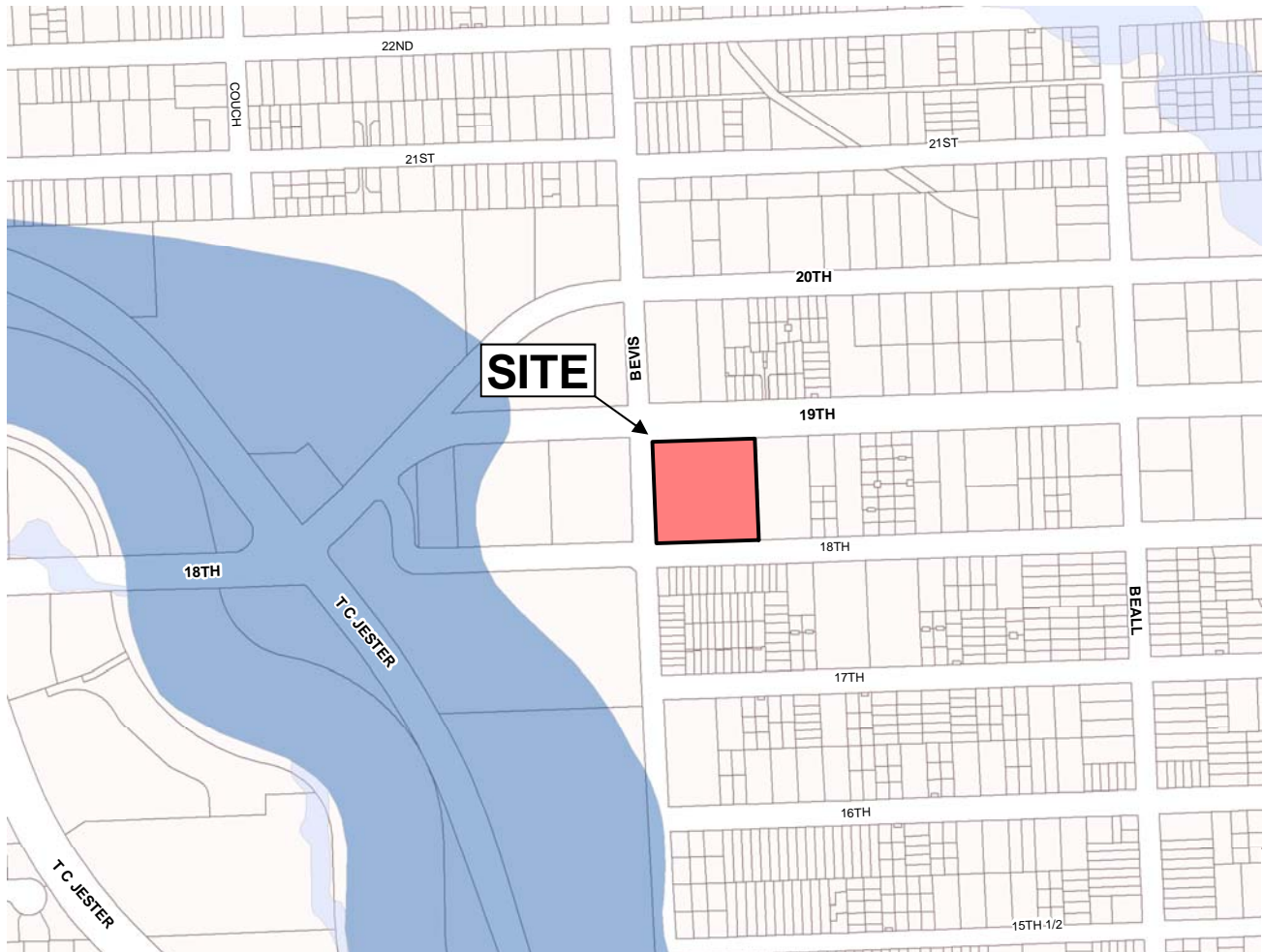
ITEM: 95

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Talia Court Village replat no 1 and extension

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

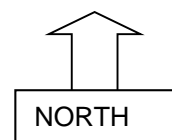
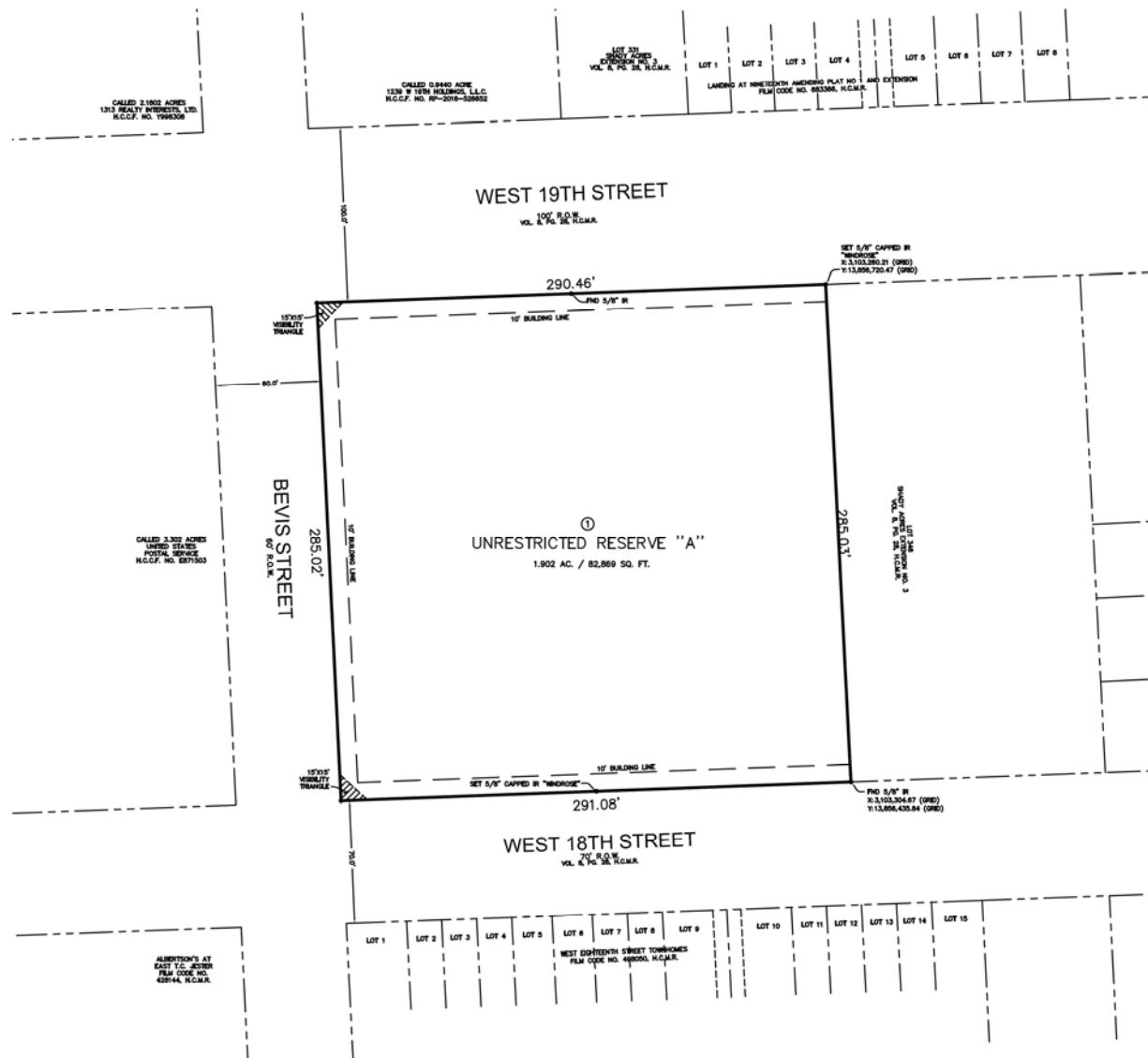
ITEM: 95

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Talia Court Village replat no 1 and extension

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

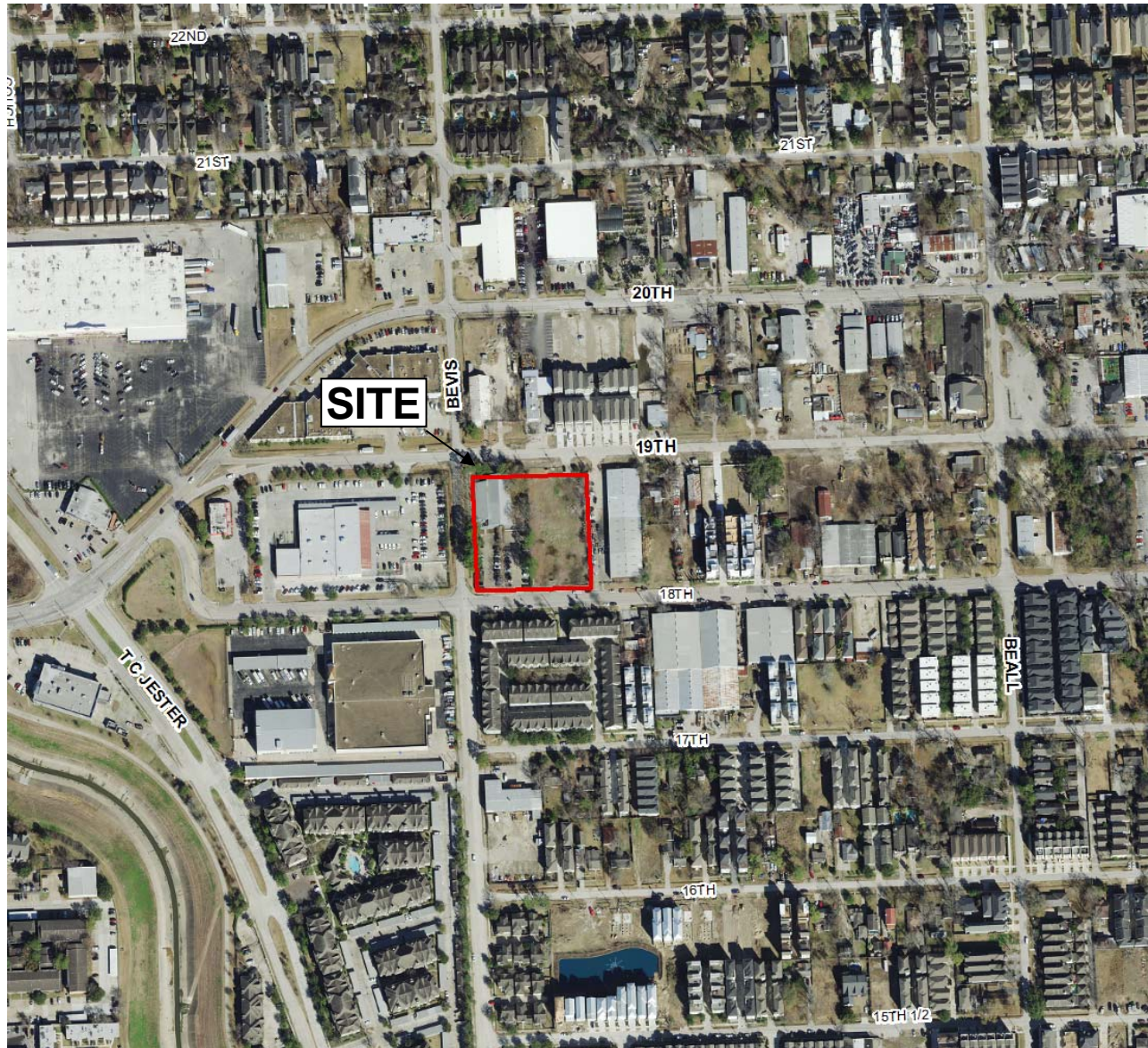
ITEM: 95

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Talia Court Village replat no 1 and extension

Applicant: Windrose



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 11/08/2018
Plat Name: Wessex partial replat no 1
Developer: William Marsh Rice University
Applicant: C.L. Davis & Company
App No/Type: 2018-1985 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.5372	Total Reserve Acreage:	0.5372
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532C	City

Conditions and Requirements for Approval

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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 11/08/2018
Plat Name: Wessex partial replat no 1
Developer: William Marsh Rice University
Applicant: C.L. Davis & Company
App No/Type: 2018-1985 C3N

Staff Recommendation:
Defer Applicant request

-
1. As suggested based on phone conversation, suggested modification to meet deed restrictions to restrict the reserve to "Restricted Reserve (Restricted to Residential Purposes Only)".
 2. Provide new drawing (PDF & 2004 CAD version) with the changes requested.
 3. Provide new site plan meeting multi-family driveway requirements (i.e 24' driveway, remove 'shared driveway' language, remove 'lots' from each individual building)
 4. Provide new street section drawing showing the proposed steps that tenants will use to walk to Shakespeare Road.
 5. Provide new street section drawing showing the correct tree (live oak) size.
 6. Provide new existing conditions survey showing accurate information across Shakespeare Road "Unrestricted Reserve A Property" and on the survey also show the current tree (live oak) canopy.
 7. Provide City Arborists Letter, as mentioned by the applicant.

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED AND MAKE SURE THAT 12.5' CLEARANCE BETWEEN
SANITARY SEWER LINE TO THE BUILDING FOUNDATION. ALSO NEED APPROVED DRAINAGE PLAN

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

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

Houston Planning Commission

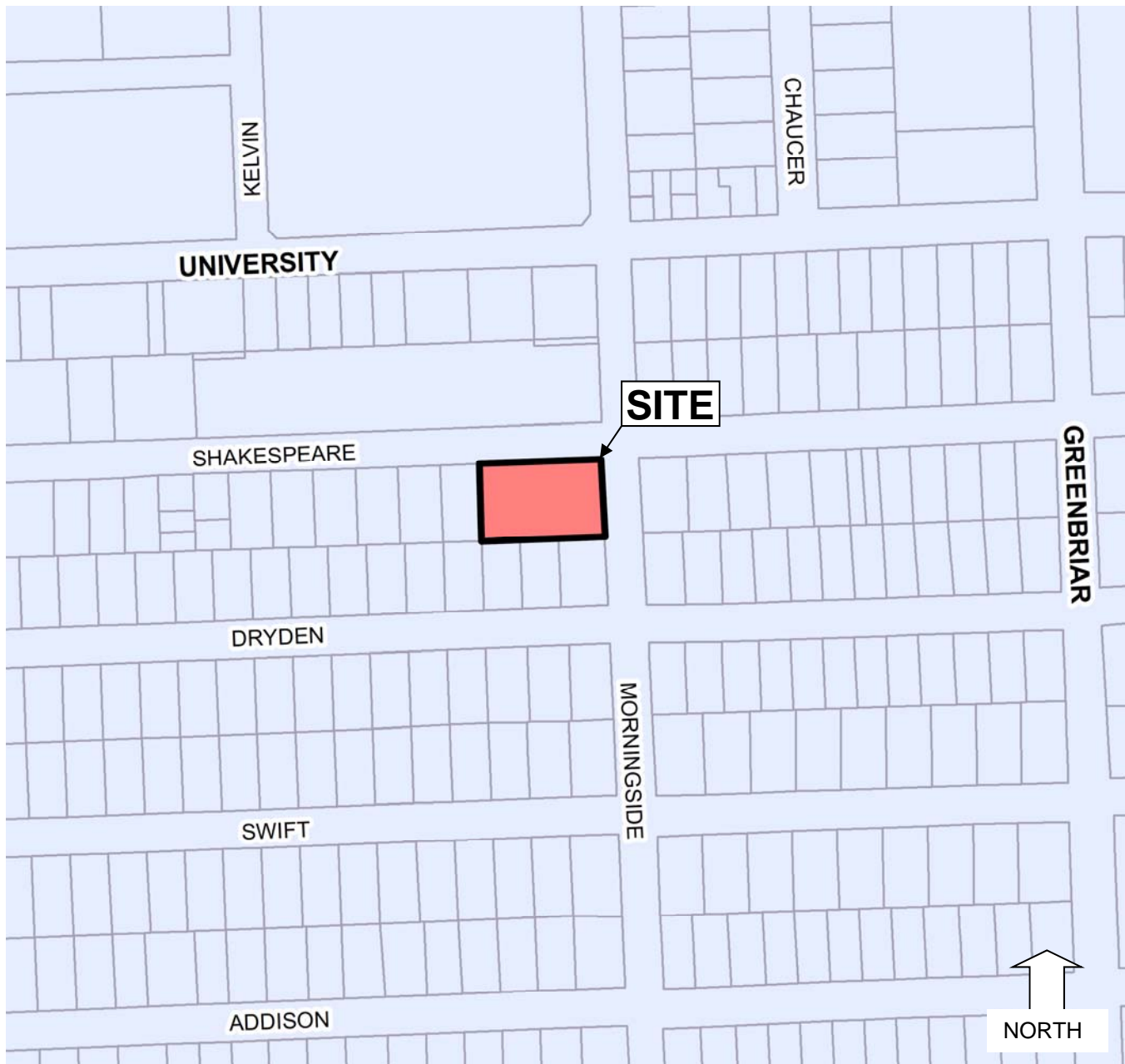
ITEM: 96

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Wessex partial replat no 1

Applicant: C.L. Davis & Company



C – Public Hearings with Variance Site Location

Houston Planning Commission

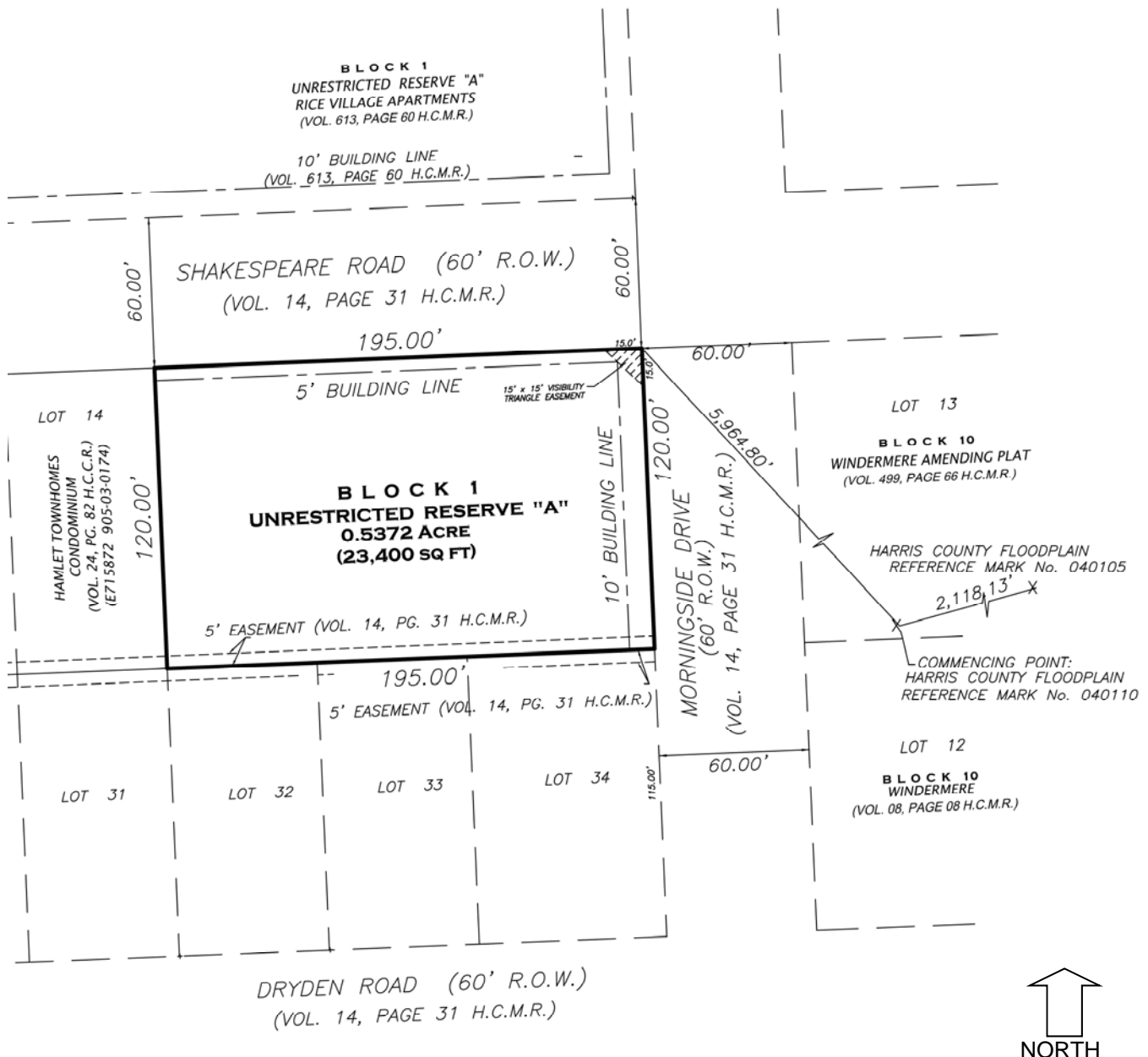
ITEM: 96

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Wessex partial replat no 1

Applicant: C.L. Davis & Company



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

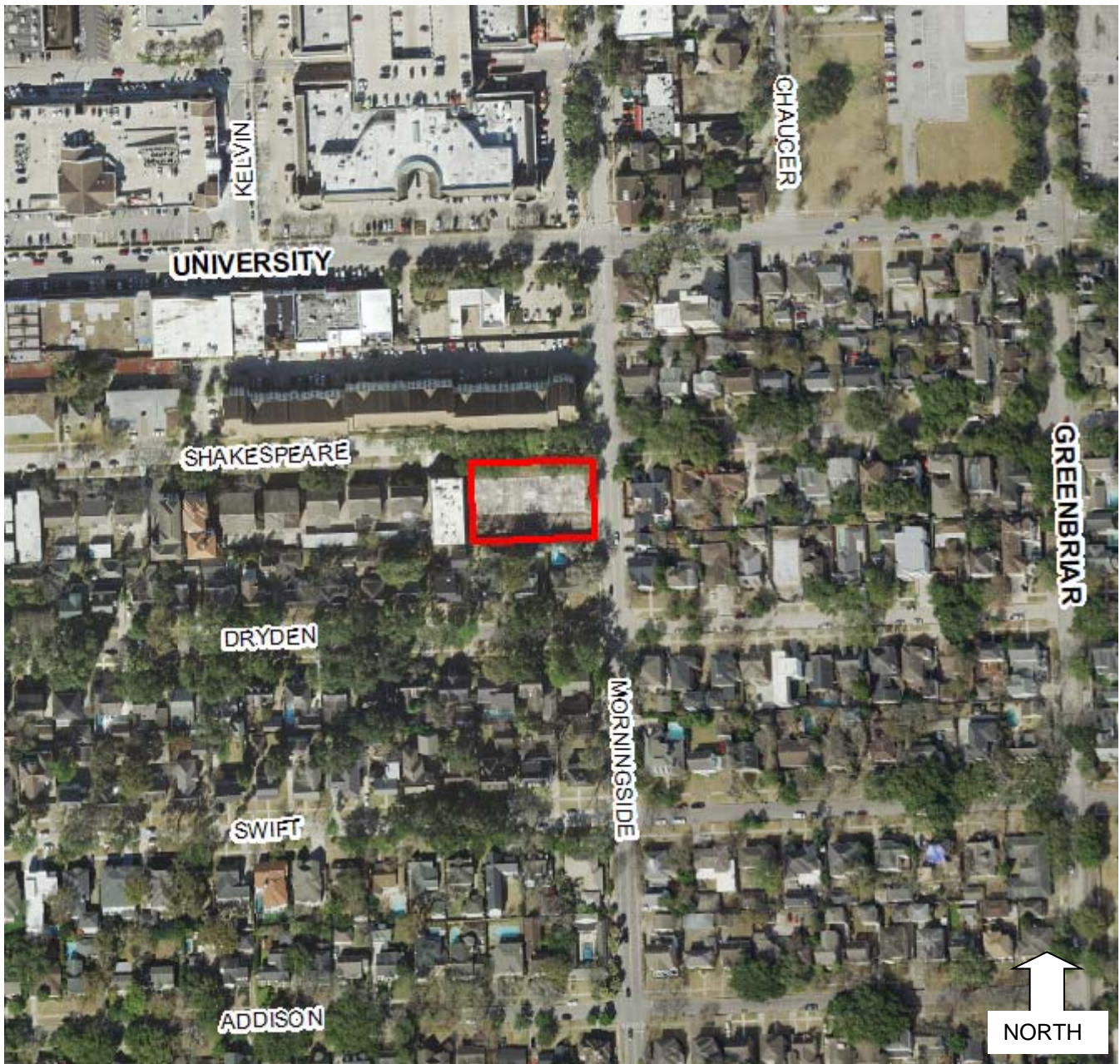
ITEM: 96

Planning and Development Department

Meeting Date: 11/08/2018

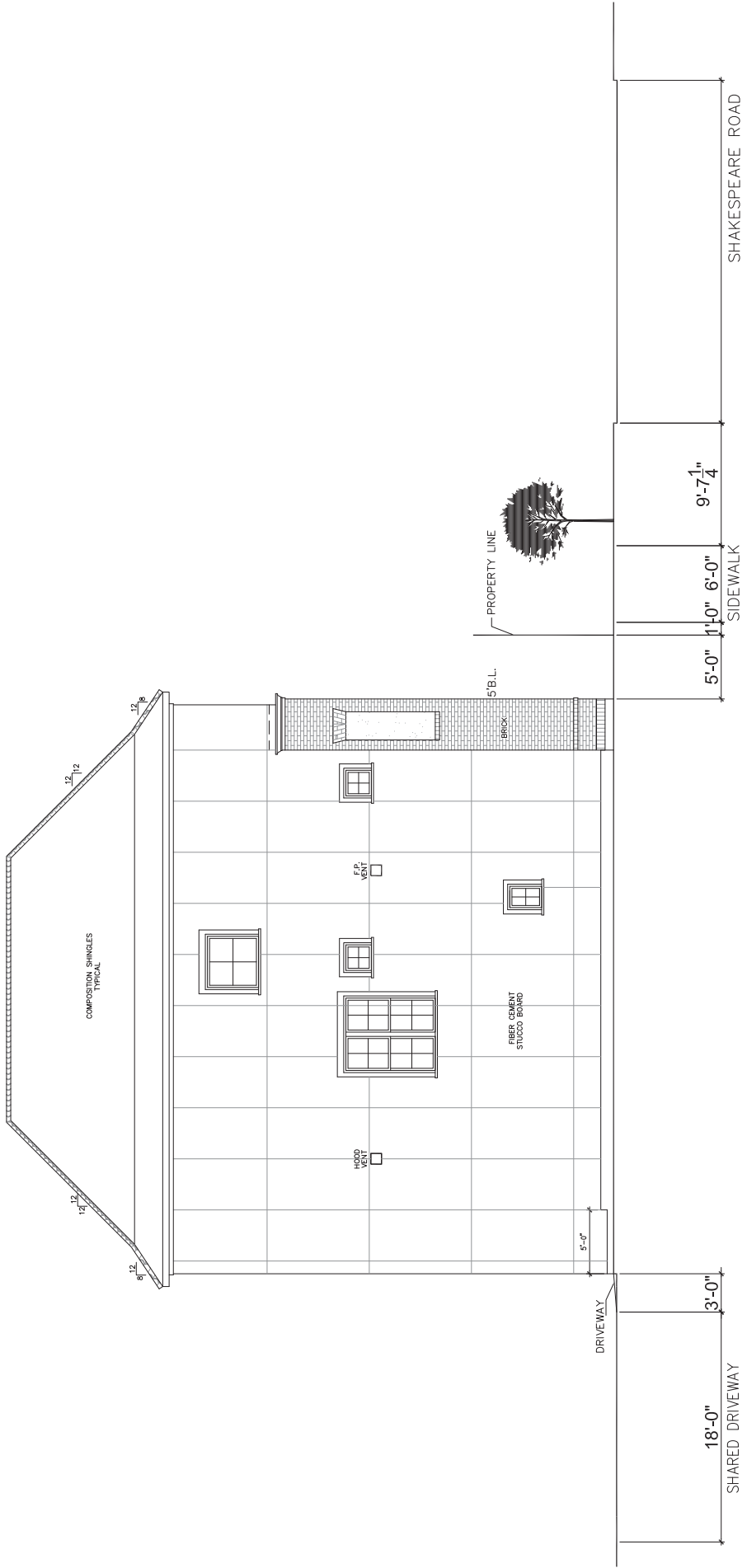
Subdivision Name: Wessex partial replat no 1

Applicant: C.L. Davis & Company



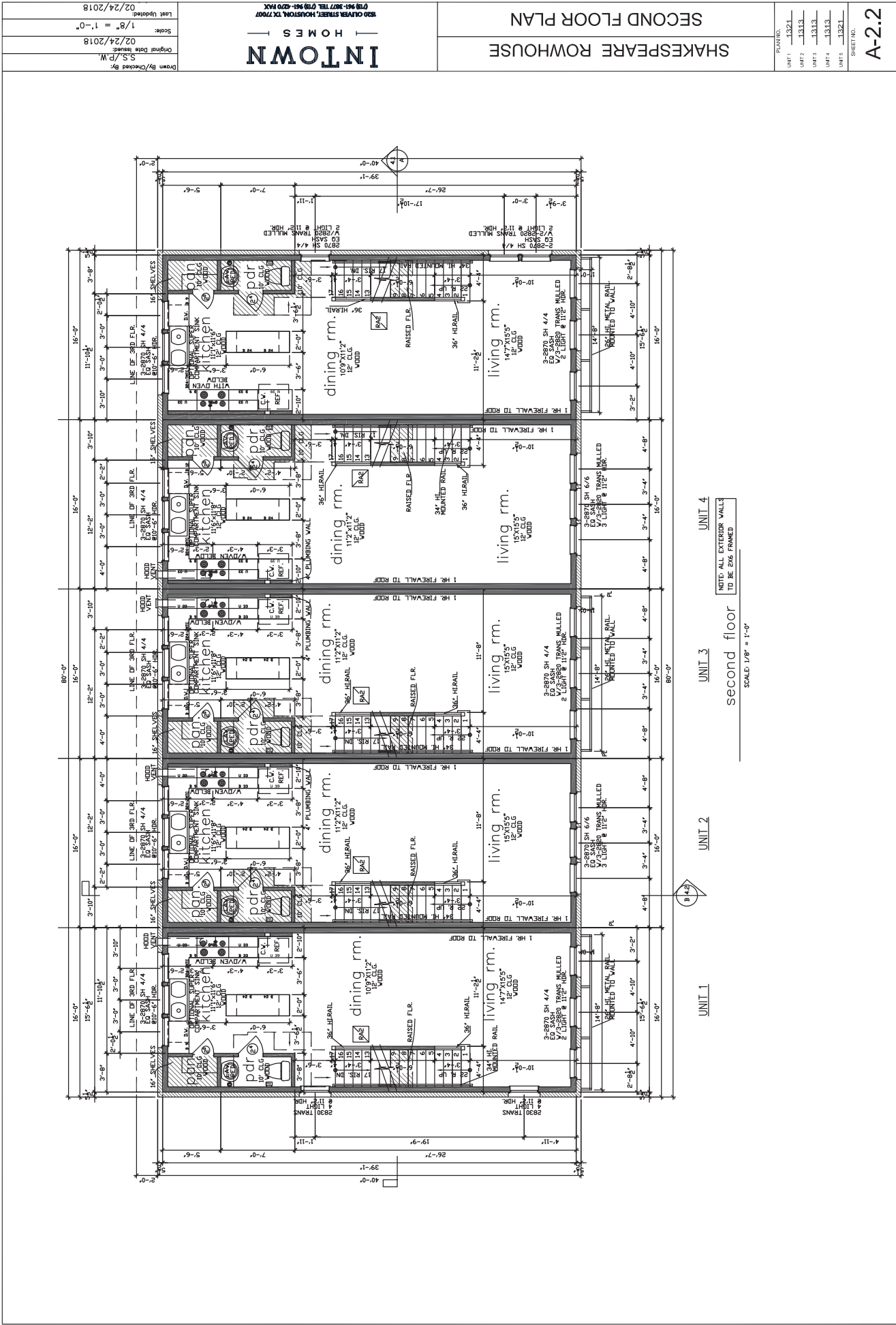
C – Public Hearings with Variance

Aerial



STREET SECTION





PLAN NO. 1321
UNIT 1 1321
UNIT 2 1313
UNIT 3 1313
UNIT 4 1313
UNIT 5 1321

SHAKESPEARE ROWHOUSE
SECOND FLOOR PLAN

INTOWN HOMES
709 OLIVER STREET, HOUSTON, TX 77007
713.961.3077 TEL 713.961.4200 FAX

Scale: 1/8" = 1'-0"
Original Date Issued: 02/24/2018
Last Updated: 02/24/2018

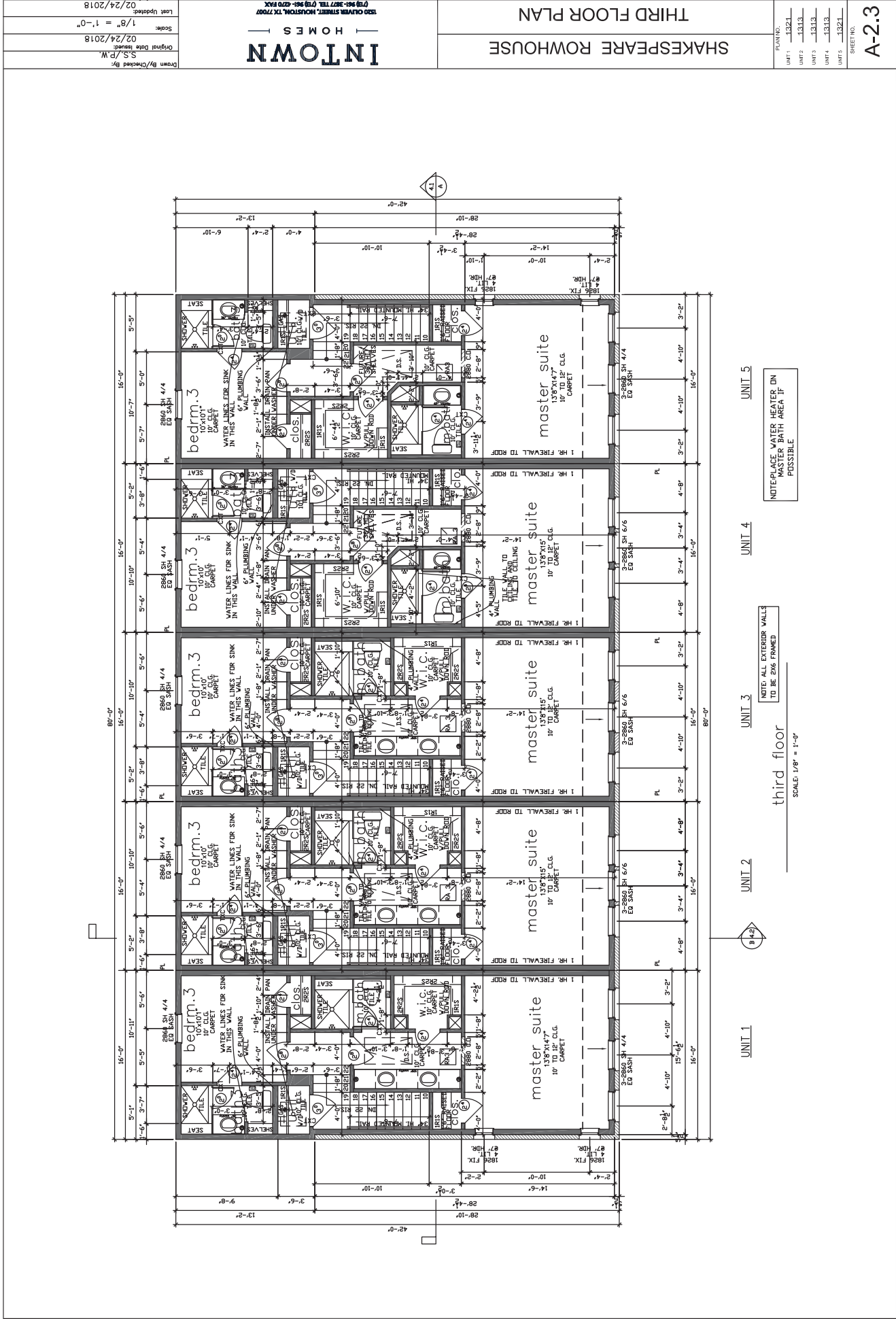
Drawn By/Checked By: S.S./P.W.

UNIT 1
UNIT 2
UNIT 3
UNIT 4

second floor

NOTE: ALL EXTERIOR WALLS
TO BE 2x6 FRAMED

SCALE: 1/8" = 1'-0"



A-3.2

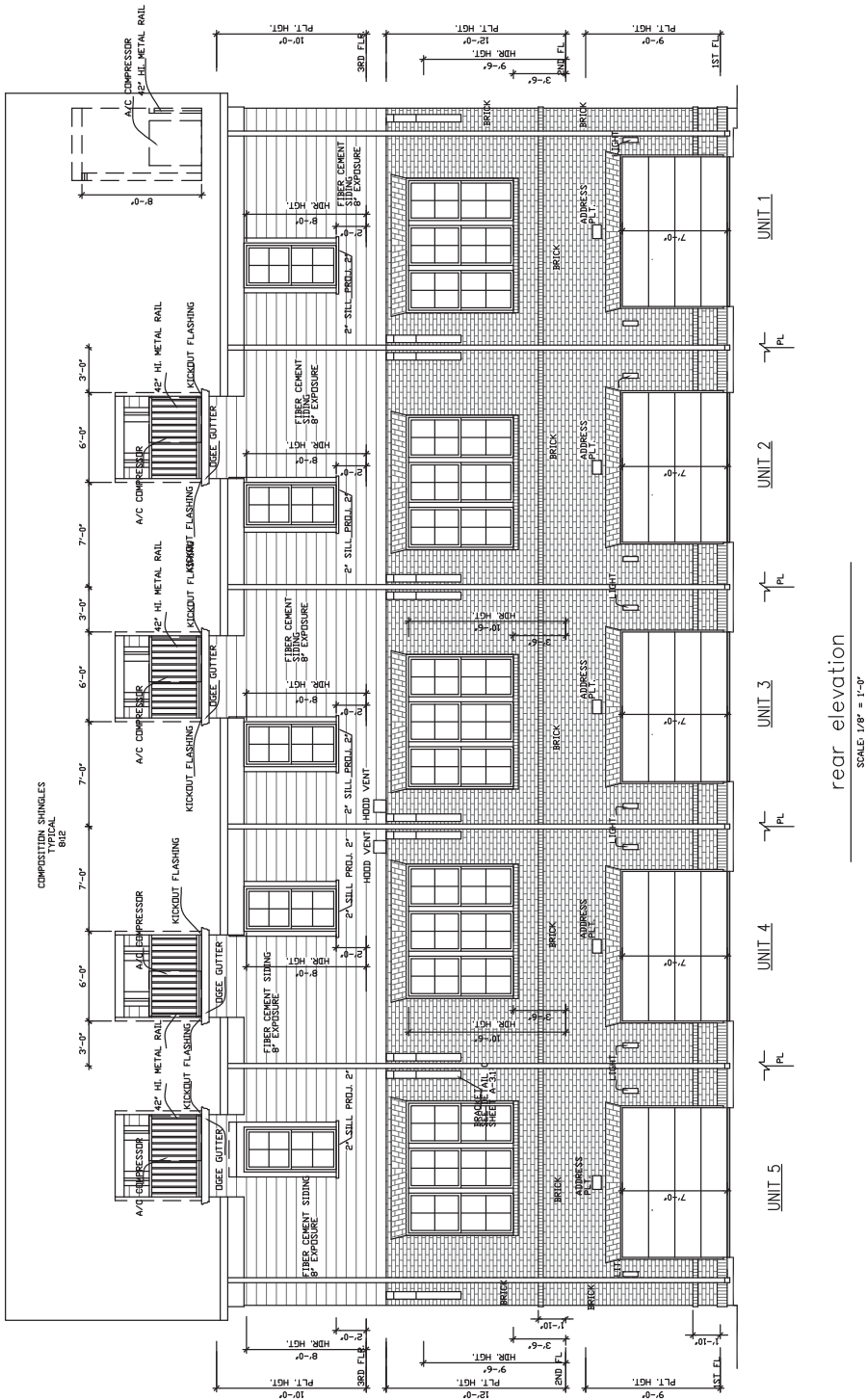
SHEET NO.

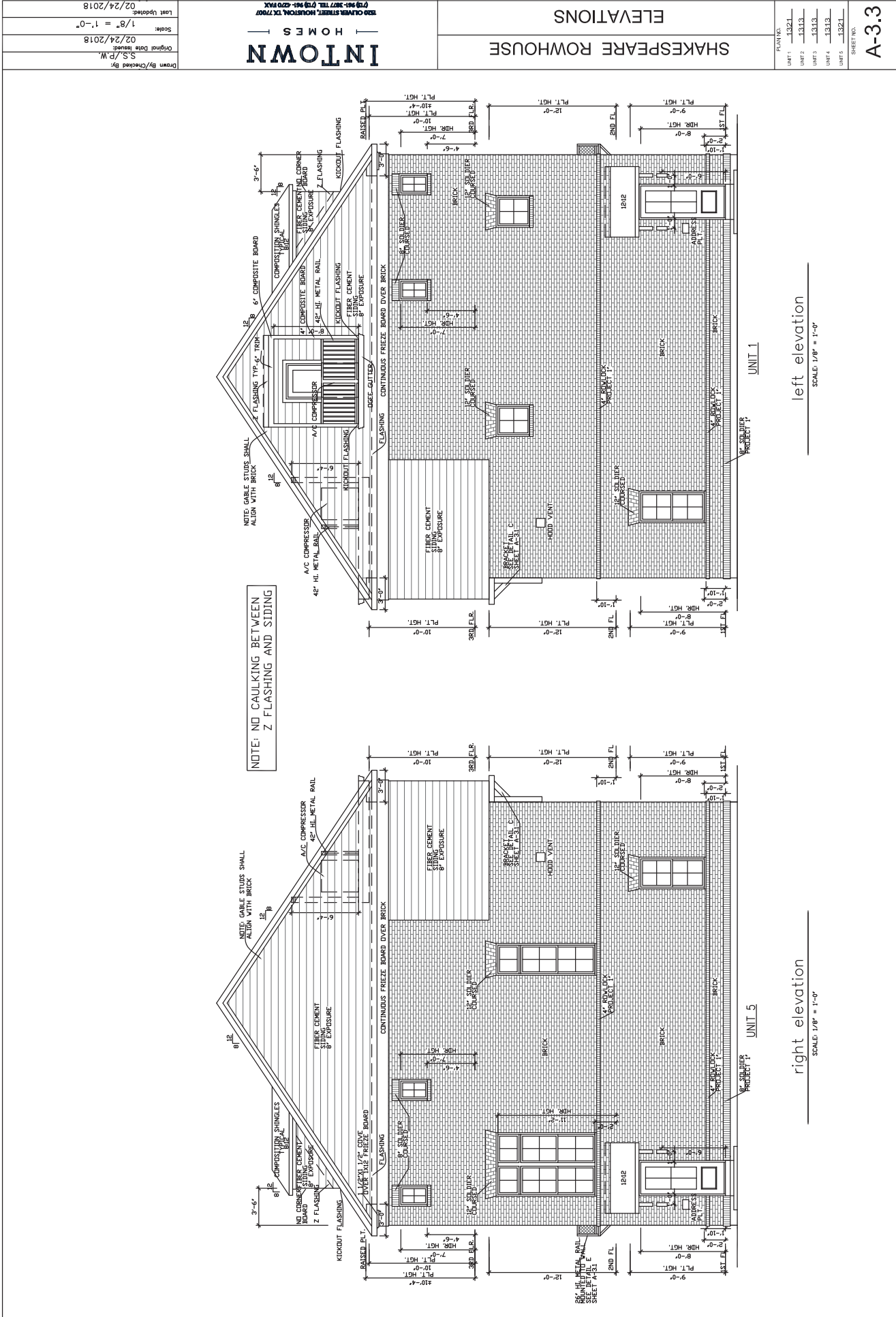
PLANTED:	
UNIT 1	1321
UNIT 2	1313
UNIT 3	1313
UNIT 4	1313
UNIT 5	1321

SHAKESPEARE ROWHOUSE ELEVATIONS

INTOWN HOMES
709 CALHOUN STREET, HOUSTON, TX 77002
713-961-2877 TEL 713-961-4270 FAX

Drawn By/Checked By: S.S./P.W.
Original Date Issued: 02/24/2018
Scale: 1/8" = 1'-0"
Last Updated: 02/24/2018





NOTE: NO CAULKING BETWEEN
Z FLASHING AND SIDING

left elevation

right elevation

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

SHAKESPEARE ROWHOUSE

ELEVATIONS

INTOWN HOMES

©2018 OLIVER TRIMMER, HOUSTON, TX 77004
P19-041-2017 TEL: 713-941-4200 FAX:

PLANTING	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
	1321	1313	1313	1313	1321

SHEET NO.

A-3.3

Drawn By/Checked By: S.S./P.W.
Original Date Issued: 02/24/2018
Scale: 1/8" = 1'-0"
Last Update: 02/24/2018



VARIANCE Request Information Form

Application Number: 2018-1985

Plat Name: Wessex partial replat no 1

Applicant: C.L. Davis & Company

Date Submitted: 09/17/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The variance request is for a 5' building line along Shakespeare Road.

Chapter 42 Section: 42-150

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This site is located at the southwest intersection of Shakespeare Road and Morningside Drive. Access to the property is from Morningside Drive from a 24' wide private driveway. There are sidewalks on both streets. This is a student housing facility. Both rights of way are 60 feet. The paving section on Shakespeare is 28 feet. The paving section on Morningside is 36.5 feet. Shakespeare is an urban street with mature trees. The objective is to have units close to the streets for security purposes. Individuals, residents can interact with pedestrians, yet monitoring the residences. The 5' building line is consistent with an urban environment where shared driveway are utilized.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The 5' building line is consistent with reduced building lines for shared driveways where vehicular access is from a private driveway limited to one curb cut on Morningside. Although this is multifamily, it is designed similar to single family and is student housing. It is a hardship providing student housing in an urban area where the market suggest other uses; therefore Rice University's objective is to create an environment consistent with urban neighborhoods in a college setting. This is a corner lot. Yes, two building line are required; therefore reducing the buildable are in this urban environment. A reduced building line allows the building to be close to the street where residents can monitor activity and interact with pedestrians while participating in a secure environment.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The paving section on Shakespeare is 28 feet. The right of way is 60 feet; therefore it is 21 feet from back of curb to the proposed 5' building line. Shakespeare is a local street and 60 feet is more than adequate for a 5 foot building. This is consistent with the general purpose of the chapter. The reduced building line allows more affordable student housing. This is cost effective to the student and in no way profits the university.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Shakespeare is a local street and 60 feet is more than adequate. A sixty foot right of way with a 5 foot building line is not injurious to the public health, safety or welfare. Shakespeare is an urban street, a walkable community with sidewalks and mature trees. A reduced building line allows the building to be close to the street where residents can monitor activity and interact with pedestrians while participating in a secure environment.

(5) Economic hardship is not the sole justification of the variance.

This is proposed as student housing and there is no profit to be made. This is an effort to improve maximize and provide housing for young adults. The objective is to increase housing by maximizing the use of the land to reduce the cost to the student. There is no profit to the university increasing the number of units; however, it is Rice University's objective to increasing student housing and reduce the cost per student.



Application No: 2018-1985

Agenda Item: 96

PC Action Date: 11/08/2018

Plat Name: Wessex partial replat no 1

Applicant: C.L. Davis & Company

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: **42-150**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[The variance request is for a 5' building line along Shakespeare Road.;](#)

Basis of Recommendation:

[Defer Applicant request](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



Agenda Item: 97
Action Date: 11/08/2018
Plat Name: Westheimer Gardens Extension partial replat no 7
Developer: WHATSNX VENTURES LLC & GUIDEWAY INVESTMENT PARTNERS LLC
Applicant: Vernon G. Henry & Associates, Inc.
Ann No/Type: 2018-2042 CON

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4946	Total Reserve Acreage:	0.0078
Number of Lots:	12	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

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97

Action Date: 11/08/2018

Plat Name: Westheimer Gardens Extension partial replat no 7

Developer: WHATSNX VENTURES LLC & GUIDEWAY INVESTMENT PARTNERS LLC

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2018-2042 C3N

PWE Traffic: 11/7/18:

After receiving the d plate which included deeper parking stalls, and more backup distance from the property line, this plat can now be approved.

11/06/18:

The configuration of the proposed on-site parking will not allow for a standard 3-point turn and is not acceptable.

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

Submit applications online at houstonpermittingcenter.org

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

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

Staff Recommendation:

Approve the plat subject to the conditions listed

Houston Planning Commission

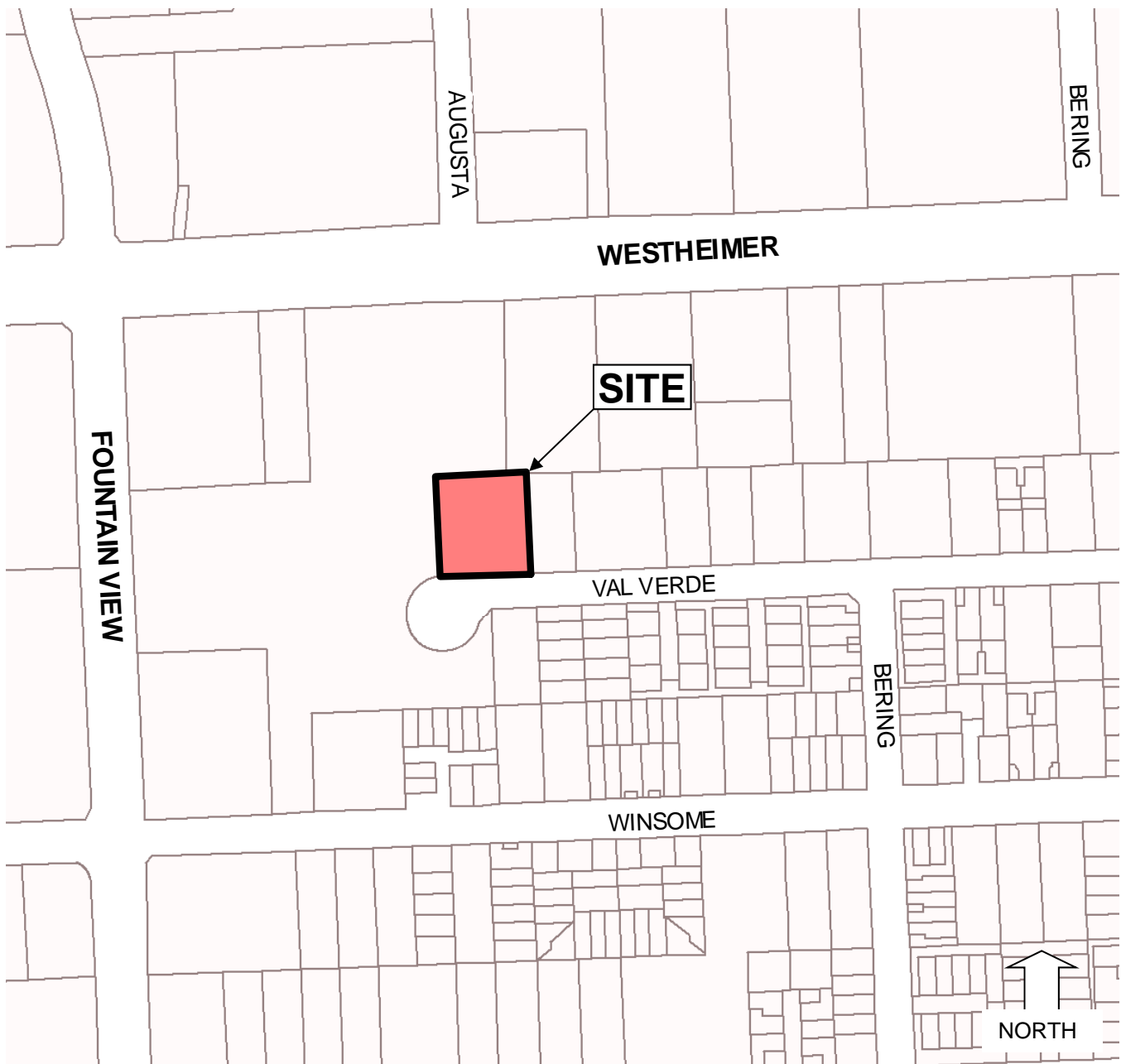
ITEM: 97

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Westheimer Gardens Extension partial replat no 7

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

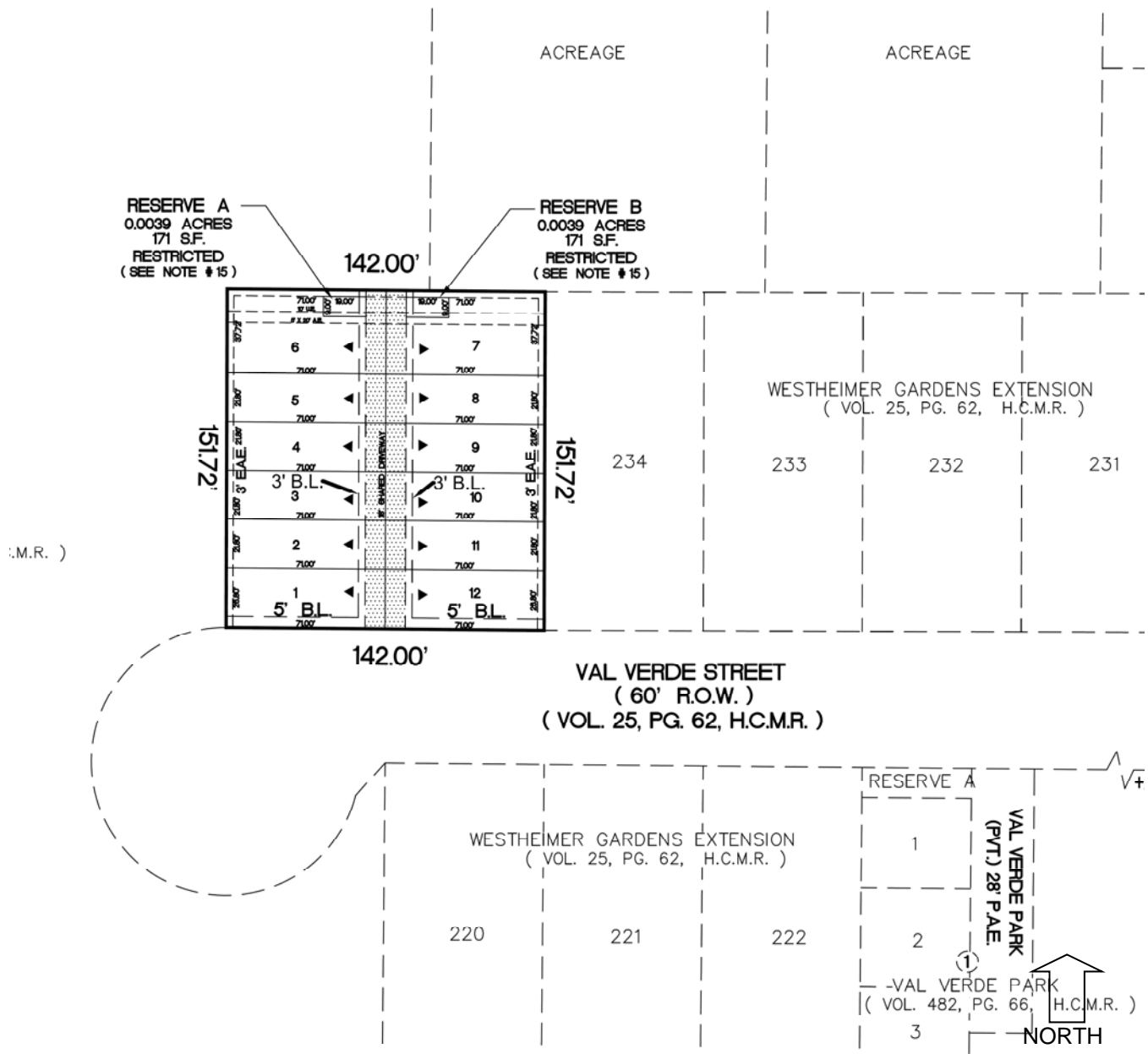
ITEM: 97

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Westheimer Gardens Extension partial replat no 7

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

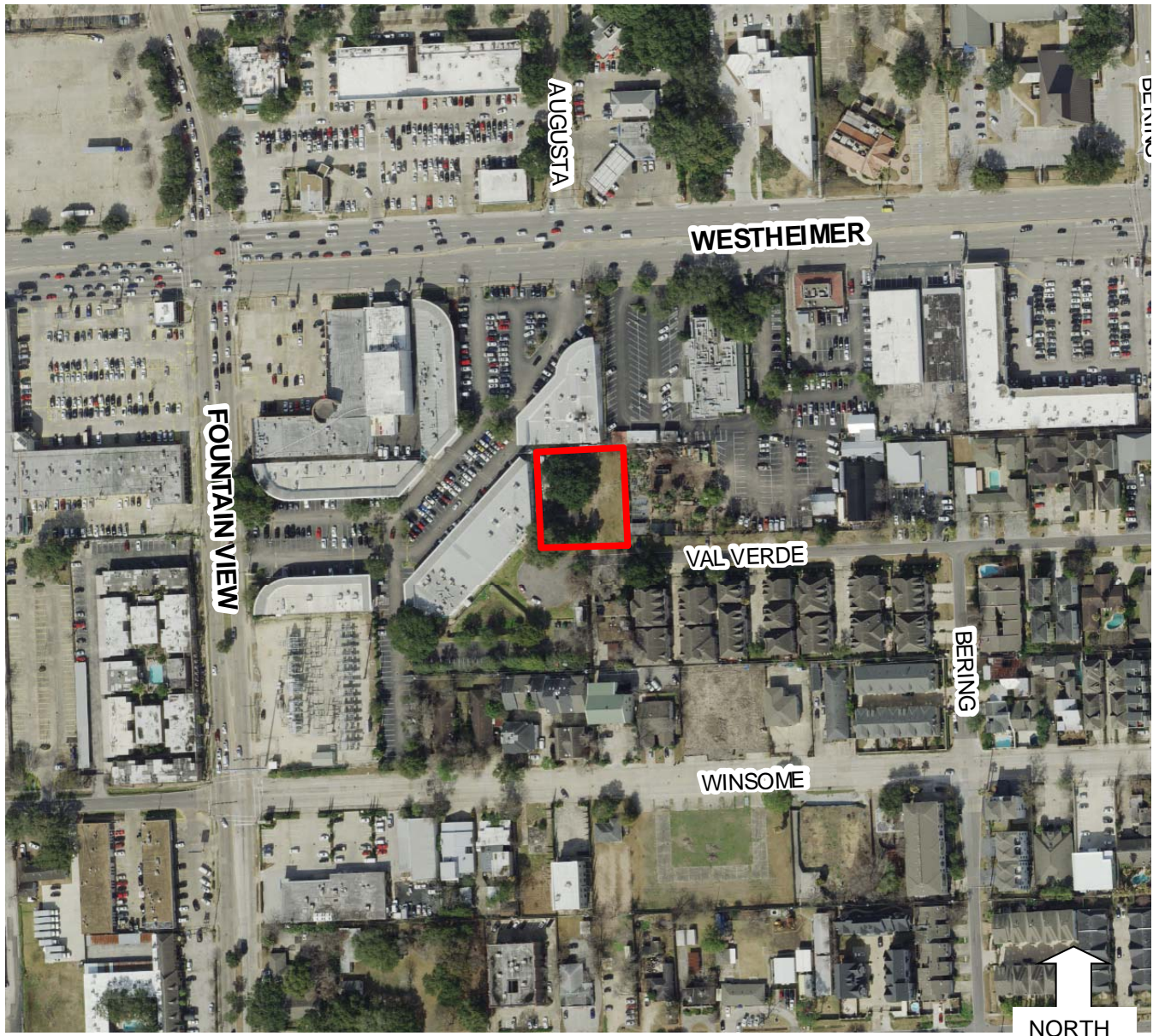
ITEM: 97

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Westheimer Gardens Extension partial replat no 7

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Aerial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 11/08/2018
Plat Name: Bridgeland Prairieland Village GP
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2018-2139 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	6070.1400	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 462
County	Zip	Key Map ©	City / ETJ
Harris	77433	365U	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.

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

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

For Your Information:

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

Harris County Flood Control District: Additional drainage ROW along Cypress Creek will be needed by HCFCD.

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

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

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

County requests deferral for additional time for review and comment

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

Houston Planning Commission

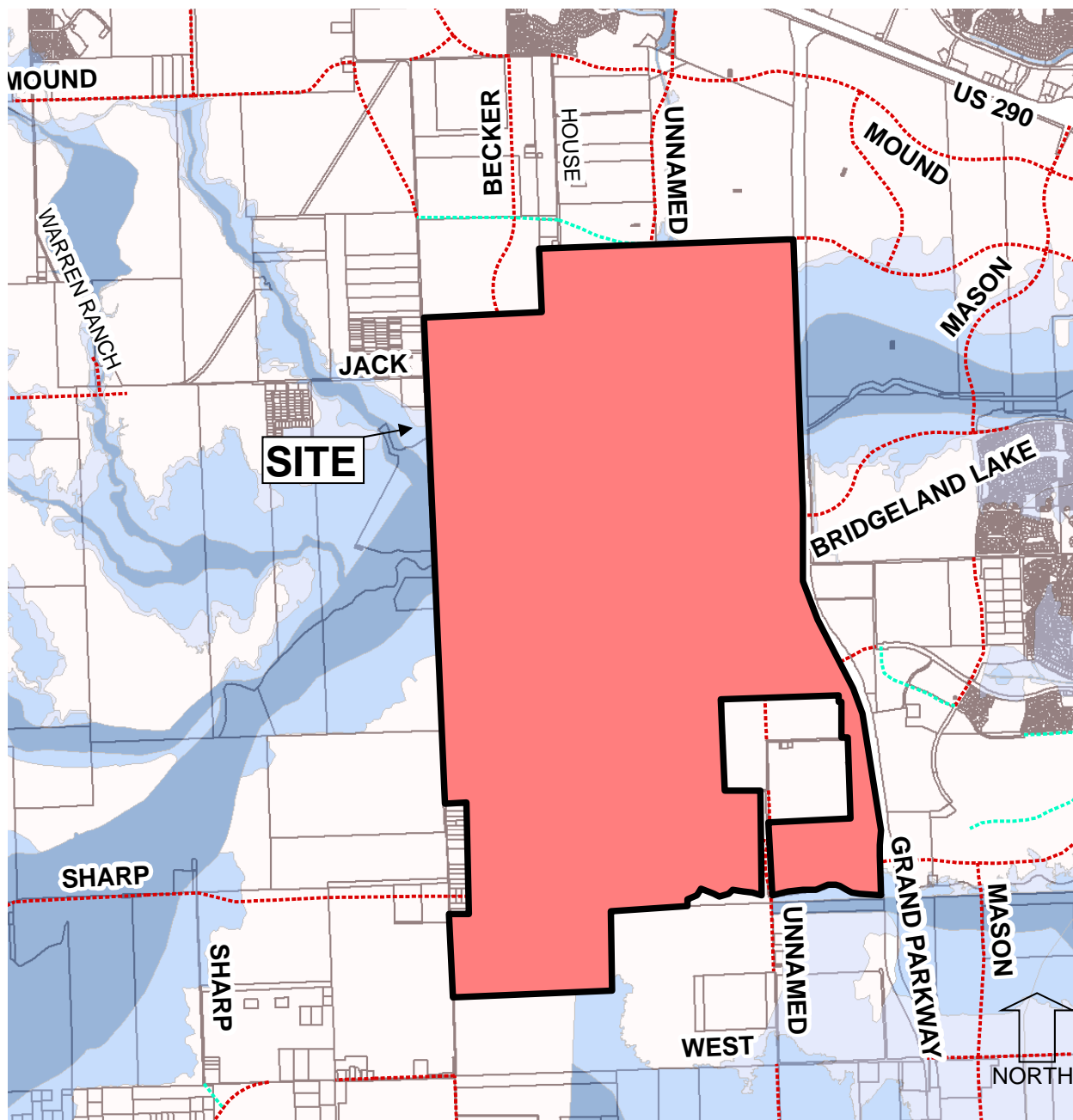
ITEM: 98

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Bridgeland Prairieland Village GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

Site Location

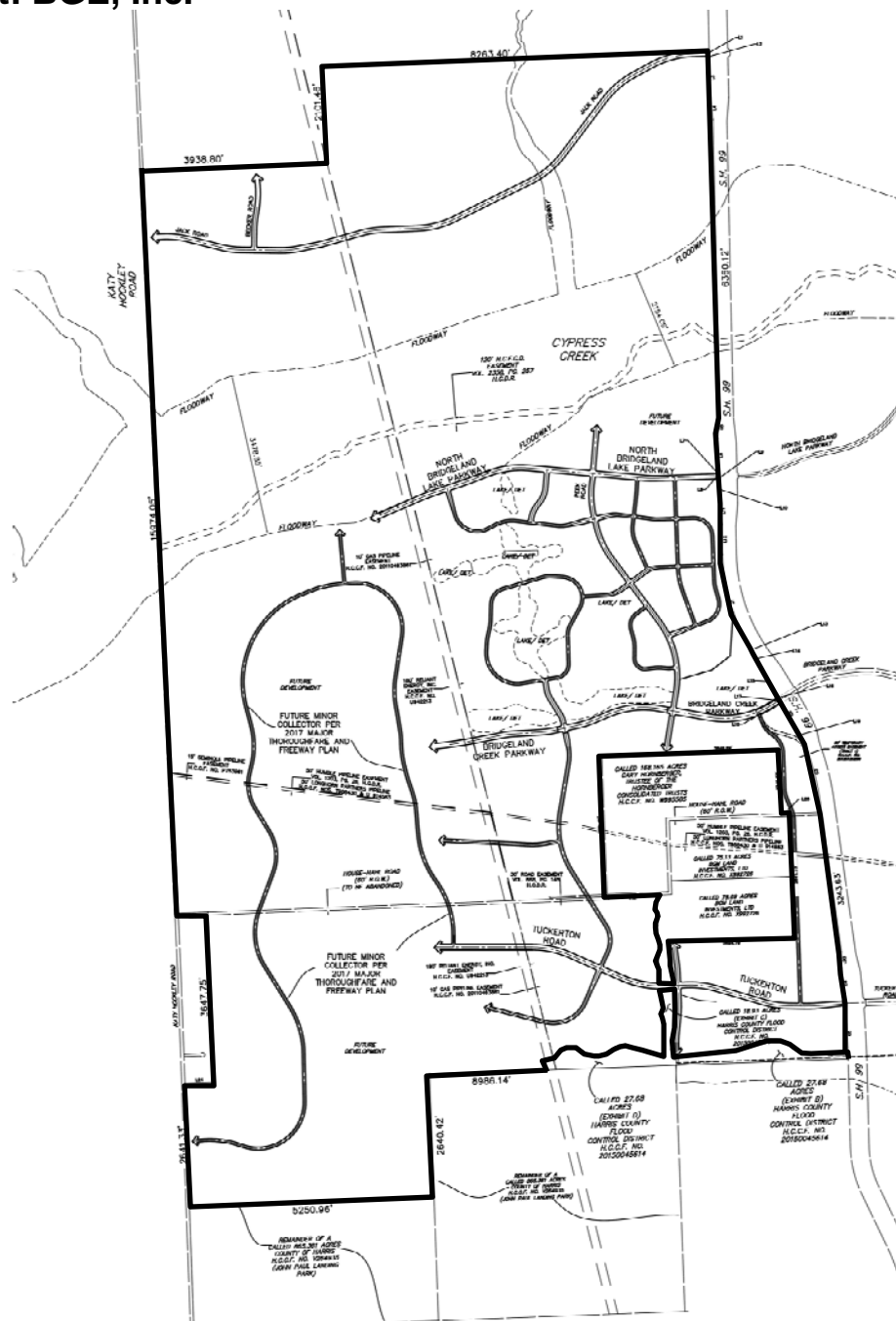
ITEM: 98

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Bridgeland Prairieland Village GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

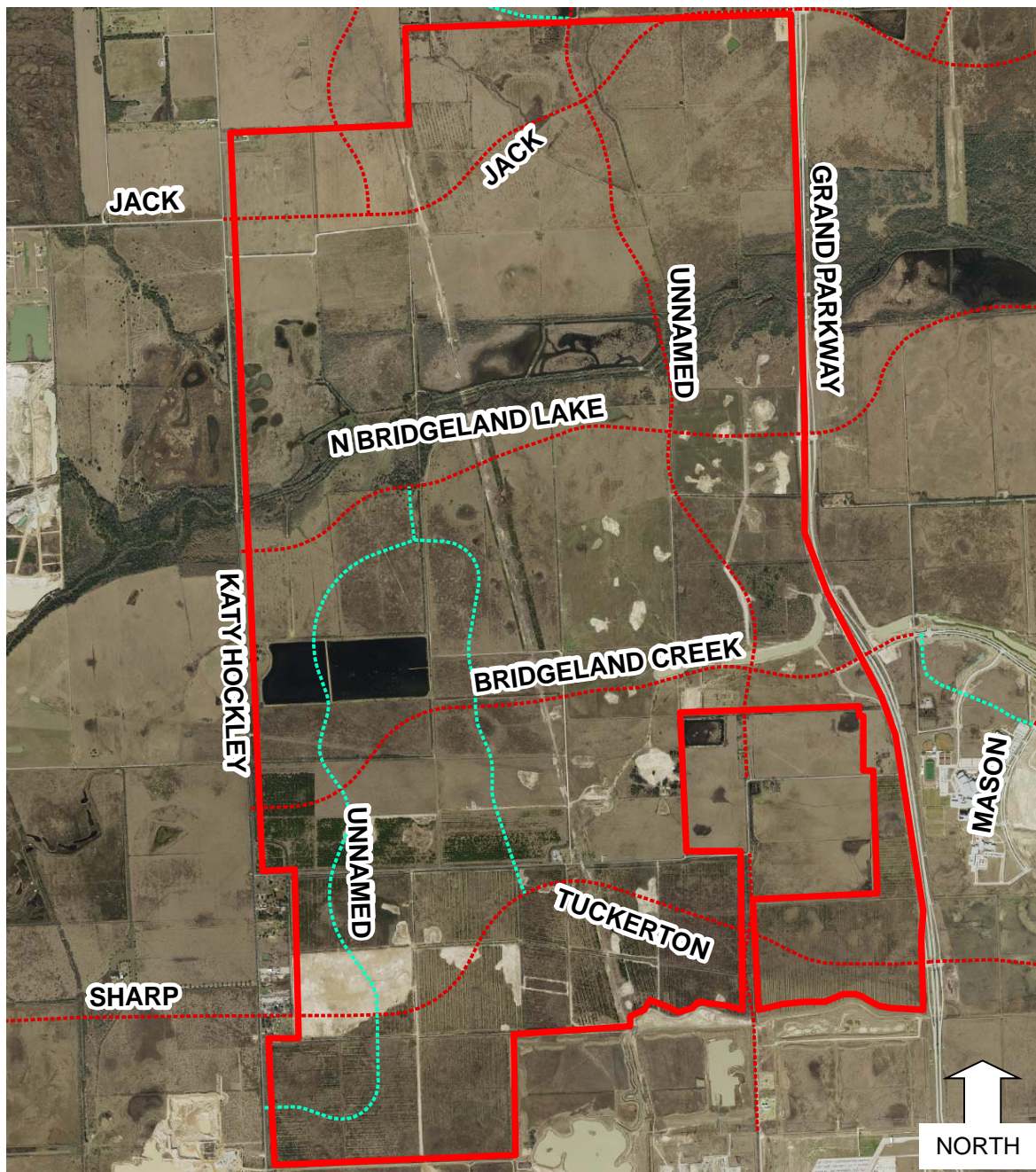
ITEM: 98

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Bridgeland Prairieland Village GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial

G:\GIS\Projects\BridgelandPrairelandVillageGP\FEMA Exhibit 2018.011.mxd



Stream

Base Flood Elevation

Parcel (HCAD)

Bridgeland
Praireland
Village GP

Out-Tract

FEMA Effective Flood Type

Floodway

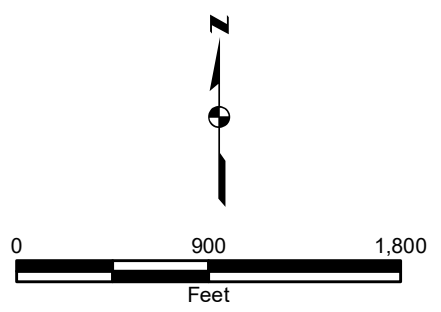
100 yr Floodplain

500 yr Floodplain

Bridgeland Praireland
Village GP - Flood Plain

Disclaimer:
Every effort has been made to ensure the accuracy of the
base map data. BGE, Inc. assumes no liability or damages
due to errors or omissions.

Date: October 2018 Project: 6254-00



Bridgeland Praireland Village GP - Flood Plain

BGE, Inc.
Tel: 281-558-8700
www.bgeinc.com



SPECIAL EXCEPTION Request Information Form

Application Number: 2018-2139

Plat Name: Bridgeland Prairieland Village GP

Applicant: BGE, Inc.

Date Submitted: 10/15/2018

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing length of \pm 2,640-feet west of the Grand Parkway (S.H. 99) and north of the North Bridgeland Lake Parkway extension along the Cypress Creek floodway corridor between the Grand Parkway (S.H. 99) and proposed Peek Road (aka Bauer Road).

Chapter 42 Section: 127

Chapter 42 Reference:

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

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a network of major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. The Bridgeland Prairieland General Plan will extend North Bridgeland Lake Parkway, a designated major thoroughfare, from the Grand Parkway (S.H. 99) to Katy Hockley Road. In addition, the general plan extends Peek Road (aka Bauer Road), a designated major thoroughfare, from the northern boundary to the southern boundary including the crossing of Cypress Creek; a total distance of just over 4 miles. Cypress Creek is the primary waterway within the Cypress Creek watershed taking water from the major tributaries of Little Cypress Creek, Turkey Creek, Dry Gulley, and Mound Creek. Between the Grand Parkway and the proposed extension of Peek Road (aka Bauer Road) the width of the Cypress Creek floodway is approximately 2,154-feet. Due to the enormity of the Cypress Creek floodway and the associated physical constraints the general plan proposes one north/south crossing of Cypress Creek via Peek Road aka Bauer Road between the Grand Parkway and Katy Hockley Road to comply with the City of Houston Major Thoroughfare and Freeway Plan. Again, the Bridgeland Prairieland General Plan will provide a strong network of internal collector and local roadways to distribute traffic flows.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Granting of the special exception will achieve a result contemplated by the standards in article II of this chapter. The purpose of the Subdivision Ordinance is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification of the standard requested is 1.54% which is not disproportionate to the requirement of the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the special exception will achieve a result contemplated by the standards in article II of this chapter. The purpose of the Subdivision Ordinance is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not be injurious to the public health, safety or welfare. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, and Tuckerton Road. In addition, the general plan will incorporate numerous collector roads to assist in the distribution of vehicular traffic flows.



SPECIAL EXCEPTION Request Information Form

Application Number: 2018-2139

Plat Name: Bridgeland Prairieland Village GP

Applicant: BGE, Inc.

Date Submitted: 10/15/2018

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow a centerline radius of 1,930-feet and 1,960-feet for major thoroughfare Bridgeland Creek Parkway in lieu of a 2,000 foot centerline radius.

Chapter 42 Section: 132

Chapter 42 Reference:

(a) 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

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a network of major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. The Bridgeland Prairieland General Plan will extend Bridgeland Creek Parkway, a designated major thoroughfare, from the Grand Parkway (S.H. 99) to Katy-Hockley Road. Per the City of Houston 2017 Major Thoroughfare Map, Bridgeland Creek Parkway will maintain the adopted alignment and proposes reduced radii between Grand Parkway and Peek Road (1,930-feet) and between Peek Road and Prairieland Crossing (1,960-feet). The reduced radii (1,930-feet and 1,960 feet) are a result of coordination efforts with Harris County to ensure compliance with the 250 foot tangents of two intersecting major thoroughfares and the 200 foot tangents at the intersection between a designated major thoroughfare and a collector road.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Granting of the special exception will achieve a result contemplated by the standards in article III of this chapter. The purpose of the Subdivision Ordinance is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan. The reduction of the centerline radii along Bridgeland Creek Parkway will have no negative impacts to traffic circulation and access through the proposed development.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

For Bridgeland Creek Parkway between the Grand Parkway and Peek Road, the modification of the standard requested is 3.5% which is not disproportionate to the requirement of the standard. For Bridgeland Creek Parkway between the Peek Road and Prairieland Crossing, the modification of the standard requested is 2.0% which is not disproportionate to the requirement of the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained; sufficient traffic circulation and access for the surrounding areas will not be jeopardized by the proposed reduced radii of the designated major thoroughfare.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not be injurious to the public health, safety or welfare. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, and Tuckerton Road. The reduced radii of 1,960-feet and 1,930-feet will not affect the flow of emergency vehicles or the travelling public.



Application Number: 2018-2139

Plat Name: Bridgeland Prairieland Village GP

Applicant: BGE, Inc.

Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing length of \pm 3,620-feet west of the Grand Parkway (S.H. 99) and along the southern boundary of the general plan between the Grand Parkway (S.H. 99) and proposed Peek Road (aka Bauer Road).

Chapter 42 Section: 128

Chapter 42 Reference:

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

(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 Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a network of major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. The Bridgeland Prairieland General Plan will extend Tuckerton Road, a designated major thoroughfare, from the Grand Parkway (S.H. 99) to Katy Hockley Road. In addition, the general plan extends Peek Road (aka Bauer Road), a designated major thoroughfare, from the northern boundary to the southern boundary including the crossing of Cypress Creek; a total distance of just over 4 miles. The Harris County Flood Control District continues to construct drainage improvements along the southern boundary of the proposed general plan within and immediately adjacent to Langham Creek. The Upper Langham Creek Frontier Program is an effort by Harris County Flood Control to improve drainage infrastructure in advance of land development. Harris County Flood Control owns in fee the parcels of land designated for drainage improvements between the Grand Parkway (S.H. 99) and proposed Peek Road aka Bauer Road; therefore, the existing physical constraints prohibit a north/south crossing of the Langham Creek drainage improvements by a street. Again, the Bridgeland Prairieland General Plan will provide a strong network of internal collector and local roadways to distribute traffic flows complying with Chapter 42-128 (a) (2).

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based the physical constraints of the existing drainage improvements related to the Langham Creek Frontier project.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan.

(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. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, Peek Road and Tuckerton Road. In addition, the general plan will incorporate numerous collector roads and local roads to assist in the distribution of vehicular traffic flows.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance. The justification for the variance is based upon the existing physical constraints of the existing drainage improvements related to the Langham Creek Frontier project and the corresponding Harris County Flood Control fee owned tracts.



Application Number: 2018-2139

Plat Name: Bridgeland Prairieland Village GP

Applicant: BGE, Inc.

Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing length of \pm 10,516-feet west of the Grand Parkway (S.H. 99) and along the southern boundary of the general plan between proposed Peek Road (aka Bauer Road) and existing Katy Hockley Road.

Chapter 42 Section: 128

Chapter 42 Reference:

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

(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 Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a network of major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. The Bridgeland Prairieland General Plan will extend Tuckerton Road, a designated major thoroughfare, from the Grand Parkway (S.H. 99) to Katy Hockley Road. In addition, the general plan extends Peek Road (aka Bauer Road), a designated major thoroughfare, from the northern boundary to the southern boundary including the crossing of Cypress Creek; a total distance of just over 4 miles. The Harris County Flood Control District continues to construct drainage improvements along the southern boundary of the proposed general plan within and immediately adjacent to Langham Creek. The Upper Langham Creek Frontier Program is an effort by Harris County Flood Control to improve drainage infrastructure in advance of land development. Harris County Flood Control owns in fee the parcels of land designated for drainage improvements between the Grand Parkway (S.H. 99) and Katy Hockley Road including the 865-acre John Paul Landing Park. Therefore, the existing physical constraints of having the developing park south of and adjacent to the southern boundary of the general plan prohibits a north/south crossing to connect with West Road. Again, the Bridgeland Prairieland General Plan will provide a strong network of internal collector and local roadways to distribute traffic flows complying with Chapter 42-128 (a) (2).

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based the physical constraints of the existing drainage improvements related to the Langham Creek Frontier project including the 865-acre John Paul Landing Park.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan.

(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. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, Peek Road and Tuckerton Road. In addition, the general plan will incorporate numerous collector roads and local roads to assist in the distribution of vehicular traffic flows.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance. The justification for the variance is based upon the existing physical constraints of the existing drainage improvements related to the Langham Creek Frontier project and the corresponding Harris County Flood Control fee owned tracts including the 865-acre John Paul Landing Park.



Application Number: 2018-2139

Plat Name: Bridgeland Prairieland Village GP

Applicant: BGE, Inc.

Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing length of \pm 6,625-feet along the west side of the Grand Parkway (S.H. 99) between the proposed extension of Tuckerton Road to the proposed extension of Bridgeland Creek Parkway. To allow an intersection spacing length of \pm 4,976-feet along the west side of the Grand Parkway (S.H. 99) between the proposed extension of Bridgeland Creek Parkway to the proposed extension of North Bridgeland Lake Parkway.

Chapter 42 Section: 127

Chapter 42 Reference:

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;

The Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a network of major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. East/West connections to the Grand Parkway (S.H. 99), other than the depicted major thoroughfare crossings / extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, and Tuckerton Road are prohibited as access is denied to the Grand Parkway for the entire length of the subject tract. In addition, the Grand Parkway (S.H. 99) exists as a grade separated roadway without a frontage road. Please refer to the enclosed TxDOT parcel surveys reflecting the access denied along the Grand Parkway. Internal collector and local street networks will provide vehicular traffic circulation to parcels abutting the west side of the Grand Parkway.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon TxDOT's access denied requirement along the Grand Parkway (S.H. 99) and the existing physical constraints of the roadway being grade separated and having no frontage roadways.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan.

(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. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, and Tuckerton Road. In addition, the general plan will incorporate numerous collector roads to assist in the distribution of vehicular traffic flows.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance. The justification for the variance is based upon the physical constraints of TxDOT's access denial along the entire length of the eastern general plan boundary abutting the Grand Parkway combined with the Grand Parkway existing as a grade separated roadway without frontage roads.



Application Number: 2018-2139

Plat Name: Bridgeland Prairieland Village GP

Applicant: BGE, Inc.

Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing length of \pm 9,800-feet west of the Grand Parkway (S.H. 99) and north of the North Bridgeland Lake Parkway extension along the Cypress Creek floodway corridor between proposed Peek Road (aka Bauer Road) and existing Katy Hockley Road.

Chapter 42 Section: 127

Chapter 42 Reference:

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;

The Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a network of major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. The Bridgeland Prairieland General Plan will extend North Bridgeland Lake Parkway, a designated major thoroughfare, from the Grand Parkway (S.H. 99) to Katy Hockley Road. In addition, the general plan extends Peek Road (aka Bauer Road), a designated major thoroughfare, from the northern boundary to the southern boundary including the crossing of Cypress Creek; a total distance of just over 4 miles. Cypress Creek is the primary waterway within the Cypress Creek watershed taking water from the major tributaries of Little Cypress Creek, Turkey Creek, Dry Gulley, and Mound Creek. Between the proposed extension of Peek Road (aka Bauer Road) and Katy Hockley Road the width of the Cypress Creek floodway ranges from 3,479-feet to 2,254-feet. Due to the enormity of the Cypress Creek floodway and the associated physical constraints the general plan proposes one north/south crossing of Cypress Creek via Peek Road aka Bauer Road between the Grand Parkway and Katy Hockley Road to comply with the City of Houston Major Thoroughfare and Freeway Plan. Again, the Bridgeland Prairieland General Plan will provide a strong network of internal collector and local roadways to distribute traffic flows.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based the physical constraints of the long existing Cypress Creek floodway.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan.

(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. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, and Tuckerton Road. In addition, the general plan will incorporate numerous collector roads to assist in the distribution of vehicular traffic flows.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance. The justification for the variance is based upon the existing physical constraints of the Cypress Creek floodway between proposed Peek Road aka Bauer Road and Katy Hockley Road.



Application No: 2018-2139
Agenda Item: 98
PC Action Date: 11/08/2018
Plat Name: Bridgeland Prairieland Village GP
Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127; 132

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing length of $\pm 2,640$ -feet west of the Grand Parkway (S.H. 99) and north of the North Bridgeland Lake Parkway extension along the Cypress Creek floodway corridor between the Grand Parkway (S.H. 99) and proposed Peek Road (aka Bauer Road).;

To allow a centerline radius of 1,930-feet and 1,960-feet for major thoroughfare Bridgeland Creek Parkway in lieu of a 2,000 foot centerline radius.;

Basis of Recommendation:

The site is located south of US 290, north of West Road, east of Katy Hockley and west of the Grand Parkway. The applicant is requesting 2 special exceptions.

SE # 1 is to exceed intersection spacing along MTF North Bridgeland Lake Parkway

SE # 2 is to allow a centerline radius less than 2000' along a major thoroughfare, Bridgeland Creek Pkwy

Staff is in support of both request.

Special Exception # 1- The proposed general plan consists of approximately 6,000 acres and is located solely with Houston's ETJ Harris County. The proposed general plan is bisected by Cypress Creek, which falls within the north half of the development, which ranges from 2100'-3500' in width. Currently, the major thoroughfare and freeway plan only identifies one MTF to cross Cypress Creek to the north, future Peek Road. Between the Grand Parkway and Future Peek Road along N Bridgeland Lake Parkway is approximately 2,640', which exceeds the maximum 2,600' requirement. This is only a 1.5 percent deviation of the ordinance and is considered not to be disproportionate to the standards.

Special Exception # 2 is to allow a reduced radius of 1,930' and 1,960' along Bridgeland Creek Parkway. The proposed centerline data are between a 2 and 3.5 percent deviation of the ordinance and is not considered disproportionate to the standards. Also, the proposed radius meets the American Assoc. of State Highway Transportation Officials standards. Harris County Engineering Department has voiced no objections to all 6 requests, therefore staff recommends granting the two-special exception request and the 4-variance request subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Special Exception # 1: The current MTFP shows one MTF to cross Cypress Creek, which is 40' over the maximum 2600' requirement. Due to the width of Cypress Creek, the location of Peek Road still provides sufficient traffic circulation.

Special Exception # 2: The location of Bridgeland Creek Pkwy mirrors the alignment of the MTFP and meets AASHTO standards.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed alignment for Peek Road & Bridgeland Lake Pkwy still provides safe circulation and meets the AASHTO standards for radii.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

Both special exception requests are between a 2-3.5% deviation of the ordinance and is considered not to disproportionate to the standards.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved as the alignment of the MTF's mirrors the MTFP and provides circulation throughout the GP.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the request will not be injurious to the public health, safe or welfare as traffic circulation will still be provided for and the radii meets AASHTO standards.



Application No: 2018-2139

Agenda Item: 98

PC Action Date: 11/08/2018

Plat Name: Bridgeland Prairieland Village GP

Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127; 127; 128; 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an intersection spacing length of \pm 6,625-feet along the west side of the Grand Parkway (S.H. 99) between the proposed extension of Tuckerton Road to the proposed extension of Bridgeland Creek Parkway. To allow an intersection spacing length of \pm 4,976-feet along the west side of the Grand Parkway (S.H. 99) between the proposed extension of Bridgeland Creek Parkway to the proposed extension of North Bridgeland Lake Parkway. ;

To allow an intersection spacing length of \pm 9,800-feet west of the Grand Parkway (S.H. 99) and north of the North Bridgeland Lake Parkway extension along the Cypress Creek floodway corridor between proposed Peek Road (aka Bauer Road) and existing Katy Hockley Road.;

To allow an intersection spacing length of \pm 3,620-feet west of the Grand Parkway (S.H. 99) and along the southern boundary of the general plan between the Grand Parkway (S.H. 99) and proposed Peek Road (aka Bauer Road).;

To allow an intersection spacing length of \pm 10,516-feet west of the Grand Parkway (S.H. 99) and along the southern boundary of the general plan between proposed Peek Road (aka Bauer Road) and existing Katy Hockley Road.;

Basis of Recommendation:

The site is located south of US 290, north of West Road, east of Katy Hockley and west of the Grand Parkway. The applicant is requesting 4 variances.

Var # 1 & 2 are to exceed intersection spacing along the southern boundary of the general plan

Var # 3 is to exceed intersection spacing between the future major thoroughfares along the Grand Parkway

Var # 4 is to exceed intersection spacing along North Bridgeland Lake Parkway.

Staff is in support of all 4 request.

Variances 1 & 2 are along the southern boundary of the General Plan. The distance between the Grand Parkway and Future Peek Road is approximately 3,620'. The property directly south of this location is owned by Harris County Flood Control District and providing a N/S street at this location will not be feasible, as there are existing improvements from Flood Control on the property. From future Peek Road to Katy Hockley is approximately 10,500' and the property directly south of this area is designated as John Paul Landing Park. Providing a N/S street in this location is not practical as a public street would bisect the site and potentially cause public safety concerns. In addition, the park property has access to Katy Hockley and West Road to the south.

Variance # 3 is to exceed intersection spacing along the Grand Parkway between North Bridgeland Lake Pkwy, Bridgeland Creek Pkwy and Tuckerton Road. TxDOT has denied access between the future MTF's and the proposed layout still provides for traffic circulation and points of access.

Variance no 4- The distance from future Peek Road to Katy Hockley is approximately 9,800'. Providing another N/S crossing of Cypress Creek creates an undue hardship not created by the applicant. In addition, there are two future MTF's north of Cypress Creek that fall within the General Plan.

Harris County Engineering Department has voiced no objections to all requests, therefore staff recommends granting 4-variance request subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

VAR #1&2: All abutting property located along the southern boundary of the General Plan is owned by Harris County, for park purposes or HCFCD for drainage purposes. Providing a N/S street at along the southern boundary is not practical as the extension will not occur due to existing improvements on both properties. Peek Road will be the only N/S street in the location. VAR #3: TxDOT has denied access to SH 99 between the three MTF's, therefore no connection will be allowed. In addition, there are no feeder roads in this location. VAR #4: The distance between future Peek Road and Katy Hockley along N. Bridgeland Lake Pkwy is approx. 9,800'. Providing another crossing of Cypress Creek other than Peek Road, provides a hardship not created by the applicant

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

VAR #1&2: The property south of the General Plan is owned and maintained by either Harris County or HCFCD. VAR #3: TxDOT has denied access for intersections along SH 99 between the proposed MTF's shown on the General Plan. VAR #4: Cypress Creek ranges from 2100'-3500' in width, which provides a hardship not created by the applicant

(3) The intent and general purposes of this chapter will be preserved and maintained;

VAR #1&2: Peek Road will provide sufficient N/S circulation between Katy Hockley, West Road, SH 99 and Tuckerton Road. VAR #3: The three connections to SH 99 will be sufficient for traffic circulation and points of access. VAR #4: Having one connection over Cypress Creek (Peek Rd) will be sufficient as Cypress Creek is 2100'-3500' in width. In addition, the MTFP includes Jack Road and Becker Road, north of Cypress Creek

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the 4 variances will not be injurious to the public health, safety or welfare and sufficient street connectivity within the General Plan is provided for, as well as multiple points of access to SH 99 and Katy Hockley.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as unique physical characteristics are the reasoning.



Agenda Item: 99
Action Date: 11/08/2018
Plat Name: Centre Park Terrace Sec 2
Developer: K. Hovnanian of Houston
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2018-2224 C3R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	6.1600	Total Reserve Acreage:	1.8900
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449M	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.
085. The minimum acceptable lot width shall be 20 feet. (187)
148. Change street name(s) as indicated on the marked file copy. (133-134)

1. Add note: The Planning Commission granted a variance to not extend Manila Lane subject to specific conditions on 11/08/2018. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

2. Revise plat name at final

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will required a high Impact application and JRC requirements.

Addressing: Centre Woods is a soundalike with Centerwood. Please submit a new street name.

City Engineer: 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

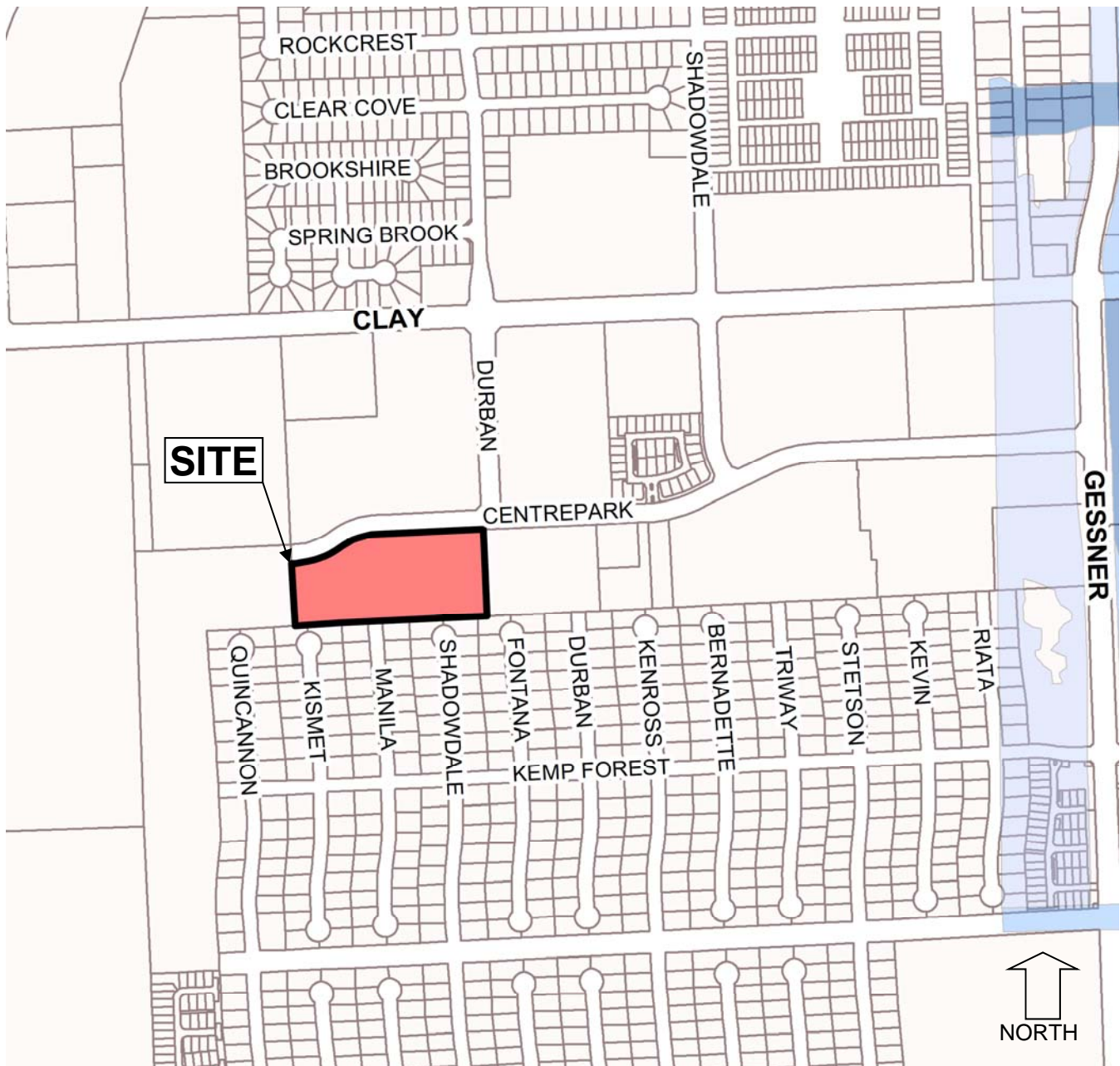
ITEM: 99

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Centre Park Terrace Sec 2

Applicant: RVi Planning + Landscape Architecture



D – Variances

Site Location

Houston Planning Commission

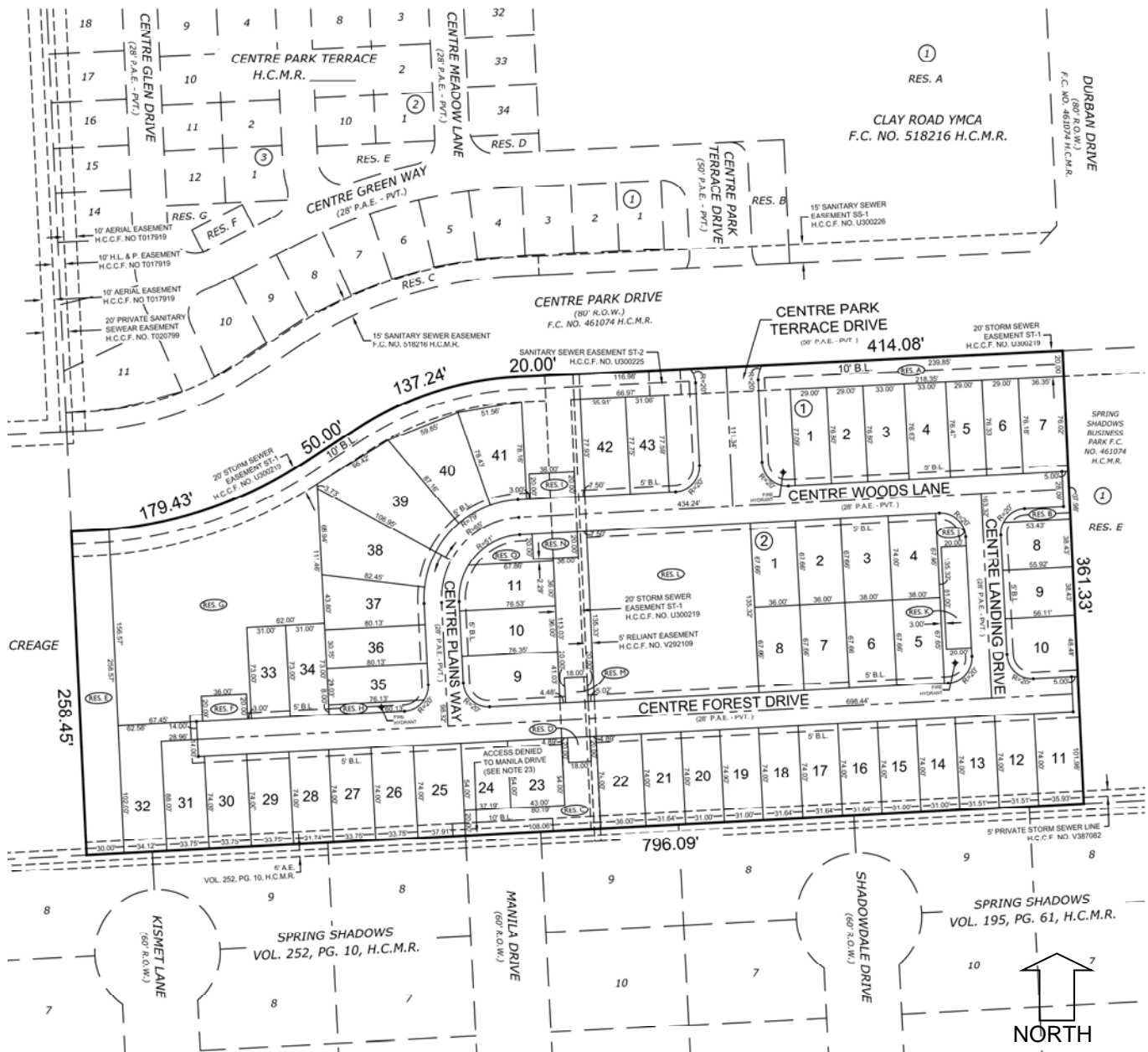
ITEM: 99

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Centre Park Terrace Sec 2

Applicant: RVi Planning + Landscape Architecture



D - Variances

Subdivision

Houston Planning Commission

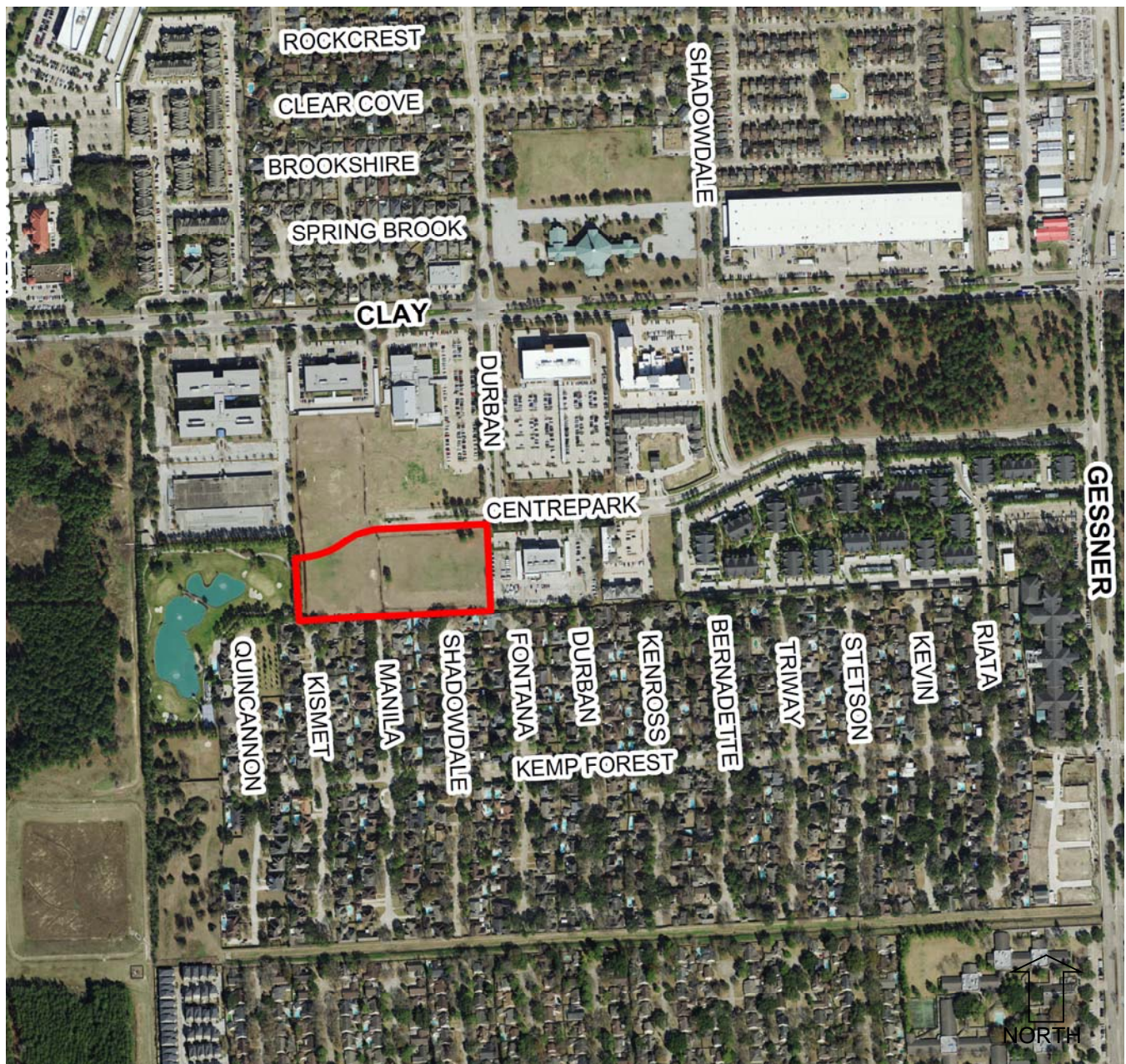
ITEM: 99

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Centre Park Terrace Sec 2

Applicant: RVi Planning + Landscape Architecture



D – Variance

Aerial



Application Number: 2018-2224

Plat Name: Centre Park Terrace Sec 2

Applicant: RVi Planning + Landscape Architecture

Date Submitted: 10/29/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed intersection spacing by not extending Manila Drive through the subject tract or to terminate with a cul-de-sac.

Chapter 42 Section: 128/134

Chapter 42 Reference:

42-128: Each local street shall intersect with a street that meets the requirements of this subsection (b) at least every 1400 feet. 42-134: A public street that terminates at the boundary of a plat previously approved by the commission without the means for a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property is located along Centre Park Drive, just south of Clay Road near where Clay intersects with Beltway 8. Existing land uses along Centre Park and Clay in this area consist primarily of office, multi-family and high density single family uses. Immediately south of the property is the single family neighborhood of Spring Shadows which was developed during the 1960's and 70's. Since that time, land uses in the surrounding area have intensified significantly with the opening of Beltway 8 between Interstate 10 and Highway 290 in 1989. Any extension of Manila drive would create the possibility of "cut-through" traffic in the neighborhood. The Planning Commission previously granted variances not to extend Manila Drive and other streets within Spring Shadows in order to preserve the integrity of the neighborhood. The existing street network has existed since the 1970's and has allowed for adequate mobility in the area. The extension of Manila would not significantly improve mobility and would be detrimental to the neighborhood. Therefore, 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 subject property, while preserving the integrity of the existing neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will prevent cut-through traffic in the Spring Shadows neighborhood. The current street pattern has existed since the 1970's and allows for vehicular circulation as well as 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: 2018-2224

Agenda Item: 99

PC Action Date: 11/08/2018

Plat Name: Centre Park Terrace Sec 2

Applicant: RVi Planning + Landscape Architecture

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128/134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed intersection spacing by not extending Manila Drive through the subject tract or to terminate with a cul-de-sac.;

Basis of Recommendation:

The site is located south of Clay Road, west of Gessner Road, in Houston's Corporate Limits. The applicant is request a variance to exceed intersection spacing by not extending Manila Lane. Staff is in support of the request.

The applicant is proposing a private development that consist of 54 lots utilizing type II PAE's. Manila Lane was created by the Spring Shadows Sec 19 subdivision in 1977 while the proposed development is a replat of Clay Road YMCA recorded in 2002. At that time, Manila Lane was not required to be extended through the site, as a larger tract received variances to not extend multiple stub streets from the residential subdivision in 2000. Since the land use is changing, the applicant must re address the variance again.

The proposed subdivision is utilizing private streets that will have access from Centre Park Drive, a local street. The Spring Shadow subdivision to the south has been existing in its current configuration since the 1970's. Not extending the street as proposed, allows the existing subdivision to continue operating as it has for decades. The proposed subdivision is only required one point of access, which is provided for.

Providing the extension of the street could see a result of increased traffic into the residential neighborhood. In addition, the proposed subdivision is not contributing more traffic or density to the existing subdivision. Staff has received a letter of support for the variance request from Spring Shadows Civic Club as well as Spring Branch Super Neighborhood. Staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Spring Shadows subdivision to the south was recorded in the 1970's and have utilized the existing street network for decades. The proposed subdivision is not increasing traffic demand within the existing subdivision to the south nor increasing the density within. A variance was granted in 2000 to not extend multiple stub streets for commercial uses.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The stub street was granted a variance in 2000 to not extend within the subject property and therefore, is not a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes will be preserved as the proposed subdivision has one point of access to a public street. In addition, the proposed subdivision is not increasing traffic within the older subdivision to the south.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to the public health, safety or welfare. The proposed subdivision has one point of access and by not extending the street, there will be no opportunity for cut through traffic.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as a previous variance was granted for this site and the extension of the street could cause cut through traffic from Clay & Gessner.



Agenda Item: 100
Action Date: 11/08/2018
Plat Name: East Parker Landing
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2018-2057 C3R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	4.3836	Total Reserve Acreage:	0.4397
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	2	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	77076	413W	City

Conditions and Requirements for Approval

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

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

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.

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

134.6. The then-current fee in lieu of dedication shall be applied to this number (71 units) of dwelling units.

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

For Your Information:

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

PWE Traffic: 10/23/18:

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

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

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

Houston Planning Commission

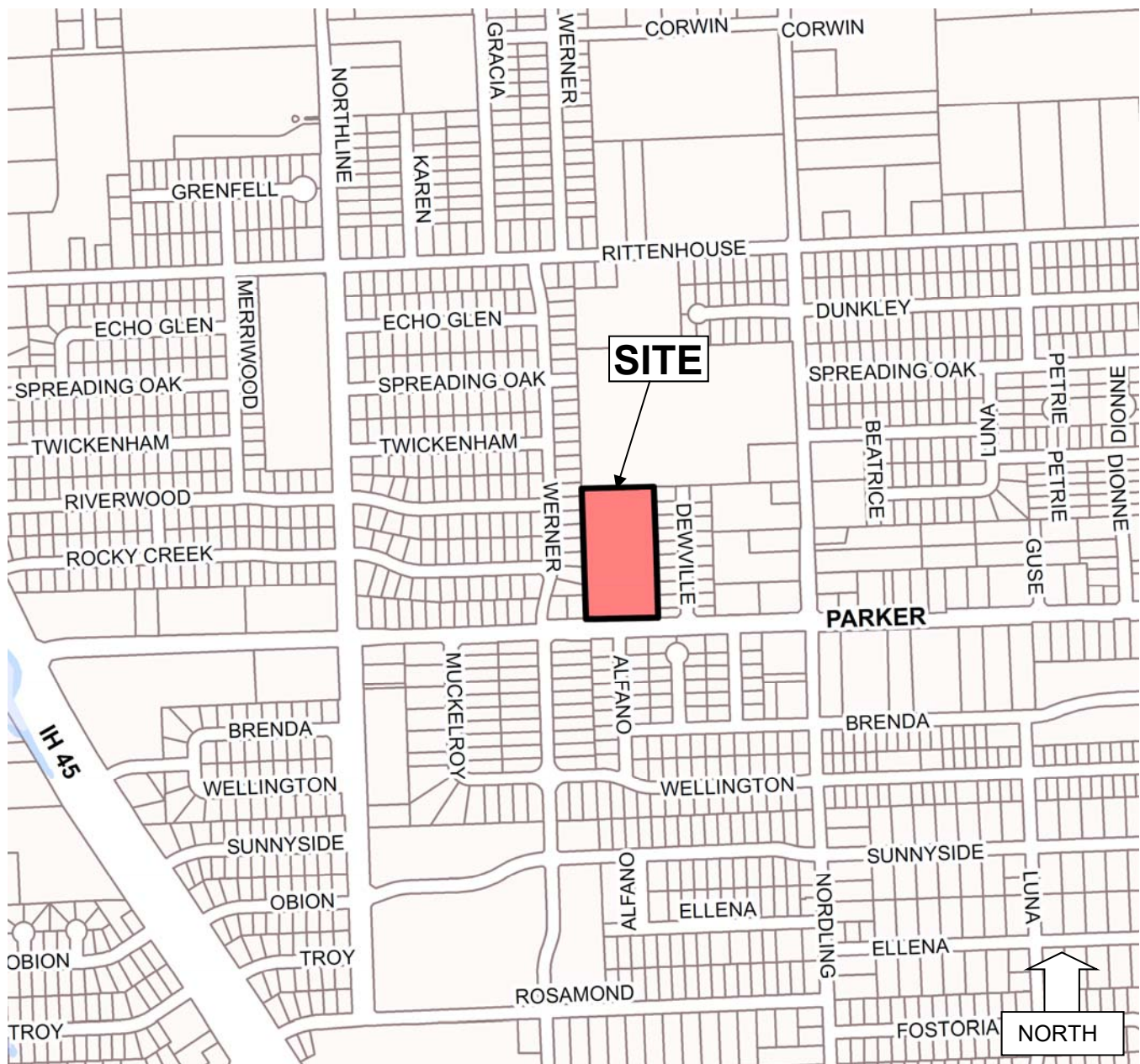
ITEM: 100

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: East Parker Landing

Applicant: Total Surveyors, Inc.



D – Variances

Site Location

Houston Planning Commission

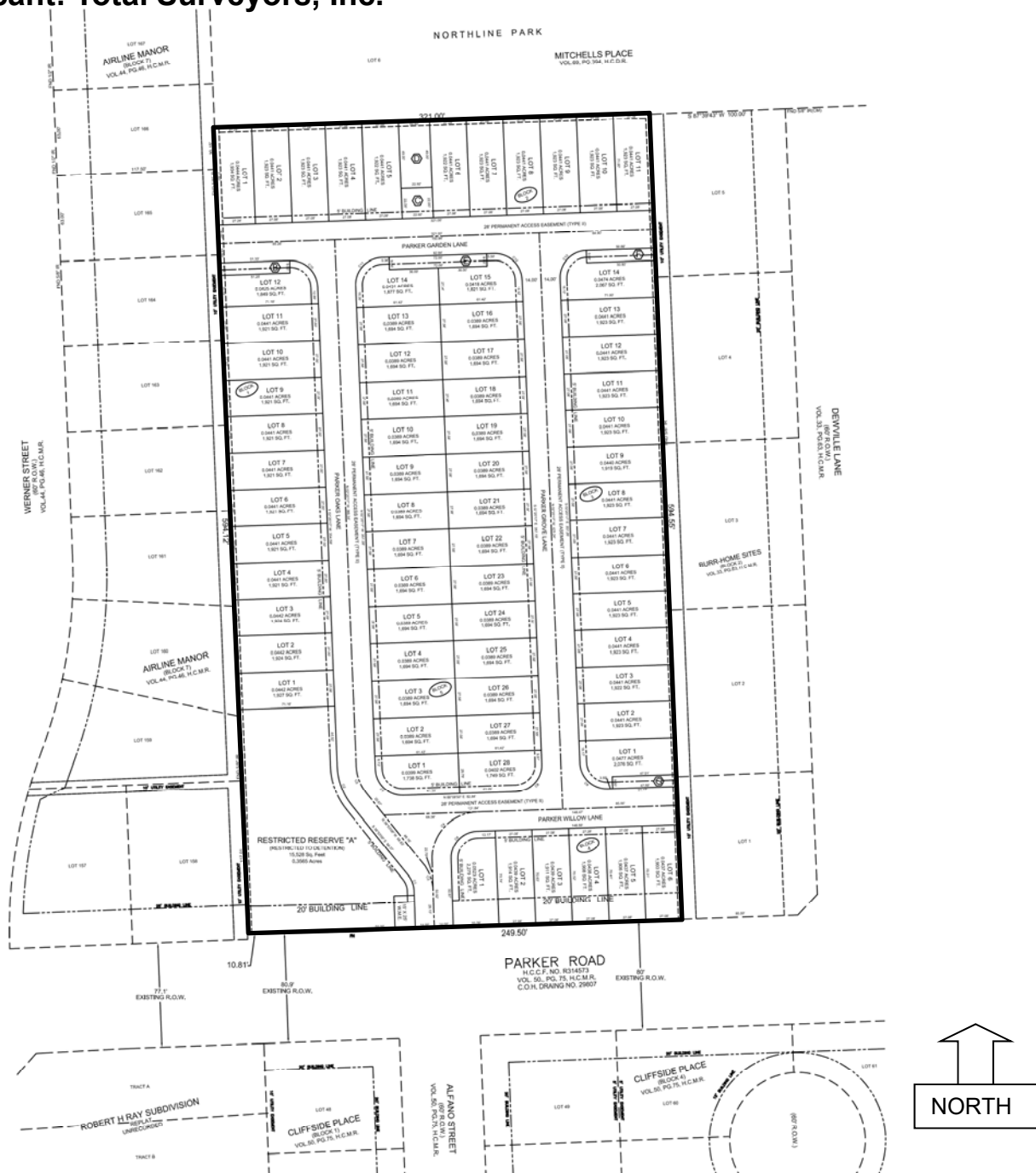
ITEM: 100

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: East Parker Landing

Applicant: Total Surveyors, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: East Parker Landing

Applicant: Total Surveyors, Inc.



D – Variances

Aerial



Application Number: 2018-2057

Plat Name: East Parker Landing

Applicant: Total Surveyors, Inc.

Date Submitted: 10/01/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 20' building line along East Parker Road.

Chapter 42 Section: 42-152

Chapter 42 Reference:

Building Line Requirements along a Major Thoroughfare— a building line requirement of 25 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This tract of land is located on the north side of East Parker Road, about 1,000 feet east of Northline Drive. East Parker Road is classified as a major thoroughfare, with an ultimate width of 80 feet. The existing site is an undeveloped 4.38 acre tract of land situated in a mixed use area. There is a mixed use of medium density single family and commercial in the area. The proposed site plan proposes to construct 71 single family homes, six of which would front on East Parker Road, with 7 restricted reserves for parking and storm water detention. The other 65 homes would all front on a Type II 28' PAE street system, with access to East Parker. East Parker is a four-lane divided roadway with a sufficient width of 80 feet. The distance from the back of curb to the closest structure will be a minimum of 31.5 feet and the distance from the back of curb to the proposed wrought iron fence will be 11.5 feet. Within the 11.5 feet distance there will be a 7' wide unobstructed concrete sidewalk with a safety buffer between the sidewalk and back of curb. As stated above, this stretch of East Parker Road is a mix of single family homes and various commercial establishments. Many of the commercial establishments and single-family homes have been developed with a varying building setback. East Parker Road has been reconstructed within the last several years and right-of-way has been acquired out of this tract, as well as many others, which has caused many of the structures to sit between 0 and 20 feet to the right-of-way. The proposed 20-foot building line is in keeping with the character of the neighborhood. East Parker Road currently has a 4 foot wide concrete sidewalk along the northside of the right-of-way. This project is proposing to install a 7' wide unobstructed concrete sidewalk and provide enhanced landscaping along East Parker Road. An 8' wrought iron fence will be installed at the edge of the right-of-way, to provide both safety and connectivity to the pedestrian realm. All of the homes facing East Parker Road will have doors and sidewalks leading out to right-of-way to promote the urban feel and walk-ability of the neighborhood. The goal of this project is to construct a visually pleasing and well-built development, but at the same time creating an enhanced pedestrian environment with an urban feel. We feel that this development combined with the enhancements to the pedestrian realm along East Parker Road will benefit the City and serve as an example to future developments along East Parker.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The pattern of development has been long established many years prior to this developer owning the site. This variance request is based on the development pattern surrounding this site and the desire to be consistent with the nearby developments, as wells as to improve the pedestrian realm to create a pleasing development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and purposes of Chapter 42 include the establishment of building setbacks appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land

development patterns. The 20' building line is consistent with all of these purposes. The proposed pedestrian improvements, landscaping, sidewalks and fencing will help preserve the intent of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The variance will not be injurious to public health, safety or welfare. The vehicular access to the proposed homes will be from a single 28' wide PAE, accessing from East Parker Road. This will promote safe pedestrian use of the sidewalks along East Parker Road, by eliminating any potential vehicular access. The proposed development will also make improvements to the pedestrian realm, creating a safer environment.

(5) Economic hardship is not the sole justification of the variance.

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions and structures surrounding the property are the justification of the variance.



Application No: 2018-2057

Agenda Item: 100

PC Action Date: 11/08/2018

Plat Name: East Parker Landing

Applicant: Total Surveyors, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 20' building line along East Parker Road. ;

Basis of Recommendation:

Item 100 East Parker Landing

The site is located within Houston's Corporate Limits, West of Airline, East of Interstate 45, south of East Little York. The applicant is requesting a variance to allow a building line setback of 20' instead of the required 25' along a major thoroughfare.

Staff is in support of the request.

The applicant is proposing a private street single-family development similar to that of a master planned community as the potential home buyers will have the option to pick their lot, floor plan and home elevations.

The proposed development will take access from Parker Rd, a mixed-use street, that was reconstructed for widening to a width of 80'.

With the widening of the street, land was acquired from properties along both sides of the street. The existing structures along the north side of Parker Road now sit at a distance of 0'- 24' from the back of curb. The intent and general purposes of the ordinance will be maintained as the proposed 20' setback is in keeping with the character of the residential structures along the street.

The distance from the proposed structures to the back of curb is more than 30' and the applicant is proposing 7' unobstructed sidewalks and a 4' landscape/safety buffer.

The applicant is providing the required parking on site and the applicant will coordinate with the Parks and Recreation Department for a pedestrian walkway to the Northline Park just north of the site.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form.

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 rules would create a project out of character with the surrounding single-family neighborhoods due to the reconstruction of Parker Rd and land being acquired to widen the street. After the reconstruction all structures sit between 0-20' from the street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not a result of a hardship created by the applicant but due to the reconstruction of Parker Road taking acquiring land from this site to the widening of the MTF.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained as the proposed lots will be setback consistent with existing single-family homes and the proposed lots will sit back more than 30' from the street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the homes facing Parker will be set back at a minimum of 30' and the applicant is providing 7' unobstructed sidewalks and a 4' landscape/safety buffer.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance but the reconstruction of Parker Road that acquired land for the property causing existing structures to sit closer to the street.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101

Action Date: 11/08/2018

Plat Name: East Polk District

Developer: Kuykendahl 2920

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2018-2166 C2

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.4348	Total Reserve Acreage:	1.4348
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

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

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

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

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

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.

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

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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101

Action Date: 11/08/2018

Plat Name: East Polk District

Developer: Kuykendahl 2920

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2018-2166 C2

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Coordinate with PWE and provide an encroachment agreement at recordation.

Coordinate with PWE regarding the location of the existing utility easements within the right-of-way and provide no objection letter at recordation.

Add variance plat note as indicated on the marked file copy.

Provide minimum 6' wide unobstructed sidewalks, 8' 6" wide landscape/parallel parking areas and all pedestrian amenities as indicated on the site plan. Any modifications to the site plan would make the approval of all variances invalid and the plat must meet all applicable building lines per the ordinance.

For Your Information:

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

Parks and Recreation: add park note per section 42-251

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

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

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

Submit application online at houstonpermittingcenter.org

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 11/08/2018

Subdivision Name: East Polk District

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

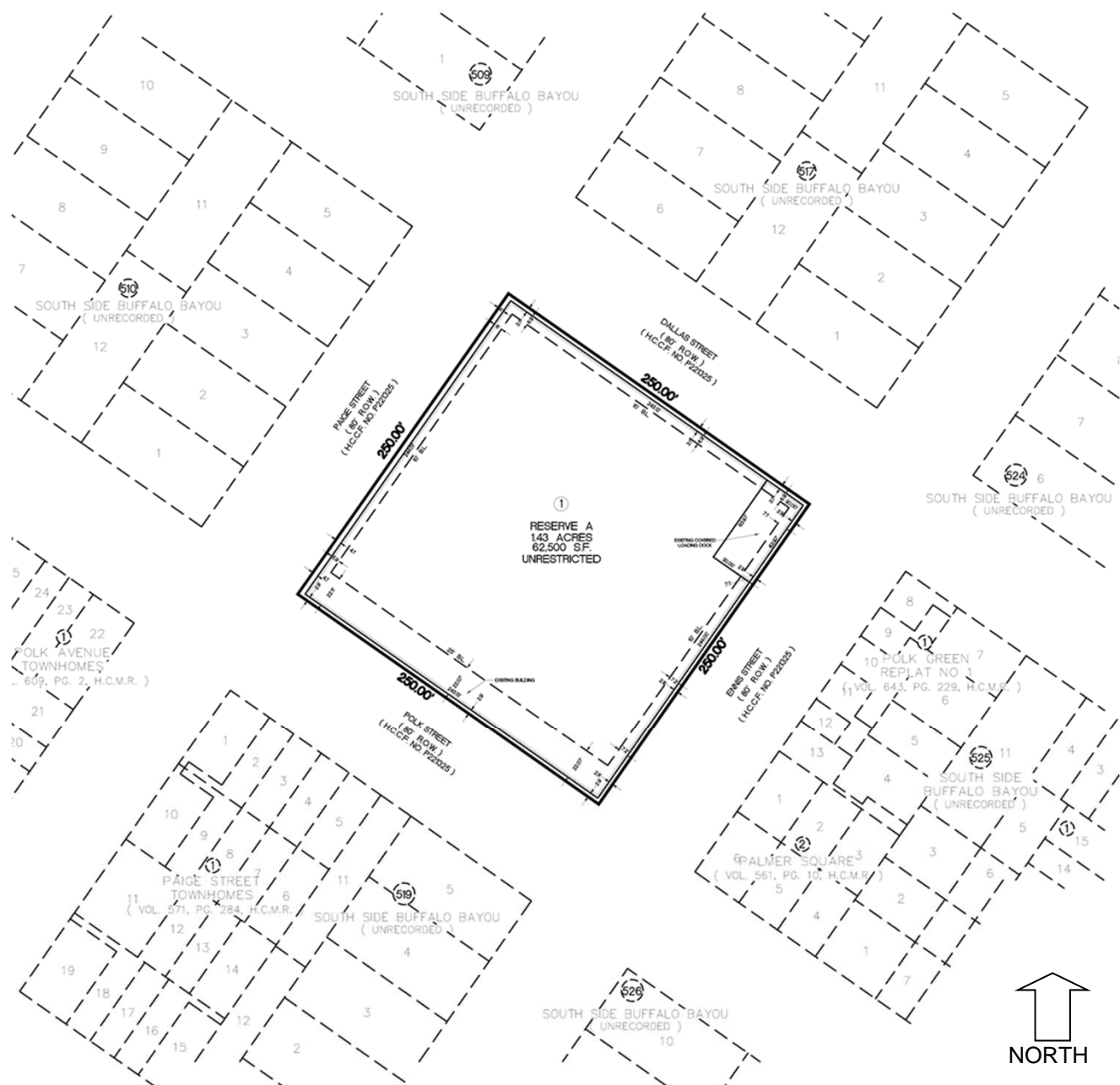
ITEM:101

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: East Polk District

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM:101

Planning and Development Department

Meeting Date: 11/08/2018

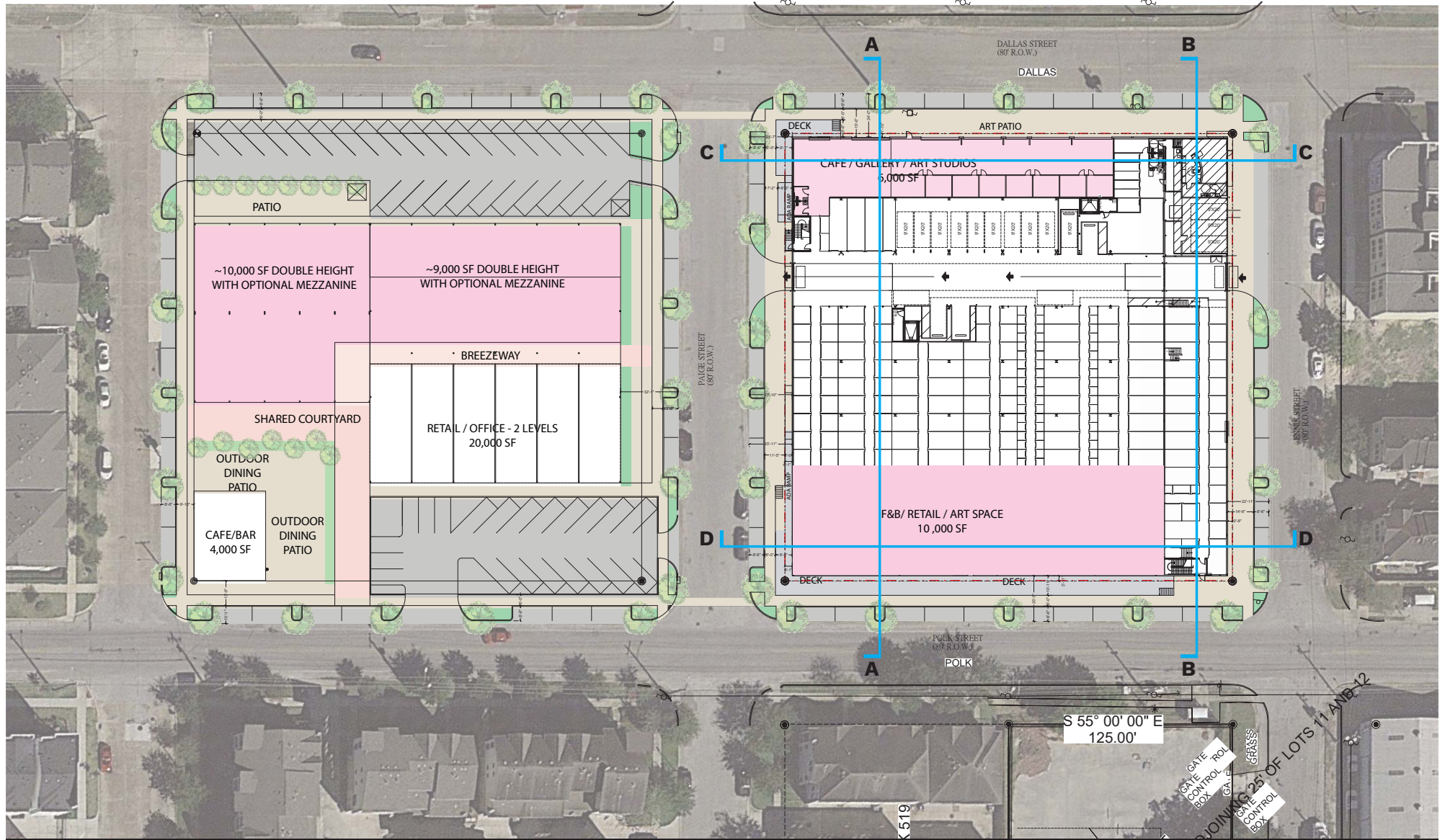
Subdivision Name: East Polk District

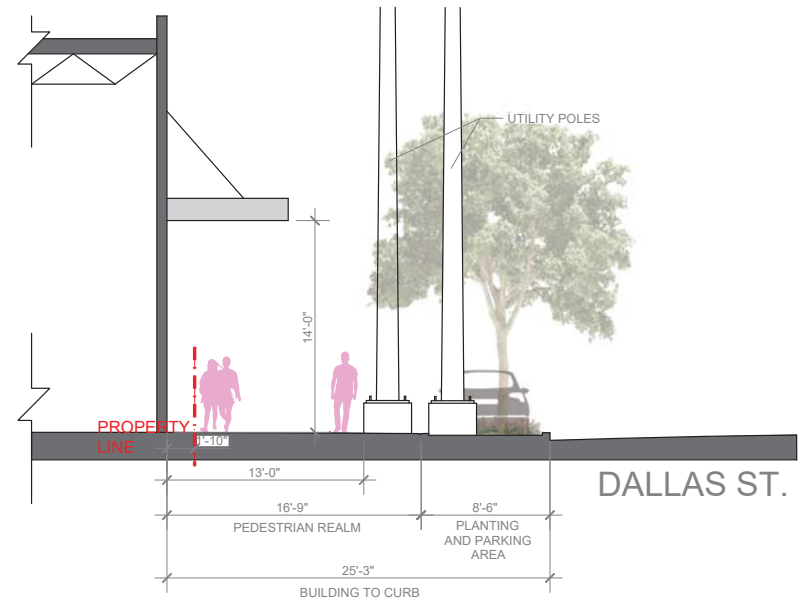
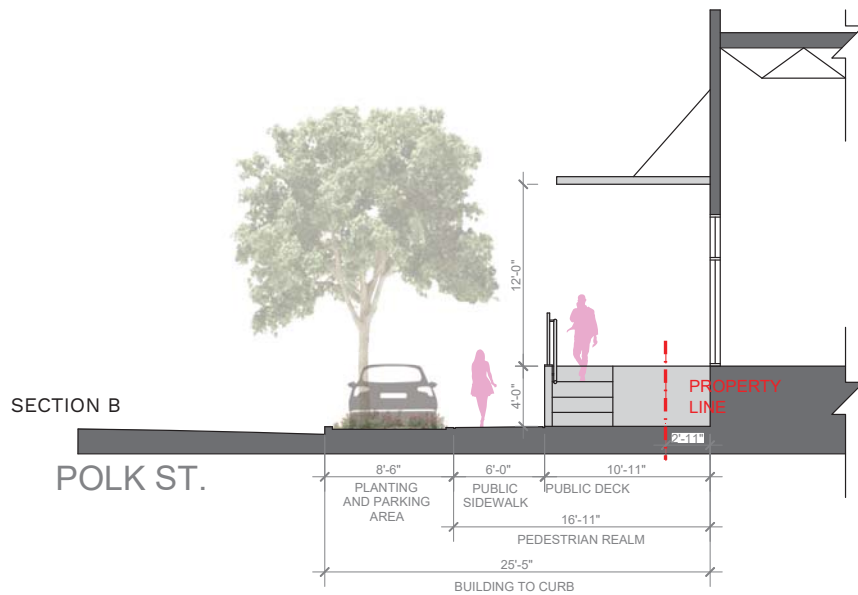
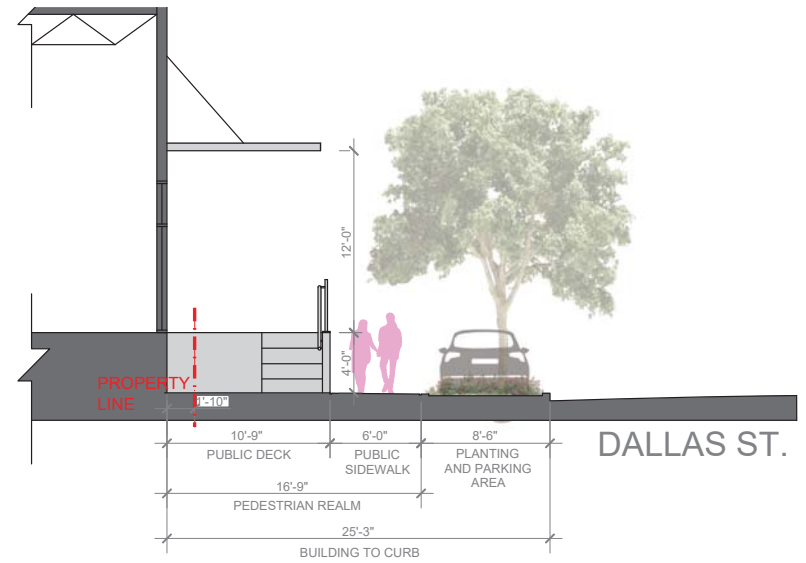
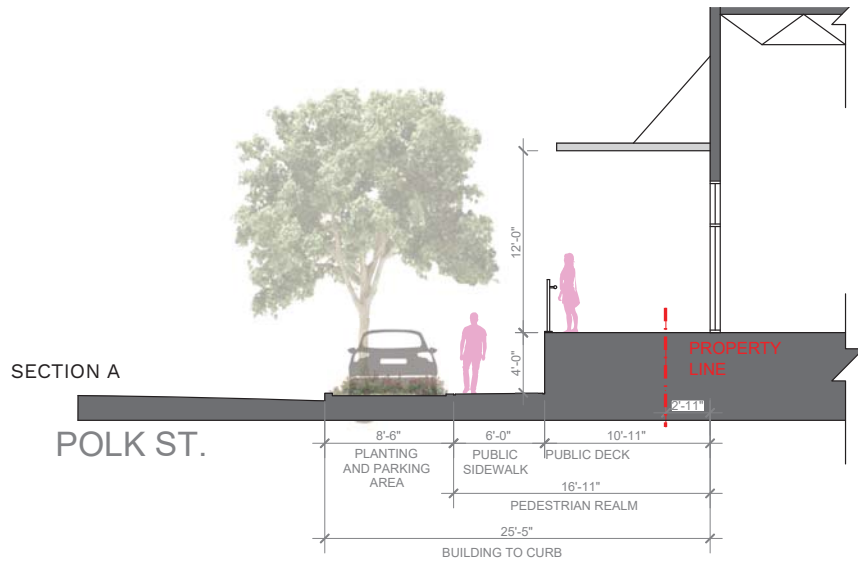
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

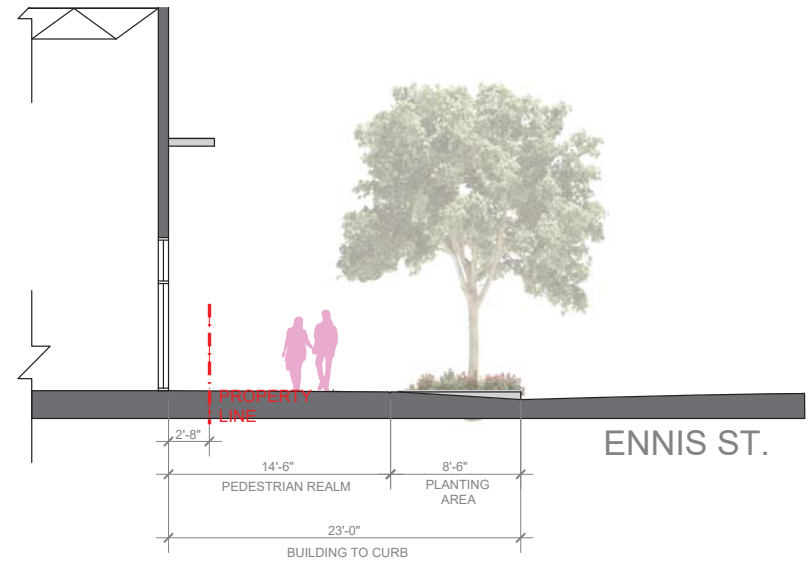
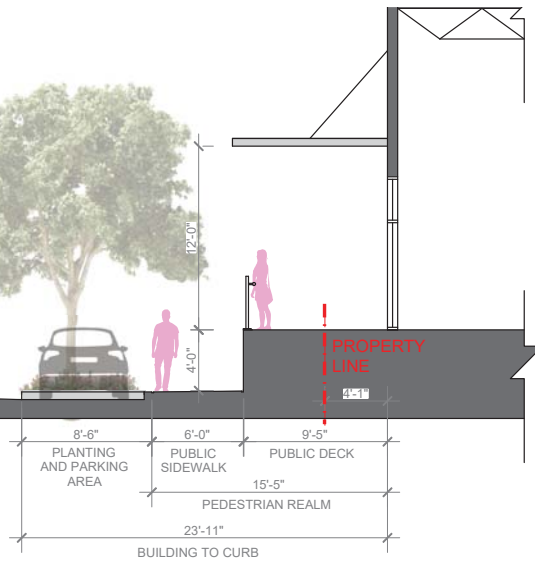
Aerial





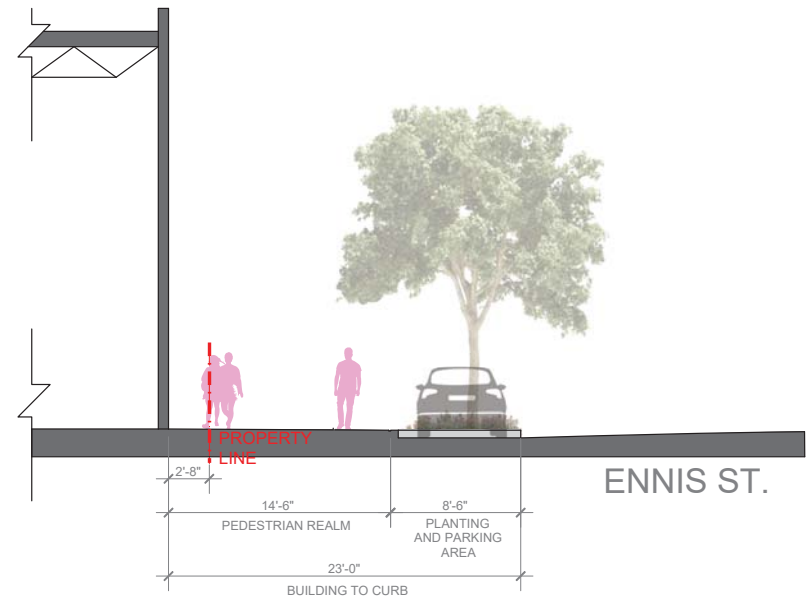
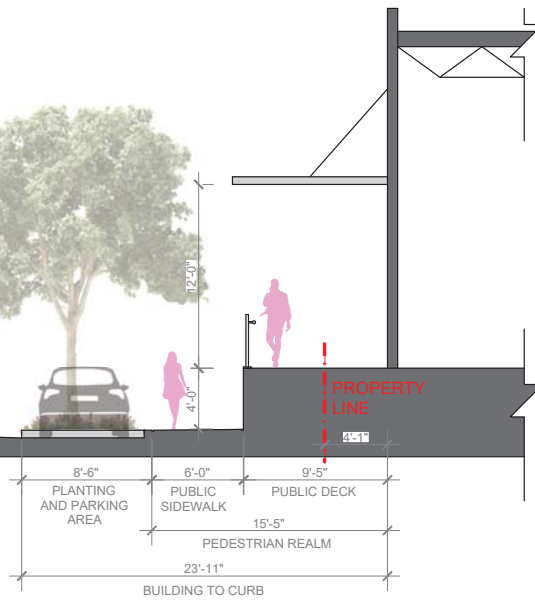
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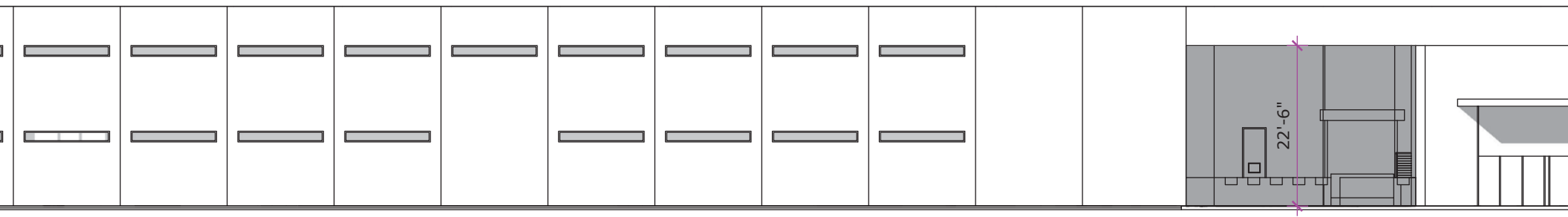
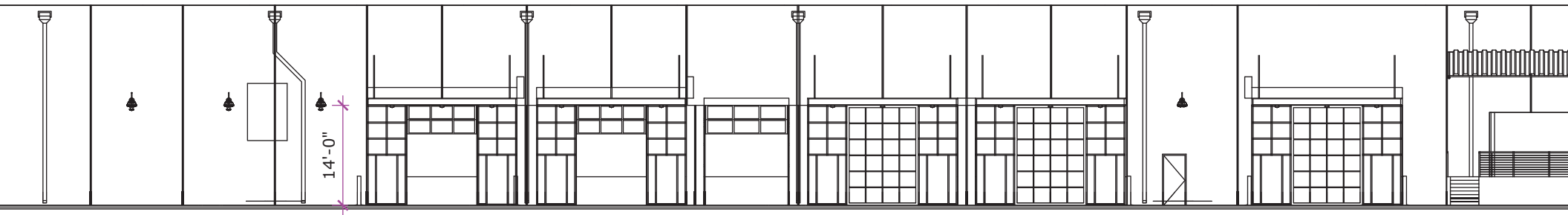
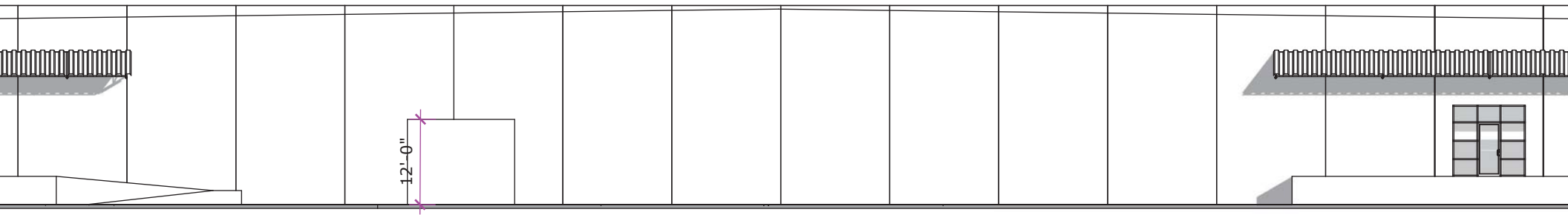
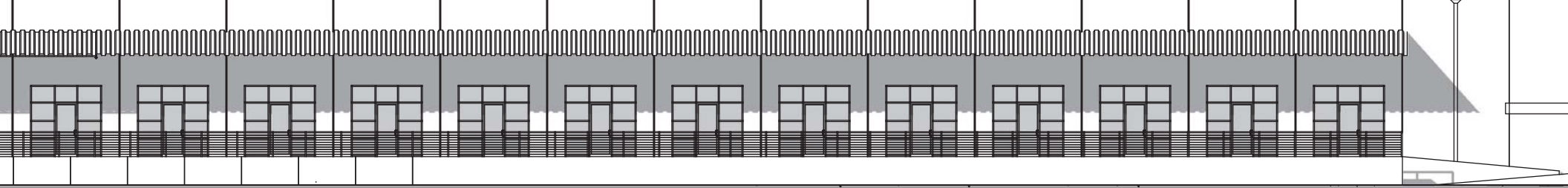
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SECTION D

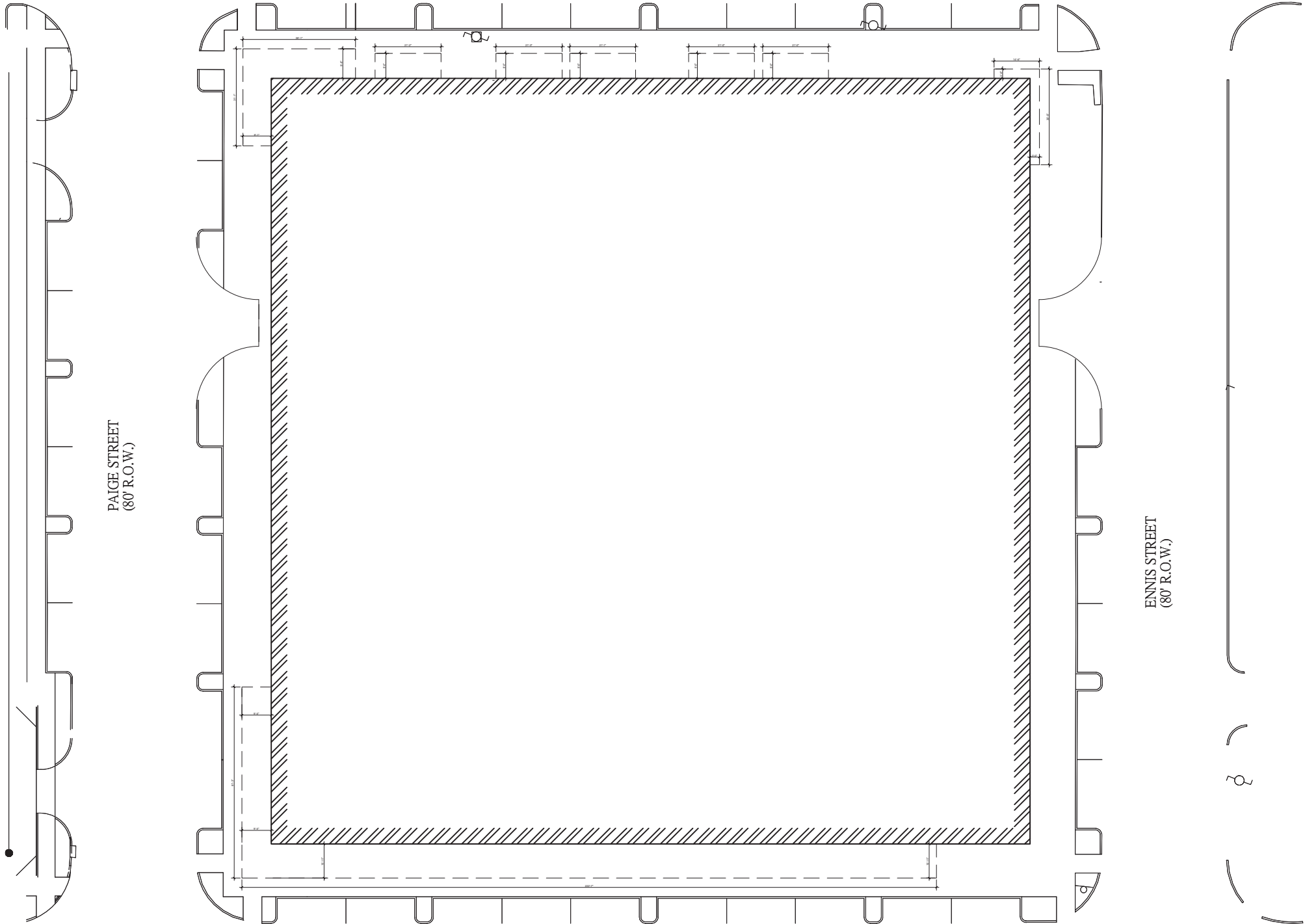
PAIGE ST.





DALLAS STREET
(80' R.O.W.)

DALLAS





2801 & 2901 POLK

SITE AERIAL

9/1/18 LOVETT



2801 & 2901 POLK

CONCEPTUAL RENDERING - 2901 POLK, VIEW FROM POLK ST.

9/1/18 LOVETT



2801 & 2901 POLK

CONCEPTUAL RENDERING - 2901 POLK, VIEW FROM DALLAS ST.

9/1/18 LOVETT



2801 & 2901 POLK

CONCEPTUAL RENDERING - 2801 POLK, VIEW FROM POLK ST.

9/1/18 LOVETT



Application Number: 2018-2166

Plat Name: East Polk District

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 10/26/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

1.) To allow canopies to encroach into the 25' building line along Polk Street and into the 10' building line along Paige, Dallas and Ennis Streets & to not match the 5' platted building lines of the single family lots across Polk, Dallas and Paige 2.) To allow structural elements to be added to the existing building within the 10' building line along Ennis Street and 3.) To allow decks and canopies to encroach into the visibility triangles at the intersections of Polk Street and Paige Street, Paige Street and Dallas Street and Dallas Street and Ennis Street.

Chapter 42 Section: 152,155,161

Chapter 42 Reference:

42-152 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 The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. 42-161 The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to 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.

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;

This is the site of a cold storage facility warehouse built in 1980. On one of the small blocks in the grid pattern established in South Side Buffalo Bayou, which was the subdivision that established the site of Houston. The developer wishes to adaptively reuse the site along with the block immediately west of this as a mixed-use development featuring retail, office, restaurant/bar, and art studio uses. Adaptively reusing old warehouse buildings for things like retail introduce specific hurdles not normally found in other kinds of redevelopment. For instance, warehouse buildings of this kind have floor elevations significantly higher than the street level since they were used to facilitate industrial shipping onto large trucks. In order to create a relationship with the street for these uses and activate them, the developer wishes to add an outdoor concrete deck adjacent to the storefronts. This will allow for people to sit outside and have storefronts facing the street rather than them being oriented inwards and having blank walls like what currently exists. Activating the street by utilizing this 4' dock-high deck area will be vital to creating a pleasant pedestrian experience and an exciting addition to this redeveloping area. The deck extends into the ROW and will require a formal encroachment agreement. There will be a 6' clear sidewalk along all frontages at the ground surface level. Another element that will encourage street activation for this development are the proposed canopies above the 4' dock-high deck areas on Polk, Paige, and Dallas Streets. Having shade and protection from the elements will encourage more people to be outside and thus more eyes on the street. The canopy encroachment variances we are asking for are as follows. The Polk Street frontage will have a canopy encroachment of 213'2" from the right of way line of Paige Street extending southeast along the property line. The Paige Street frontage will have two separate encroachments. The first canopy encroachment will be from the ROW line of Polk Street extending northeast for a distance of 50'4". The second canopy encroachment will be from the ROW line of Dallas Street extending southwest for a distance of 21'7". The Dallas Street frontage has 7 separate canopy structures. The first canopy, beginning at the corner of Dallas and Paige Streets extends southeast for a distance of 27'.

Then, a gap of 41' until the next canopy starts its encroachment of 21'2". Then, a gap of 17'6" until the next canopy starts its encroachment of 21'3". Then, a gap of 2'5" until the next canopy starts its encroachment of 21'1". Then, a gap of 17' until the next canopy starts its encroachment of 21'. Then, a gap of 2'8" until the next canopy starts its encroachment of 21'. Then, a gap of 66'11" until the next canopy encroaches 11'6", until we arrive at the ROW line of Dallas and Ennis Streets. The Ennis Street frontage will have a canopy encroachment of 27'8" from the ROW line of Dallas Street extending southwest along the property line. With regard to the streetscape, the developer is proposing to add pocket parallel parking along all 4 sides of the building. This has been preliminarily discussed with Traffic and they have voiced verbal support. This parallel parking will be ideal for the retail and commercial uses proposed in this building and will also serve as a good buffer between the pedestrians and the traffic on the adjacent rights of way. On Polk Street, there is a total of 25'5" from the face of the building to the curb for the proposed development. On Paige Street, there is a total of 23'5" from the face of the building to the curb. On Ennis Street, there is a total of 23' from the face of the building to the curb. On Dallas Street, there is a total of 25'3" from the face of the building to the curb. The structural elements being added to the existing building have to do with the East corner of the building at the intersection of Dallas and Ennis Streets. This area of the building was used as a covered loading berth for the previous cold storage warehouse facility. The developer wishes to integrate this part into the rest of the building by enclosing this area with walls. Visibility at the intersections does not require a visibility triangle because of the wide rights of way and the relatively narrow paving sections.

(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 prior to the city's development ordinance adoption in 1982. Therefore, there were no building setback lines established at the time. The variances the developer is asking for are integral to the viability of its future uses in this transitioning area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter is to allow for responsible adaptive reuse of existing buildings.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variances for the canopies will improve public health by protecting them from the elements and providing shade. The design relative to the pedestrian realm will encourage walking and thus a more active lifestyle.

(5) Economic hardship is not the sole justification of the variance.

This building was constructed very near the property lines due to its era of development. The hardship is converting this building, previously used for industrial, to a mixed-use commercial development more suitable for the changing needs of this transitional neighborhood in Eado.



Application No: 2018-2166

Agenda Item: 101

PC Action Date: 11/08/2018

Plat Name: East Polk District

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152,155,161

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1.) To allow decks and canopies to encroach into the 25' building line along Polk Street and into the 10' building line along Paige, Dallas and Ennis Streets; 2.) To allow structural elements to be added to the existing building within the 10' building line along Ennis Street and 3.) To allow decks and canopies to encroach into the visibility triangles at the intersections of Polk Street and Paige Street, Paige Street and Dallas Street and Dallas Street and Ennis Street.;

Basis of Recommendation:

The site is located in Houston's city limits, northeast of Polk Street and south of Delano Street.

The applicant is requesting three variances:

1. To allow decks and canopies to encroach into the 25' building line along Polk Street and into the 10' B.L. along Paige, Dallas and Ennis Streets,
2. To allow decks and canopies to encroach into the visibility triangles at the intersections of Polk Street and Paige Street, Paige Street and Dallas Street, and Dallas Street and Ennis Street and
3. To allow structural elements to be added to the existing building within the 10' B.L. along Ennis Street.

Staff is in support of the requests.

The subject site is bounded by Polk, Paige, Dallas and Ennis Streets. This site was used as a cold storage warehouse facility since 1980 and the existing structure encroaches into the required building lines. The applicant is now proposing to re-use the existing warehouse facility to develop a mixed-use development featuring retail, office, restaurant/bar and art studio uses.

The ground floor of the warehouse was elevated higher than the street level to accommodate loading docks. To activate the interaction between the existing building and the pedestrians, the applicant proposes to add an outdoor 4' dock-high concrete deck adjacent to the storefronts and canopies to protect pedestrians from the elements. Both these proposed decks and canopies will be encroaching into the rights-of-way and visibility triangles at multiple intersections. The applicant is still required to coordinate with Public Works and Engineering and provide an encroachment agreement at recordation.

Along Polk Street, the distance between the back of the curb and the building is 25' 5", with 10' 11" public deck, 6' wide unobstructed sidewalk and 8' 6" landscape or pocket parallel parking area.

Along Dallas Street, the distance between the back of the curb and the building is 25' 3", with 10' 9" public deck, 6' wide unobstructed sidewalk and 8' 6" landscape or pocket parallel parking area.

On Paige Street, the distance between the back of the curb and the building is 23' 11", with 9' 5" public deck, 6' wide unobstructed sidewalk and 8' 6" landscape or pocket parallel parking area.

On Ennis Street, the distance between the back of the curb and the building is 23', with a 14' 6" wide sidewalk and 8' 6" safety buffer.

Additionally, the applicant would like to add structure elements to an existing loading berth along Ennis Street. The developer proposes to integrate this section with the rest of the building by enclosing it with walls. The loading berth is an existing condition not created by the applicant.

Granting of the variances will not be injurious to public safety and will maintain the intent of the ordinance. This area is currently experiencing a lot of redevelopments. This proposal will encourage pedestrian activities and provide

pedestrian-friendly environment, which is consistent with the development trend in the area.

Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject site is bounded by Polk, Paige, Dallas and Ennis Streets. Per the ordinance, a 25' building line is required along Polk Street and a 10' building line along Paige, Dallas and Ennis Streets. This site was used as a cold storage warehouse facility since 1980. The existing warehouse predates the ordinance and encroaches into the required building lines along all streets. The applicant is now proposing to re-use the existing warehouse facility to develop a mixed-use development featuring retail, office, restaurant/bar and art studio uses. The ground floor of the warehouse was elevated to accommodate loading docks. In order to activate the interaction between the building and the pedestrians, the applicant proposes to add an outdoor 4' high concrete deck adjacent to the storefronts with canopies encroaching into the rights-of-way and visibility triangles at multiple intersections. The applicant is still required to coordinate with Public Works and Engineering to get an encroachment agreement prior to recordation.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The site was used as cold storage facility since 1980. The existing warehouse predates the ordinance and currently encroaches into the building lines.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This area is currently facing a lot of redevelopments. This proposal provides a pedestrian-friendly environment, which is consistent with the development trend in this area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The proposal provides a pedestrian-friendly environment with adequate pedestrian improvements. The proposed canopies will also protect pedestrians from the elements.

(5) Economic hardship is not the sole justification of the variance.

The existing building predates the ordinance and encroaches into the required building lines. The applicant is now proposing to re-use the existing warehouse to provide a pedestrian-friendly environment, which is consistent with the development trend in the area.



Agenda Item: 102
Action Date: 11/08/2018
Plat Name: Emancipation Heights
Developer: MRH Properties, LLC
Applicant: The Interfield Group
App No/Type: 2018-2148 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	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)

Applicant must provide the following items:

1. 7' wide unobstructed sidewalk along Emancipation Avenue
2. Minimum 3" caliper street trees along Emancipation Avenue
3. A front door and pedestrian gate along Emancipation Avenue
4. Any fence along Emancipation Avenue must be decorative, semi-opaque and wrought-iron in nature.

For Your Information:

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

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

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

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

Houston Planning Commission

ITEM:102

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Emancipation Heights (DEF 1)

Applicant: The Interfield Group



D – Variances

Site Location

Houston Planning Commission

ITEM:102

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Emancipation Heights (DEF 1)

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission

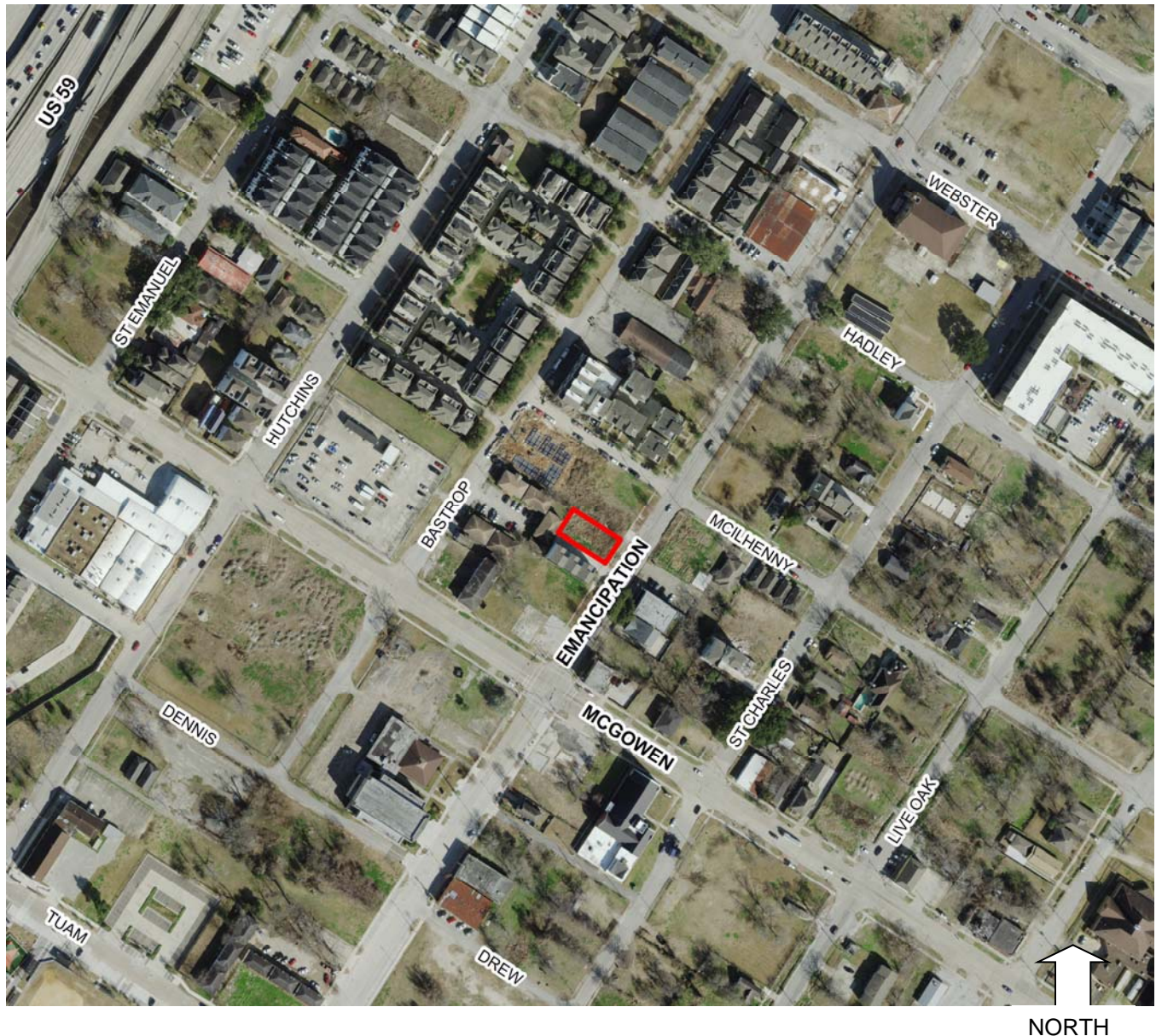
ITEM:102

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Emancipation Heights (DEF 1)

Applicant: The Interfield Group



D – Variances

Aerial



A-0.01



Client/Owner/Project Address
NIELF HARMONICHE
832 567 5627

A-4.10





Application Number: 2018-2148

Plat Name: Liberty Heights

Applicant: The Interfield Group

Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition to allow a 15' building line along Emancipation Avenue

Chapter 42 Section: 152

Chapter 42 Reference:

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Liberty Heights is located West of Emancipation Avenue, East of Bastrop Street, North of McGowen Street and South of McLenny Street. Liberty Heights will consist of three (3) single family lots that will access the public street through a shared driveway. In 2014, Lots abutting subject property along the southerly and northerly property lines were granted variances that allowed a 15' building line. These projects establish a prevailing setback of 15 feet, with a strong likelihood that this prevalence will be in place for any foreseeable future period, due to the permanent nature of these recent projects. As with these developments, a 15' building line will allow for a more practical site layout to accommodate future residents. Existing conditions along this portion of Emancipation Avenue will place buildings at approximately 34.57' from the edge of pavement, with a 15' the building line. A 25' building line would deny Liberty Heights the ability to be in general character of the block face and would cause homes to be set back 10' from the façade of developments on either side. Developer intends to improve the pedestrian realm along Emancipation Avenue, by providing a pedestrian buffer that includes a 6' sidewalk and 3" caliper trees planted between travelled lanes and proposed sidewalk, so allowing a 15' building line will allow development to be in character with abutting subdivisions and enhancement of the block face.

(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 tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: (a) Proposed development will include a 6-foot side walk along Emancipation Avenue (b) 3" caliper trees will create a pedestrian buffer between sidewalk and traveled lanes. (c) A private sidewalk, from a door facing Emancipation Avenue, will connect to 6' public sidewalk (d) 8" wrought iron fence (e) 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. Instead, it will allow development the ability to be in general character of this block face and not be setback 10' from abutting buildings, without in any way compromising public health or safety.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beautification of the block face.



Application No: 2018-2148

Agenda Item: 102

PC Action Date: 11/08/2018

Plat Name: Emancipation Heights

Applicant: The Interfield Group

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)

Specific variance is being sought and extent of condition to allow a 15' building line along Emancipation Avenue;

Basis of Recommendation:

The site is located in Houston's city limits, along Emancipation Avenue, northeast of McGowen Street, south east of US 59 and south west of Interstate Highway 45.

The applicant is requesting a reduced 15' building line instead of the required 25' building line along a major thoroughfare, Emancipation Avenue.

Staff is in support of the request.

The applicant is proposing to develop three (3) single-family residential lots taking vehicular access from a shared driveway.

Emancipation Avenue is a sufficient width 80' wide designated major thoroughfare and the land uses along Emancipation Avenue is a mix of commercial and residential uses. Planning Commission have previously granted variances to allow a reduced 15' B.L. for multiple subdivision plats consisting mainly of single-family residential lots.

Per the proposal, the distance between the back of the curb and the property line is 18' 9", which is sufficient to provide adequate pedestrian improvements. Granting of the variance will create a distance of 33' 9" between the travel lanes and the proposed building. Within the pedestrian realm, the applicant proposes to provide a minimum 7' wide unobstructed sidewalk, 9' 4" safety buffer, 3" caliper trees, front door and pedestrian gate and maximum 8' high semi-opaque wrought-iron fence, which is consistent with the design elements of Emancipation Avenue Walkable Places Pilot Area.

Overall, the proposed development would help to provide a pedestrian-friendly environment and will also be in character with the neighborhood. Granting the requested variance will not be injurious to public health, safety or welfare.

Staff's recommendation is to grant the requested variance and approve the plat subject to the following conditions and CPC 101 Form conditions:

1. Any fence along Emancipation Avenue must be decorative, semi-opaque and wrought iron in nature,
2. Provide 7' wide unobstructed sidewalk along Emancipation Avenue,
3. Provide minimum 3" caliper street trees along Emancipation Avenue and
4. Provide a front door and pedestrian gate along Emancipation Avenue.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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;

Emancipation Avenue is an 80' wide designated major thoroughfare with sufficient width. The distance from the back of curb to the property line is 18' 9". If the requested variance is granted, the distance between the vehicular travel lanes and the proposed structure will be 33' 9". This proposed design would help to provide a pedestrian-friendly environment for the neighborhood and is also consistent with the design elements of Emancipation Avenue Walkable Places Pilot Area. As a condition of approval, the applicant must provide minimum 3" caliper street trees, 7' unobstructed sidewalk and a front door and pedestrian access along Emancipation Avenue. Any fencing must be decorative and wrought iron in nature.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The main justification for granting the requested variance is based on the development characteristics in this area and the proposed design that would help to provide a pedestrian-friendly environment for the neighborhood.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The ordinance requires a 25' building line along Emancipation Avenue. The distance from the back of curb to the property line is 18' 9". If the variance is granted, the distance between the vehicular travel lanes and the proposed structure will be 33' 9".

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed design would help to provide a pedestrian-friendly environment for the neighborhood and is also consistent with the design elements of Emancipation Avenue Walkable Places Pilot Area. Granting the requested variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The proposed design would help to provide a pedestrian-friendly environment and will also be in character with the neighborhood.



Agenda Item: 103

Action Date: 11/08/2018

Plat Name: Grand Parkway Phase 2 partial replat no 1

Developer: Grand Parkway Shopping Center, Ltd.

Applicant: Windrose

App No/Type: 2018-2146 C2R

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	7.6340	Total Reserve Acreage:	7.6340
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:	Grand Lakes MUD 4
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	525B	ETJ

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.

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

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

Change all years to 2019.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Confirm that an access easement does not already exist on the property as multiple commercial tracts share a common drive aisle
2) Provide 10' landscape easement along Fry Road
3) Adjust to approved FBC plat format - all FBC signature blocks on the right
4) Submit FP to FBC for formal review
5) Submit civil construction plans
6) This does not constitute a formal review by FBC as not all review comments are provided in this portal
City Engineer: DETENTION IS 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

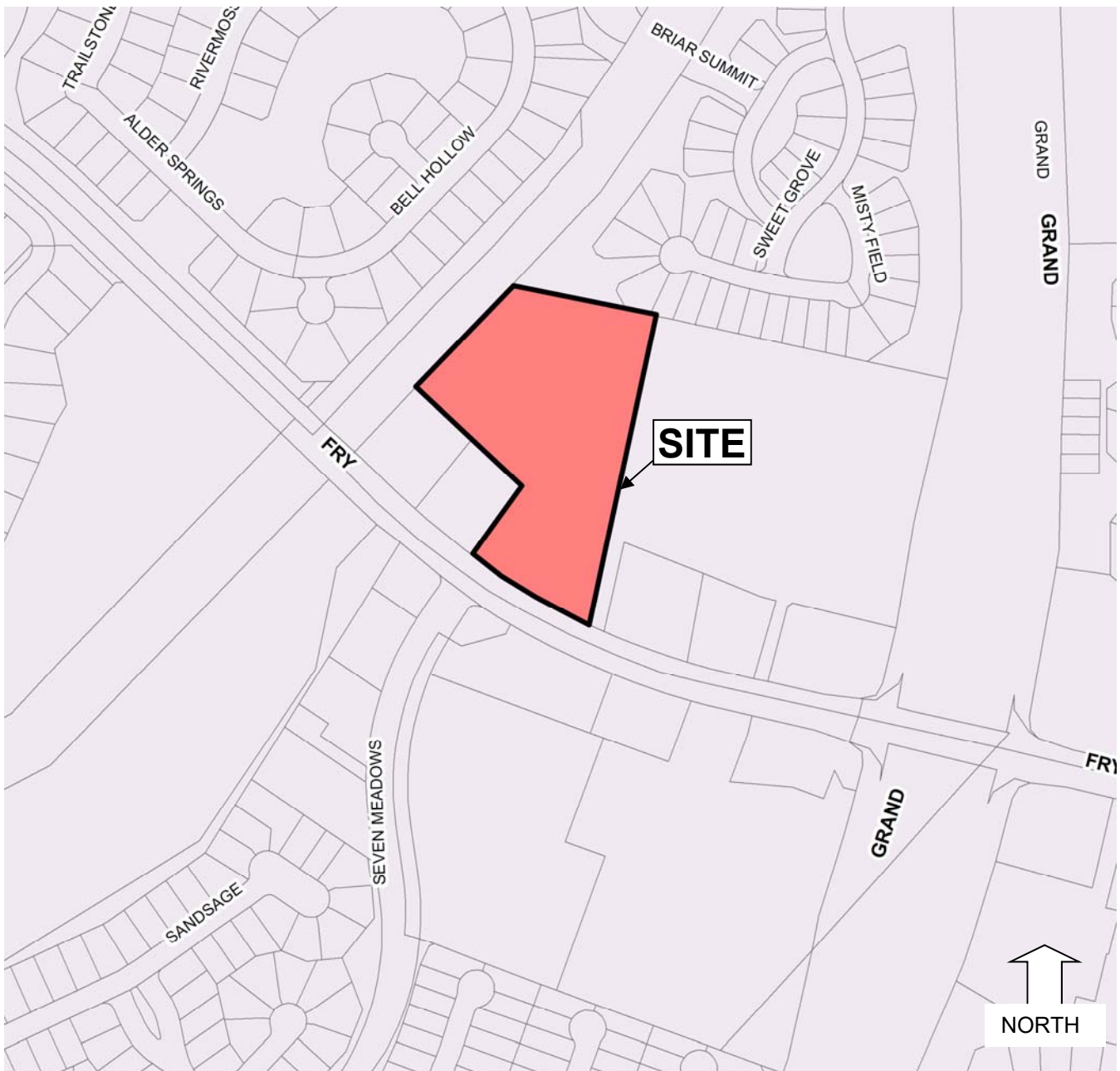
ITEM:103

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Grand Parkway Phase 2 partial replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

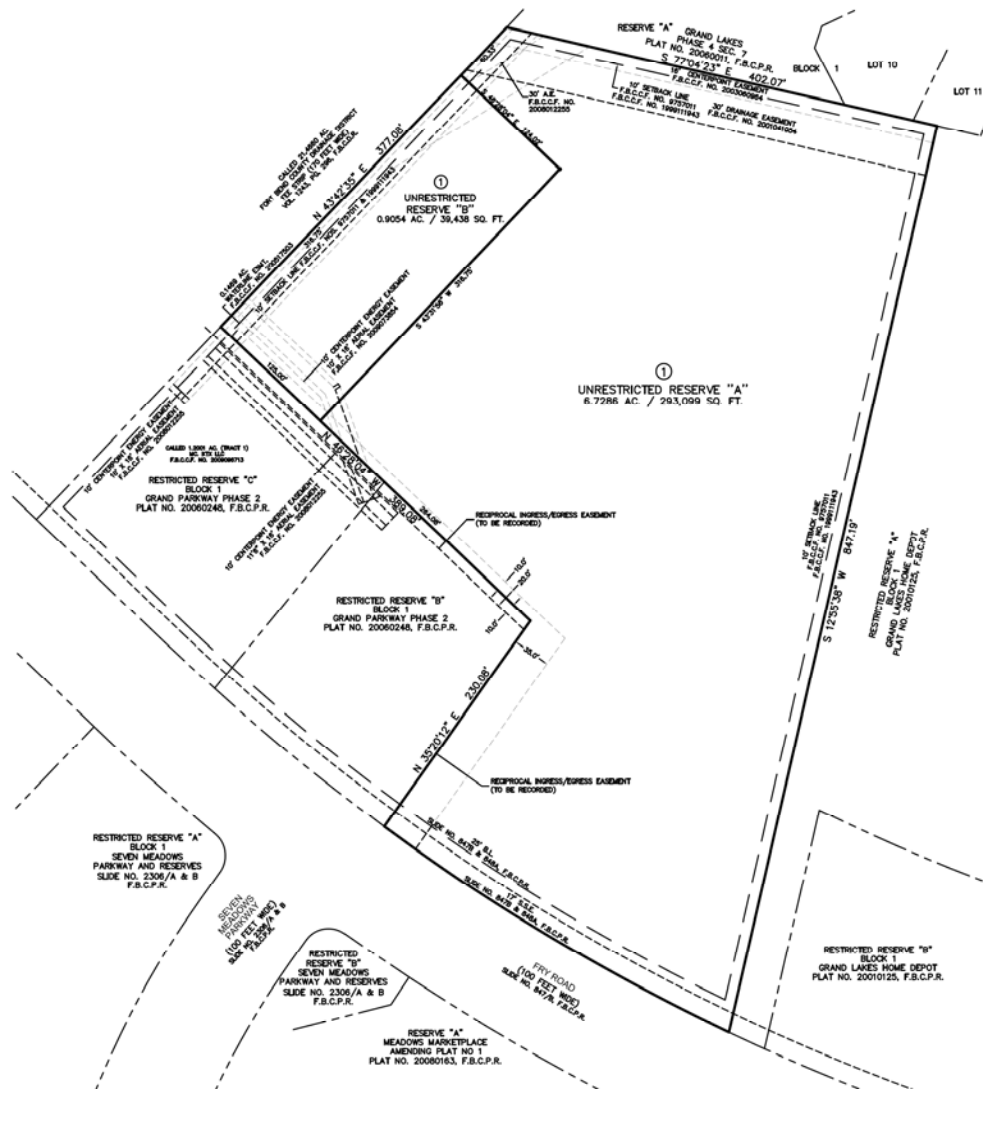
ITEM:103

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Grand Parkway Phase 2 partial replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM:103

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Grand Parkway Phase 2 partial replat no 1 (DEF 1)

Applicant: Windrose



D – Variances

Aerial



Application Number: 2018-2146

Plat Name: Grand Parkway Phase 2 partial replat no 1

Applicant: Windrose

Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an unrestricted reserve without frontage on a public street

Chapter 42 Section: 42-190

Chapter 42 Reference:

Section 42-190. "Tracts for non-single-family use—Reserves", paragraph (c) states, "Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve – Unrestricted; Type of Street or Shared Driveway – public street; Minimum Street or Shared Driveway Frontage – 60 feet"

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject property is 7.6340 acres located on the north side of Fry Road across from the intersection of Seven Meadows Parkway, situated just west of the Grand Parkway in Fort Bend County. The site is vacant land located immediately west of and adjacent to the Home Depot regional shopping center. The applicant, desires to develop the property in to a popular, high end semi-automated car wash center "Whitewater Express". However, there are unusual characteristics affecting the site that are depriving the applicant from realizing the reasonable use of their land. The subject property has sat vacant for quite some time. While the current property owner - Grand Parkway Shopping Center - is no longer in a position to expand their retail use, they have found a potential buyer who is interested in developing. But the sale of the vacant land is currently impossible without a variance to both City and County subdivision regulations. City subdivision regulations require unrestricted reserves to have frontage on a public street. This would not be an issue in Harris County because City and Harris County regulations allow further subdivision of previously platted reserves outside of the platting process, noting that the subject property is part of Restricted Reserve "A" of Grand Parkway Phase 2. But Fort Bend County regulations require currently platted property to be further subdivided through a replat. The hardship supporting the variance is that the applicant cannot obtain the required public street frontage due to existing development. The McDonalds and Trustmark Bank pads are owned by separate interests and the retail strip center with Baskin Robbins and Dennys is being retained by Grand Parkway Shopping Center. That means that the applicant has no recourse to obtain any frontage let alone enough for a 60-foot wide strip to Fry Road. Finding the frontage from another direction is also precluded by a flood control ditch to the west and the Home Depot center to the east.

(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 justification for the variance are the unusual physical characteristics that prevent the applicant from securing frontage. The applicant is not the current owner, so the situation that caused the isolation of the site was not under their control. Without the variance, the site will continue to sit vacant and be a non-contributing, incompatible use in an otherwise viable commercial center along the prominent Grand Parkway corridor.

(3) The intent and general purposes of this chapter will be preserved and maintained;

One of the primary purpose of the City and County subdivision regulations is to ensure that land is developed in accordance with its highest and best use. The subject site sits vacant because the current owner cannot sell to a willing

developer. If the City and Council grant the variance, then the land can be utilized for high-end commercial uses which is in line with the goals of the City and County development regulations.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The newly developed properties will have access to Fry Road via permanent access easements that cover the main drive aisle leading in to the center. This same boulevard-style entranceway will also provide more than adequate emergency vehicle access. By granting the variance, the City and County will also be allowing a long-vacant piece of land to develop in to a viable and contributing member of the community. This alone represents a major positive development to the public's welfare.

(5) Economic hardship is not the sole justification of the variance.

The justification for the requested variance are the unusual physical characteristics of the land that prevent the potential buyer/developer from securing the necessary public street frontage. By approving this variance, the Commission will allow this perpetually vacant piece of land to develop in accordance with its highest and best use and prevent it from dragging down an otherwise viable commercial center in the Cinco Ranch/Grand Parkway Corridor.



Application No: 2018-2146

Agenda Item: 103

PC Action Date: 11/08/2018

Plat Name: Grand Parkway Phase 2 partial replat no 1

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an unrestricted reserve without frontage on a public street;

Basis of Recommendation:

Item 103 Grand Parkway Phase 2 partial replat no 1

The site is located within Houston's ETJ, Ft. Bend County, west of the Grand Parkway along South Fry Road.

The applicant is requesting a variance to allow an unrestricted reserve to have no public street frontage.

Staff is in support of the request.

The proposed reserve is a part of a larger commercial development including a hardware store, restaurants and other businesses.

Grand Parkway Phase 2 was recorded with 3 commercial reserves and the applicant is now replatting recorded reserve A to subdivide into 2 reserves. In Ft Bend county, subdividing of a recorded property by metes and bounds is not allowed thus requiring a replat be submitted.

Based on how the commercial master planned development is laid out, all properties will not have public street frontage. However, the intent and general purposes of the ordinance will be maintained as the subject tract will have access to the public street Fry Road from an easement to be recorded prior to the recording of this plat as shown in purple.

Ft Bend County's Engineering department has voiced no objection to the request.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application would make this project infeasible due to the existence of structures that wouldn't allow for proper frontage of a reserve along a public street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant but based on the layout of the commercial master plan of the larger site and the rules of Ft Bend County requiring a replat to subdivide property instead of metes and bounds.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved and maintained as an access easement will be recorded to ingress and egress to the subject tract and other sites as they develop.

(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 site will function like all commercial shopping centers using driveways and access easements to funnel vehicular traffic.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance but the requirements of Ft Bend requiring the subdividing of property by plat and the set layout of the commercial shopping center.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104

Action Date: 11/08/2018

Plat Name: Houston Ventures Homes at Houston Avenue

Developer: 2731 Houston Venture LLC

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2018-1906 C2R

Staff Recommendation:

Withdraw

Total Acreage:	0.3433	Total Reserve Acreage:	0.3433
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	77009	493C	City

Conditions and Requirements for Approval

For Your Information:

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

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

Houston Planning Commission

ITEM:104

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Houston Ventures Homes at Houston Avenue (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

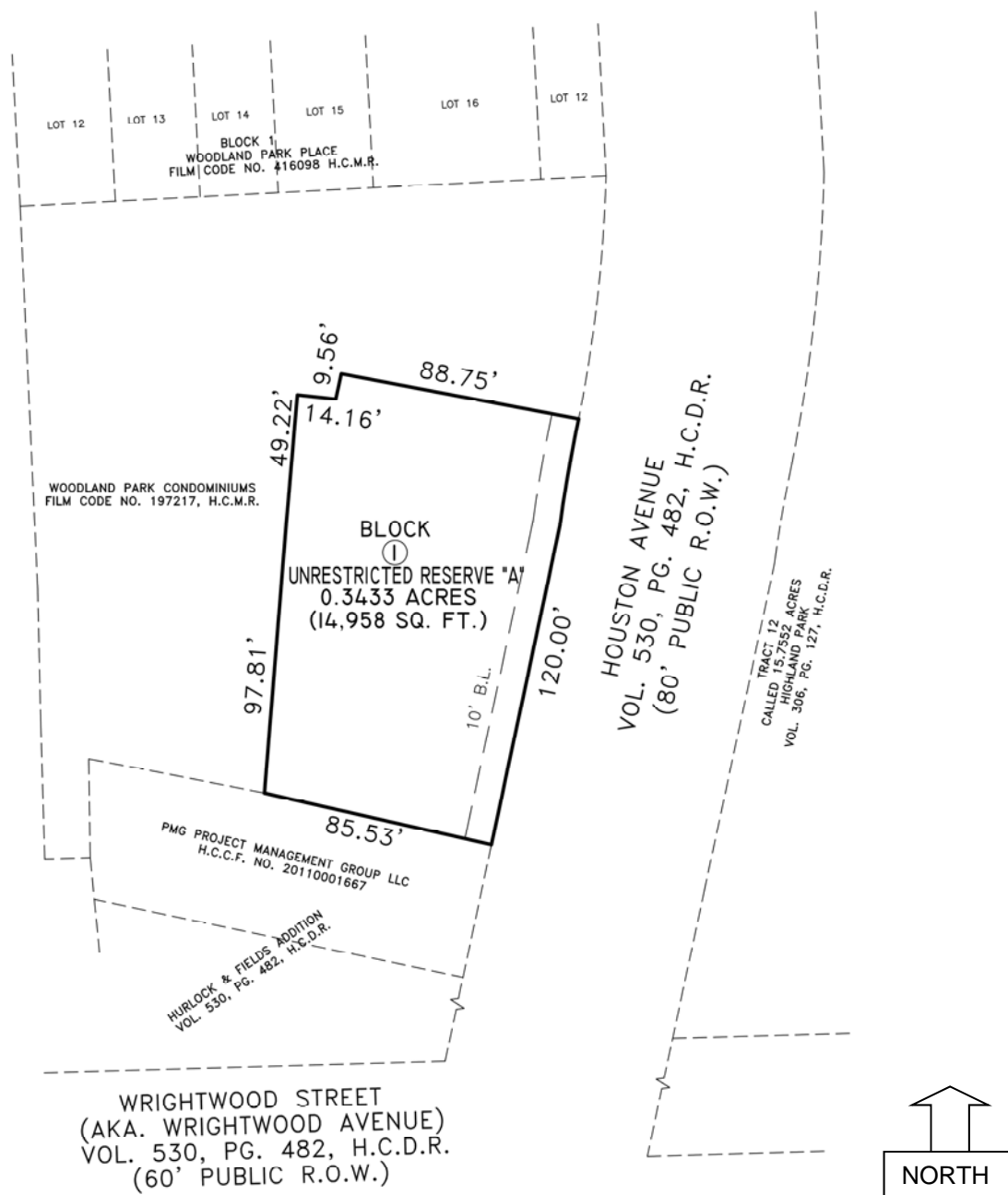
ITEM:104

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Houston Ventures Homes at Houston Avenue (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

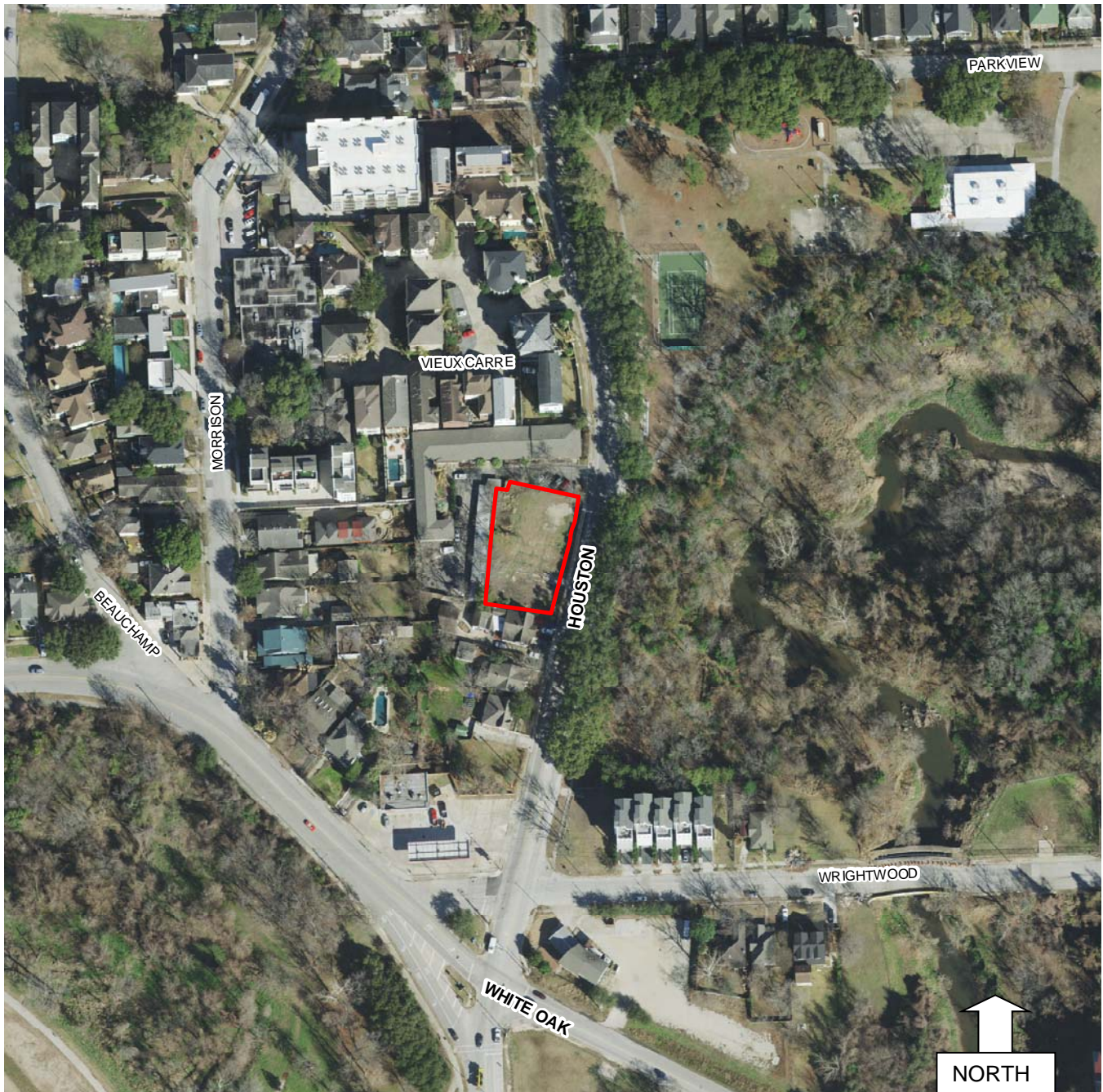
ITEM:104

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Houston Ventures Homes at Houston Avenue (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



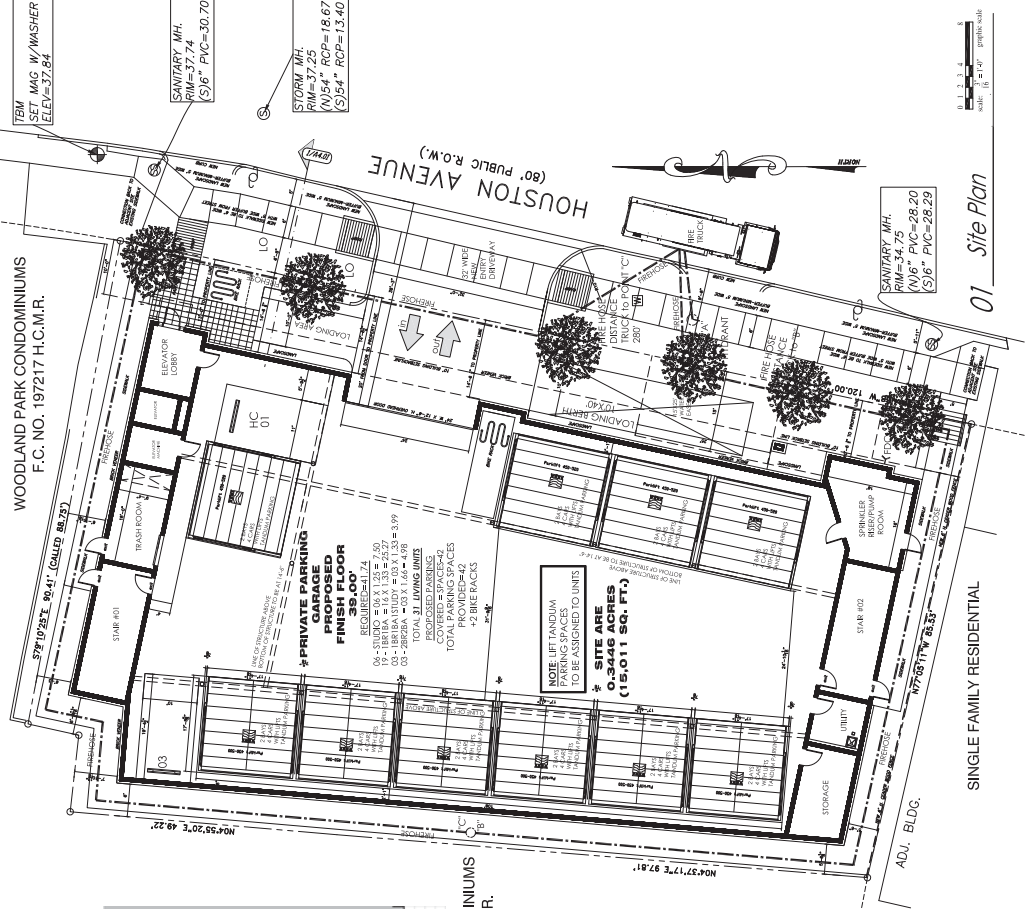
D – Variances

Aerial

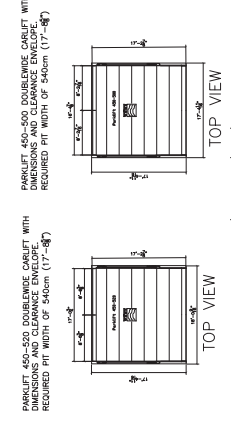
Chapter 42 Section 253 Parks Fees			
1) No land is being established as Private Park or dedicated to the Public for Park purposes; 2) No building permit or other permit, except permits for construction of public improvements will be issued by the City of Houston, Texas for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City; 3) This property is located in Park Sector 12; 4) This percentage is 100%, shall be applied to the then current fee in lieu of dedication. 5) The then current fee in lieu of dedication shall be applied to this number 28, of dwelling units.			
I hereby certify that the information provided herein is true			
A) Number of Existing Dwelling Units		28 du	
B) Number of Proposed Dwelling Units		30 du	
C) Number of Incremental Dwelling Units (B-A)		2 du	
The following Parks Fees based on the then current fee in lieu of dedication shall be applied to this development:			
Total Parks Fees to be applied to this development:		\$10,000.00	
used for the development (current fee schedule)			

Chapter 42 Section 235 Performance Standards	
A multi-family residential development is with a density of 30 dwelling units or more per acre that meets each of the performance standards of this section shall be exempt from the requirements of section 42-231, 42-232 (b), 42-233 (a) and 42-233.	
(1) The development, including the fire hydrant, shall be located within 200 feet of a fire hydrant. If a fire hydrant is not located within 200 feet of the development, the fire hydrant shall be located within 200 feet of the development. The fire hydrant shall be located within 200 feet of the development. The fire hydrant shall be located within 200 feet of the development.	
(2) Fire hydrants are located no further than 20 feet, measured perpendicularly, from the edge of the pavement of the fire lane, private street or public street. Access to the fire hydrant through any fence is provided by 9'11" access gate.	
(3) One fire hydrant is located within 100 feet of the property line on any fire lane or private street, as shown in Figure 4.	
(4) Fire hydrants are located so that a fire truck can drive a maximum of 200 feet from a fire hydrant and then use a maximum 300 foot hose length from the edge of pavement to the fire truck around all buildings as the hose lays on the ground around all 0	
(5) The maximum distance between fire hydrants is 600 feet, as shown in Figure 4.	

WOODLAND PARK CONDOMINIUMS
F.C. NO. 197217 H.C.M.R.



01 Site Plan



TOP VIEW

TOP VIEW



2727 FLATS
for
2731 HOUSTON AVENUE VENTURES LLC
2727 HOUSTON AVENUE
HOUSTON, TEXAS 77009

16 MAY 2018
PERFORMANCE STANDARDS
ISSUED TO CITY
29 MAY 2018
SITE PLAN REVIEW
29 MAY 2018
FOR BUILDING PERMIT
AND CONSTRUCTION
ISSUED TO ZONING
DEPARTMENT COMMENTS
RE: VARIANCE



100 Project: 2018-006
Architectural
Site Plan
A 1.00

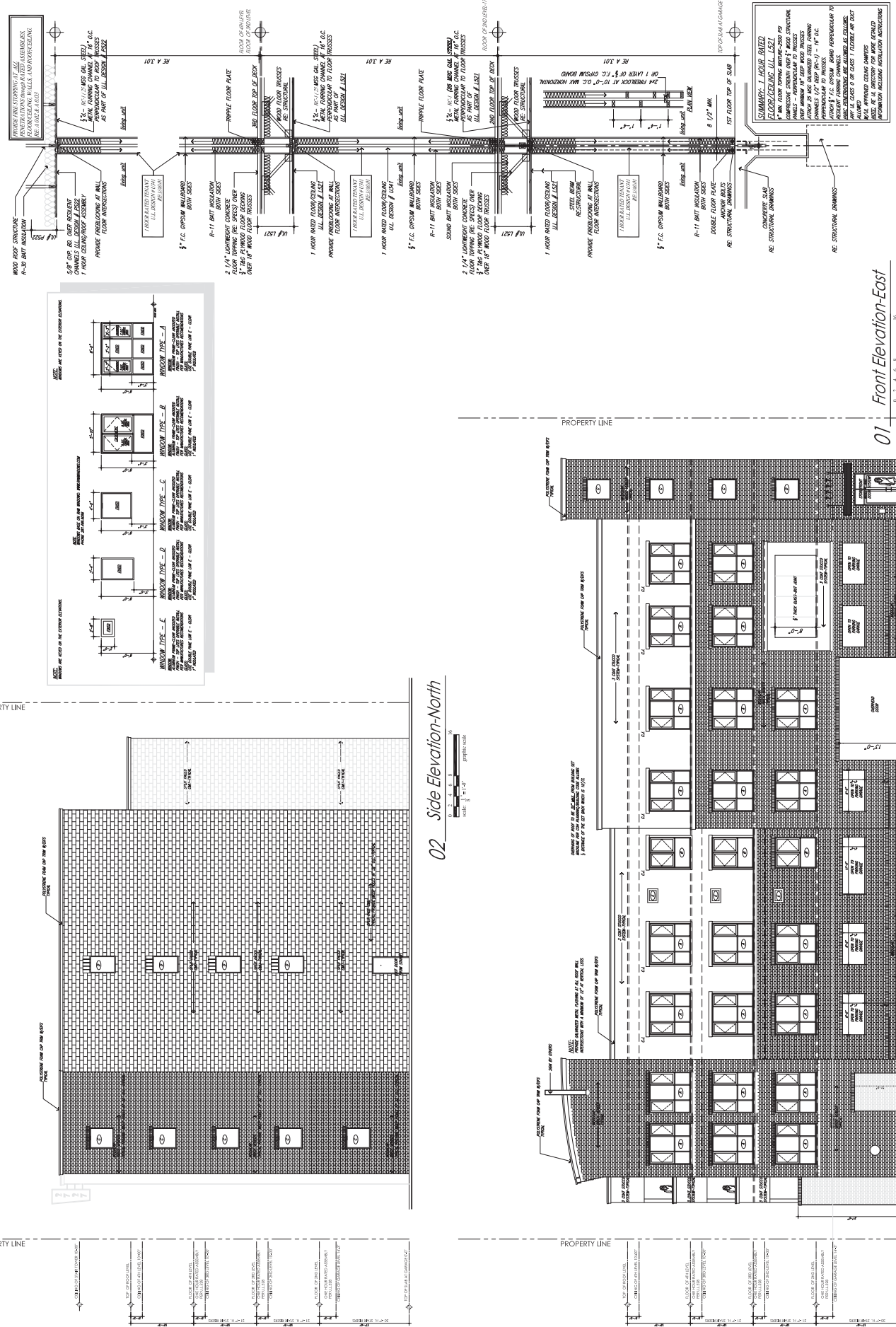
ISSUED - 29 AUGUST 2018 - COH #18102044
1 - Building - 31 Units - Sprinklered - 13R

Development Data:	
SITE DATA:	15,011 S.F./3.33 ACRES
UNITS-31 RE-BUILDING PLANS	91.2 UNITS PER ACRE
BUILDING/LAND DENSITY	New 31 Unit Building - 31 - SPRINKLERED 1/3" - 1/2"
BUILDING DATA:	
1ST FLOOR = 10,798 G.S.F. - 00 UNITS	
2ND FLOOR = 10,798 G.S.F. - 09 UNITS	
3RD FLOOR = 10,798 G.S.F. - 11 UNITS	
4TH FLOOR = 10,798 G.S.F. - 11 UNITS	
Total G.S.F. = 43,194 S.F.	31 UNITS
PARKING DATA RE: AUTO	
per Chapter 28 Houston Code of Ordinances	41.74 spaces
Required Parking Spaces	42.00 SPACES
Total Parking Spaces Provided	42.00 SPACES



[illegible]

01_





2727

2727



Application Number: 2018-1906

Plat Name: Houston Ventures Homes at Houston Avenue

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 09/14/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We would like to reduce the 25 foot building line per city ordinance to a 10 foot building line along Houston Avenue.

Chapter 42 Section: 152(a)

Chapter 42 Reference:

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed apartment complex design proposes a pedestrian friendly area along Houston Avenue with a landscaped patio and a dog station amenity for neighbors walking their pets. This area would benefit from the engagement of the street and businesses in the community, while providing a destination for neighbors to pause and interact with one another. It is our belief that pedestrian space, with light vehicular traffic Monday through Friday, will add life to the area by providing a walkable destination, and an opportunity to enjoy the Heights. Currently, the existing 25' building line setback along Houston Avenue. is not consistent with the intent of community's revitalization plan and discourages growth and development of a pedestrian friendly urban environment. Enforcing such a setback promotes developments that locate the building along the back of the tract and push parking towards the front along Heights Blvd. This condition creates a less safe and less attractive area for pedestrians using the street sidewalk. With these considerations in mind, we propose placement of the building at the front of the site to create a pedestrian zone. The variance is sought to request a 15'-0" adjustment to allow for a 10' building setback line along Houston Ave. It is our belief that in requesting this we can engage Houston Ave. and provide the amenity and neighborhood destination that would be desired.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Approving this variance will also be a benefit because it will reduce flood hazards. This will be accomplished because the new development plans on using the first level as parking. This will greatly increase the elevation of all living quarters nearby making the development safer for the tenants.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42's requirement is preserved and maintained by encouraging the use of the sidewalks and pedestrian friendly spaces to revitalize the character of the existing neighborhood. This development will bring more people to the existing parks and the White Oak Bike path, that is less than a half a mile away. This bike path is also a route that takes you straight downtown.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed design will not be injurious to the public health, safety or welfare of the community. This design will include the development of a new 6' wide sidewalk along Houston Avenue. Which will provide a better line of sight for pedestrians than the existing building and neighboring properties along the street to both the north and south and

increases pedestrian mobility and visibility. It will give the neighborhood accessibility to both of the existing parks that are located in both directions on Houston Avenue.

(5) Economic hardship is not the sole justification of the variance.

The applicant is intending to match existing City of Houston development patterns and to utilize as much of the subject site as possible to integrate with and expand the existing pedestrian realm in order to provide living space/apartments that can best serve the community and better the existing area. This development is in an area that needs a touch of curb appeal to connect this community to the existing parks and local entertainment sites that are very near to the development.



Application No: 2018-1906

Agenda Item: 104

PC Action Date: 11/08/2018

Plat Name: Houston Ventures Homes at Houston Avenue

Applicant: South Texas Surveying Associates, Inc.

Staff Recommendation: Withdraw

Chapter 42 Sections: 152(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We would like to reduce the 25 foot building line per city ordinance to a 10 foot building line along Houston Avenue. ;

Basis of Recommendation:

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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: 105
Action Date: 11/08/2018
Plat Name: Miabella
Developer: Matrix Commercial Inc.
Applicant: The Interfield Group
App No/Type: 2018-2221 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3440	Total Reserve Acreage:	0.3050
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

This will require a high Impact application and JRC requirement.

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

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

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

Houston Planning Commission

ITEM:105

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Miabella

Applicant: The Interfield Group



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM:105

Planning and Development Department

Meeting Date: 11/08/2018

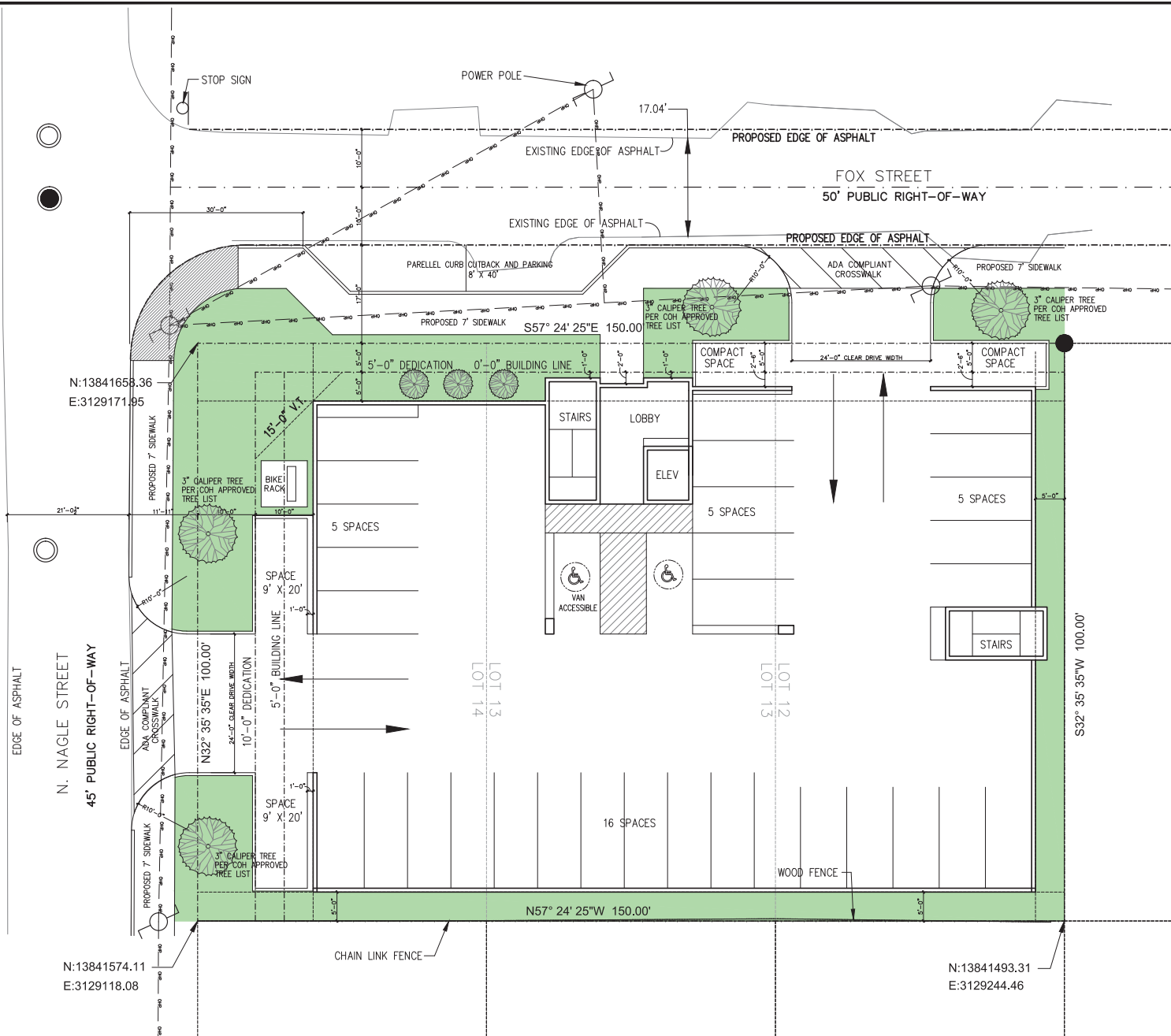
Subdivision Name: Miabella

Applicant: The Interfield Group



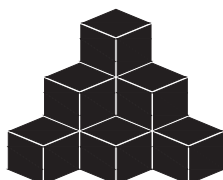
D – Variances

Aerial

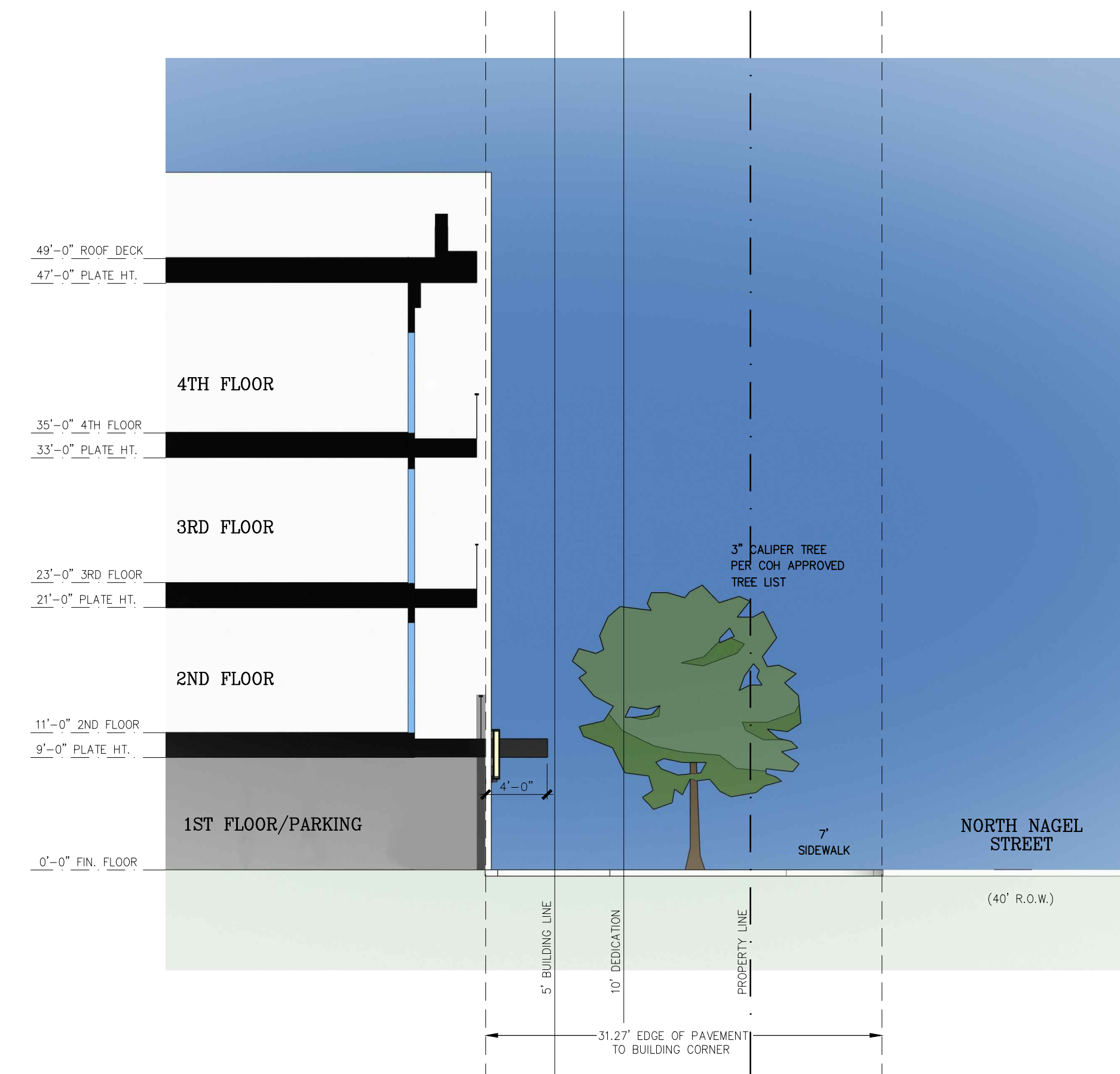
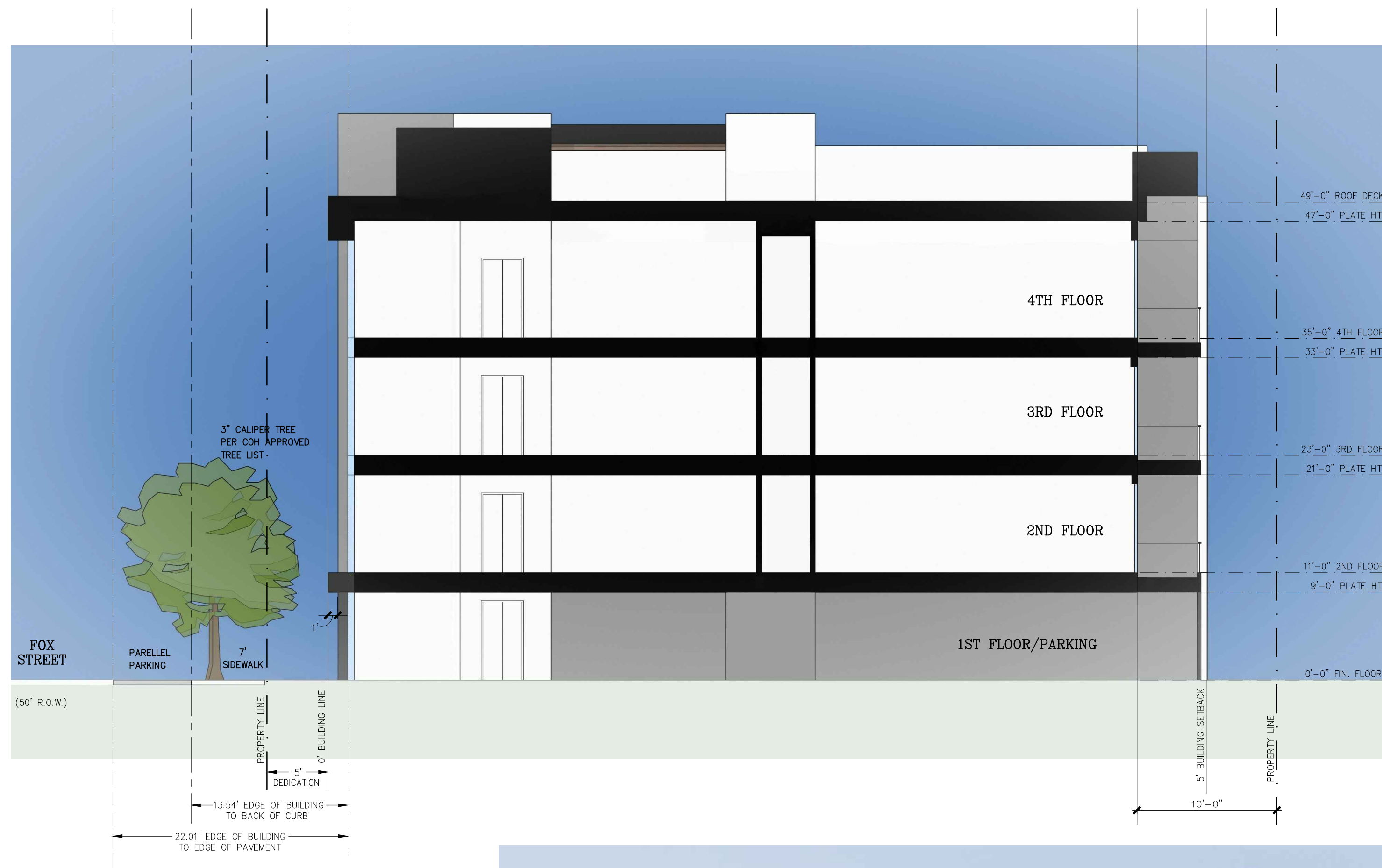




The
INTERFIELD GROUP
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET



TITLE SITE PLAN & PAVEMENT SECTION		
PROJECT 2702 FOX STREET		
DATE: 10/27/18	JOB #:18114.00	SHEET NO. 1
DRAWN BY: AC		
CHECKED BY: MLV		



M I A B E L L A

A N D E R S O N C A N Y O N , L L C



M I A B E L L A

A N D E R S O N C A N Y O N , L L C



Application Number: 2018-2221

Plat Name: Miabella

Applicant: The Interfield Group

Date Submitted: 10/29/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 5' building line along North Nagle and a 0' building line along Fox Street.

Chapter 42 Section: 155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Miabella is located southeasterly of North Nagle Street, westerly of Middle Street, northwesterly of Bering Street and southerly of Fox Street. The property consists of lots out of the map of Factory Addition, created in 1866. Miabella is at the intersection of North Nagle Street and Fox Street, and to comply with City's Subdivision Ordinance, is required to dedicate land along both public streets. A 5' dedication is required along Fox Street and 10' along North Nagle. The land dedication denies owner of 1,700 SF (0.04-acres), which in turn denies owner reasonable use of the property and a practical building program, and a greater building line further limits the feasibility of the development. Proposed building will have three-floors of upscale rental suites over ground level podium parking. Miabella will contribute to the beautification and walkability of these two block faces. There is currently not a pilot area for this particular site, but we and the design team met with representatives of Buffalo Bayou Partnership, who have been working on community engagement for their Buffalo Bayou East Sector Master Plan. A pedestrian realm was created based on these meetings. The granting of requested variances would provide developer the opportunity to design a more noteworthy addition to the area, as well as provide for pedestrian realm improvements that will be enjoyed by future and nearby residents, as well as contribute to the desired future walkability of this area. The existing conditions along North Nagle and Fox Street are such that granting the variances would still allow proposed building to be approximately 31.27' on North Nagle and 23' to 26' on Fox Street, from travelled lanes. Please consider the following improvements Miabella will provide: • 7' sidewalks along North Nagle and Fox Street • Parallel curb cutback and parking along Fox Street • Two (2) compact parking space (within subject property) and two (2) additional parking spaces (also within subject property) along North Nagle • A bike rack along North Nagle • 3" caliper trees along North Nagle and Fox Streets • Landscaping with Uplighting fixtures, between sidewalk and building, as well as sconces at entrances. • Improvement of North Nagle and Fox Streets pavement sections, to 22' in width.

(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 tract.

(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. 7' sidewalks along North Nagle and Fox Street b. Parallel curb cutback and parking along Fox Street c. Two (2) compact parking space (within subject property) and two (2) additional parking spaces (also within subject property) along North

Nagle d. A bike rack along North Nagle e. 3" caliper trees along North Nagle and Fox Streets f. Landscaping with Uplighting fixtures, between sidewalk and building, as well as sconces at entrances. g. Improvement of North Nagle and Fox Streets pavement sections, to 22' in width.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. On the contrary, it will allow owner reasonable use of the property, a practical building program and provide the opportunity for pedestrian realm improvements that will be enjoyed by future tenants and nearby residents.

(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 and beautification and walkability of these block faces.



Application No: 2018-2221

Agenda Item: 105

PC Action Date: 11/08/2018

Plat Name: Miabella

Applicant: The Interfield Group

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To allow a 5' building line along North Nagle and a 0' building line along Fox Street.;](#)

Basis of Recommendation:

The site is located at the north of Navigation Blvd, south of Buffalo Bayou at the southeast intersection of Fox Street and N Nagle Street. The applicant is requesting a variance to allow a 5' building line along N Nagle Street and a 0' building line along Fox Street in lieu of the required 10' building lines for a new multi-family building. Staff recommends deferring the application per the applicant's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(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: 106
Action Date: 11/08/2018
Plat Name: TC Jester Schuler Reserve
Developer: 190 TC JESTER INVESTORS LLC
Applicant: Benchmark Engineering Corporation
App No/Type: 2018-2218 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.1965	Total Reserve Acreage:	1.1750
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	492G	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 11/08/2018
Plat Name: TC Jester Schuler Reserve
Developer: 190 TC JESTER INVESTORS LLC
Applicant: Benchmark Engineering Corporation
App No/Type: 2018-2218 C2R

Staff Recommendation:
Defer Additional
information reqd

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

Metro: Two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 12811 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations. Contact Facilities Maintenance at FacilitiesMaintenance@Ridemetro.org 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:106

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: TC Jester Schuler Reserve

Applicant: Benchmark Engineering Corporation



D – Variances

Site Location

Houston Planning Commission

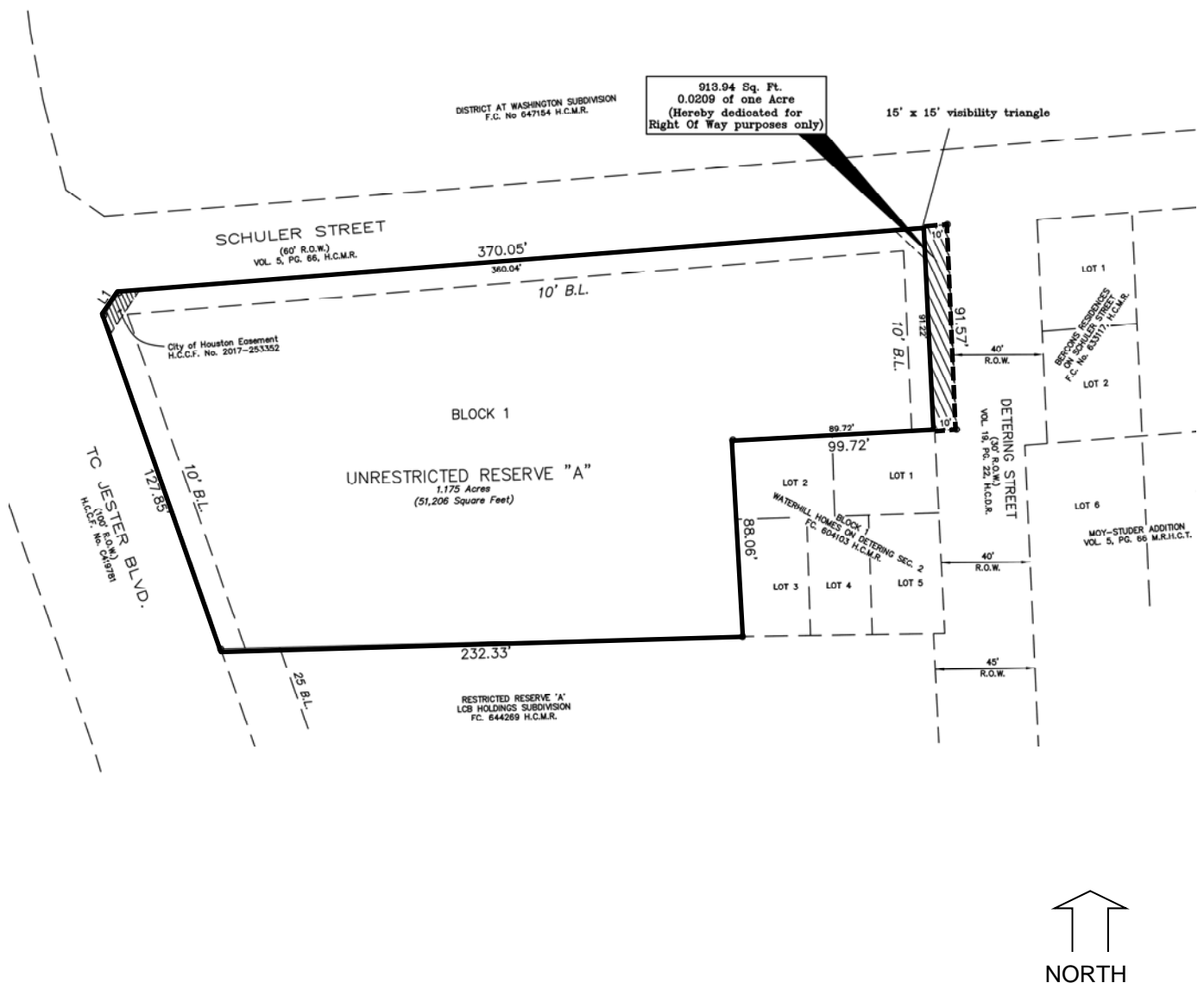
ITEM:106

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: TC Jester Schuler Reserve

Applicant: Benchmark Engineering Corporation



D – Variances

Subdivision

Houston Planning Commission

ITEM:106

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: TC Jester Schuler Reserve

Applicant: Benchmark Engineering Corporation



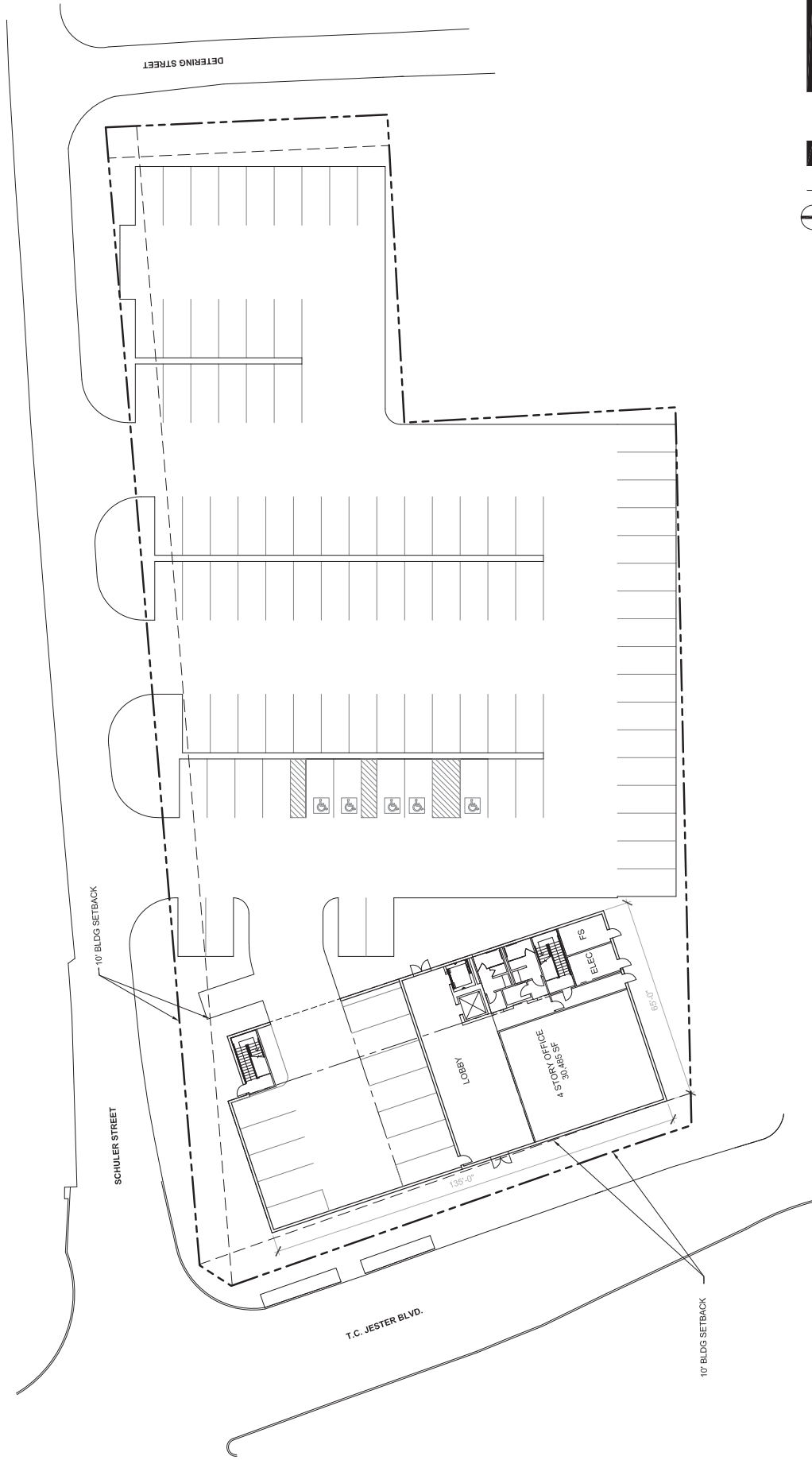
D – Variances

Aerial

SITE PLAN - OPT. 06

OFFICE BUILDING: 30,485 SF

105 TOTAL PARKING SPACES (3.44/1000 SF)



190 TC JESTER
a project for
Arch-Con Corporation

HOUSTON

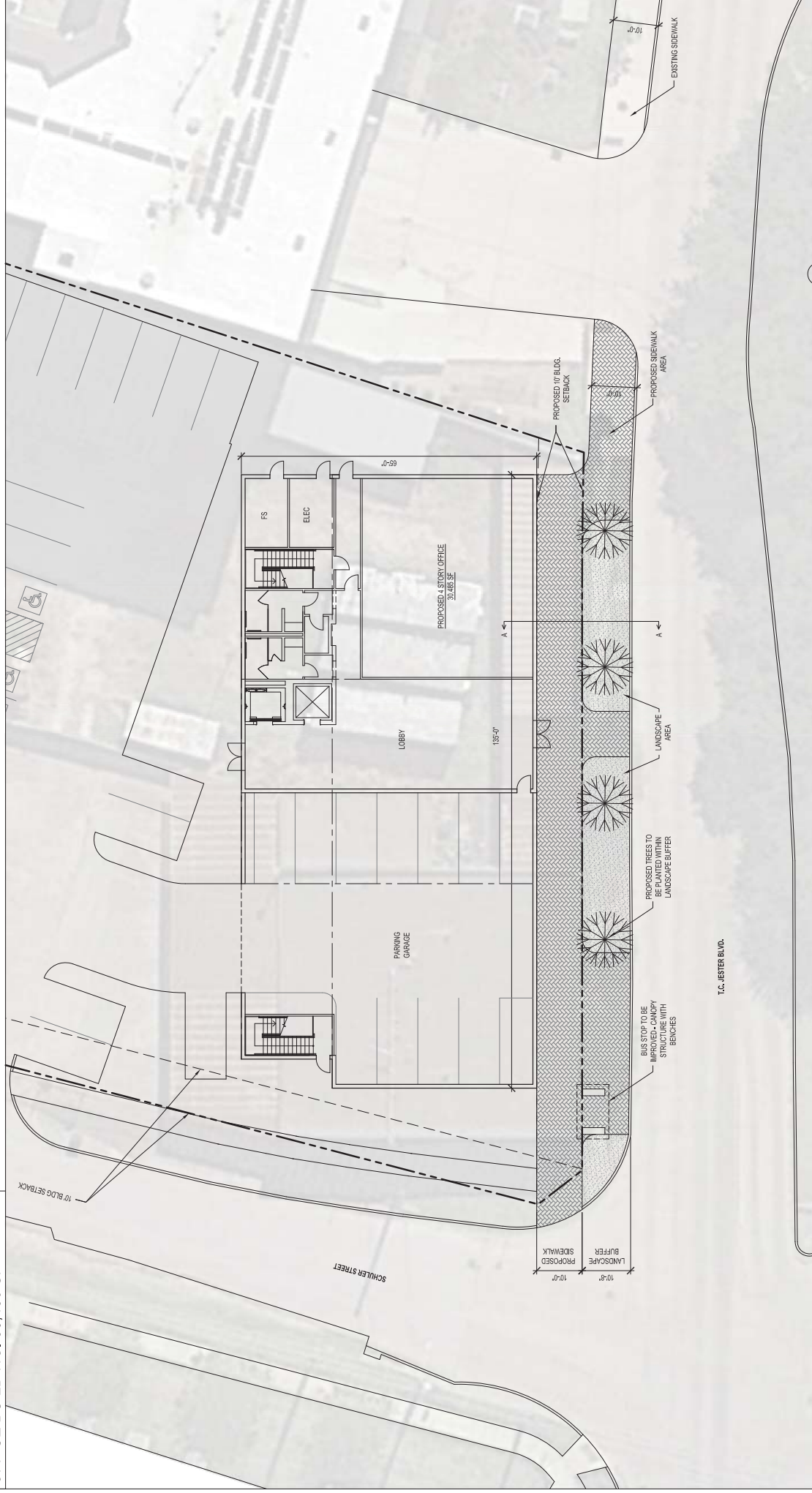
17 AUGUST 2018

TEXAS

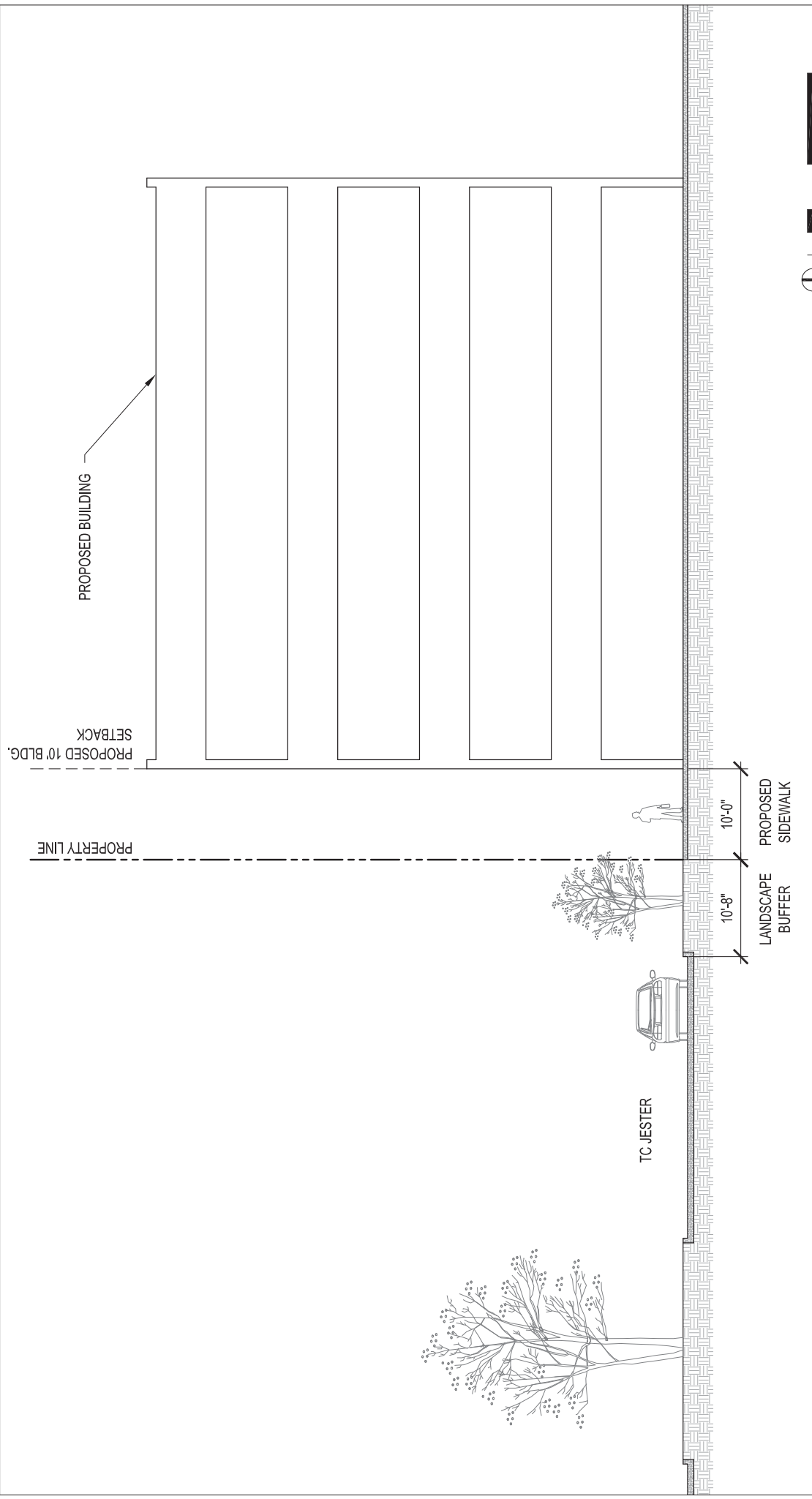
POWER
ARCHITECTURE

181057

OFFICE BUILDING: 30,485 SF



SECTION A



BUILDING IMAGE

PERSPECTIVE VIEW OF OFFICE BUILDING



190 TC JESTER
a project for
Arch-Con Corporation

HOUSTON

12 OCTOBER 2018

TEXAS

POWER
ARCHITECTURE

181057



Application Number: 2018-2218

Plat Name: TC Jester Schuler Reserve

Applicant: Benchmark Engineering Corporation

Date Submitted: 10/29/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow for a 10 ft. building setback line along TC Jester Blvd. instead of the ordinance required 25 ft. building setback for development along a major thoroughfare for the property located at 190 TC Jester Blvd.

Chapter 42 Section: 152 (a)

Chapter 42 Reference:

Sec. 42-152 (a) Building line requirement along major thoroughfares (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The requirement for a 25 ft. building setback line along TC Jester Blvd. will prevent the development of the site in holistic manner. The developer proposes to construct a four-story office building with a parking garage and parking lot to accommodate the demands of the office tenants. The main office tenant will be a construction firm that requires lots of visitors to meet at the building in addition to the employees of the construction firm and other tenants. The current location of the tenants requires employees and visitors to find parking along nearby streets or other locations. After construction, the tenants will relocate to the site at 190 TC Jester Blvd. The development of the site will be limited on the eastern side of the property due to the dedication of 10 feet of the eastern property to the right-of-way of Detering St. The proposed development will be able to proceed only by maximizing the parking area to serve the building's parking demands. Currently, there are parking restrictions along TC Jester, Schuler St. and Detering St. limiting access to nearby street parking. To accommodate the building's tenants and the requested dedication of the 10 feet of eastern property line to the right-of-way of Detering St., the site requires a variance approval of a 10 ft. building setback line along TC Jester Blvd. rather than the 25 ft. building setback line. The developer will be constructing a 30,485 s.f. four-story office building to compliment the development use of the local area. The existing 16,236 s.f. building perimeter is located approx. 1 ft. from the property line along TC Jester Blvd. and 11'-3" from the back of curb along TC Jester Blvd. The existing building and other structures will not accommodate the developer's use, so the developer is prepared to tear down the existing structures and construct a new office building. The development will be utilizing an expensive but preferred underground detention facilities under the parking area in order to facilitate the development of the site. The building requires 76 parking stalls per City of Houston requirements, but we will be providing 105 parking stalls to accommodate the parking demands of the site. The tenants are requesting 108 parking stalls in total. Based on the regular parking requirements of the tenants and the high number of visitors from contractors, sub-contractors, architects, engineers, land planners, and other tradesmen on a regular basis, the parking area is expected to be full routinely. Meeting the parking demands poses a challenge. This will be accomplished by maximizing the parking area and constructing the required detention facilities underground and beneath the parking lot. Along TC Jester Blvd., we are proposing a 20'-8" buffer from the back of curb to the perimeter of the building instead of the existing 11'-3" buffer from the back of curb to the perimeter of the building. There will be a 10'-8" landscape buffer consisting of trees and a 10 ft. sidewalk within the 20'-8" buffer from the back of curb to the perimeter of the building. The approval of the building setback variance of 10 ft. rather than 25 ft. will allow the development of this site to proceed. Since the proposed building will be along a public bus line, the developer plans to construct landscape improvements, a 10 ft. wide sidewalk along the frontage of TC Jester Blvd., and add sidewalk improvements for the bus station located at the corner of TC Jester Blvd. and Schuler St.; thus, making the walkway convenient and user-friendly for all neighbors and commuters.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances of development along TC Jester Blvd. are not caused by the result of a hardship created by the applicant. A neighbor along TC Jester Blvd. have been granted a similar variance to enhance the development of the local area. TC Jester Blvd. is a public bus line with pedestrians and commuters. The granting of this variance would enhance the development of the public bus stop and accommodate all users by providing beautiful landscape improvements and widening the sidewalks. In addition, the dedication of the easternmost 10 feet of the property to the right-of-way of Detering St. restricts the property's developable land. The developer is unable to comply with the City of Houston ordinance and requests the variance in order to accommodate the needs of the office building.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer will adhere to all other City of Houston ordinances as noted in Chapter 42 along with the other City of Houston standards. Although we are requesting a variance for this site, the developer is offering to improve the walkability and pedestrian safety of TC Jester Blvd. and enhance the bus stop located at the corner of TC Jester Blvd. and Schuler St. In addition to serving detention purposes, the underground detention basin beneath the parking lot requested to be installed by the developer acts as a stormwater quality unit which reduces stormwater pollution from all stormwater directed through the basin. The developer is environmentally conscious and promotes eco-friendly construction.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will promote safe pedestrian traffic routes while also allowing for larger and user-friendly space at the TC Jester Blvd. and Schuler St. bus stop. The development will promote pedestrian safety and will not be injurious to the public health, safety or welfare. On the contrary, the developer is improving the stormwater quality discharged from the site when he is not required to do so.

(5) Economic hardship is not the sole justification of the variance.

Due to the configuration of the site and the proposed improvements, the site will require a large parking space in addition to the parking garage. For the site to accommodate the demands of the office tenants and the additional right-of-way dedication to Detering St., the parking area will need to be maximized while also meeting the City of Houston detention requirements by providing an underground detention system beneath the parking lot. The detention basin is an eco-friendly system that reduces stormwater pollution and promotes greener developments. For these reasons, economic hardship is not the sole justification of the variance.



Application No: 2018-2218

Agenda Item: 106

PC Action Date: 11/08/2018

Plat Name: TC Jester Schuler Reserve

Applicant: Benchmark Engineering Corporation

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 152 (a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow for a 10 ft. building setback line along TC Jester Blvd. instead of the ordinance required 25 ft. building setback for development along a major thoroughfare for the property located at 190 TC Jester Blvd.;

Basis of Recommendation:

The site is located at the south-east intersection of Schuler Street and TC Jester Blvd. The applicant is requesting a variance to allow a 10' building line for a new commercial building in lieu of the required 25' building line along TC Jester. Staff recommends deferring the application for two weeks to allow the applicant time to submit revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 11/08/2018
Plat Name: Wellford Square replat no 1
Developer: 2224 Wellford, LLC
Applicant: The Interfield Group
App No/Type: 2018-2067 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

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

031. Add Dual BL note to the plat.

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

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

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

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' dual building line along Wellford street(s) has been approved by the City of Houston Planning Commission for the development of the Wellford Square replat no 1 subdivision only. It is intended that the 5' dual building line(s) authorized by the variance will be limited and will not apply to subdivision replat or redevelopment of the property.

Show encroachments of existing buildings on the plat.

Provide 6' unobstructed sidewalk within the public ROW.

Provide 3" caliper street trees.

Provide a public access easement on the plat to allow a 6' public sidewalk onto the property in order to circumvent an existing utility pole.

Proposed PAE configuration may be permitted due to the site being grandfathered from Chapter 42 (42-231). Consult with the Fire Marshal and the 1002 Washington office of the Planning Department to determine if a DPV would be required to address this if grandfathering is not applicable.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 11/08/2018
Plat Name: Wellford Square replat no 1
Developer: 2224 Wellford, LLC
Applicant: The Interfield Group
App No/Type: 2018-2067 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

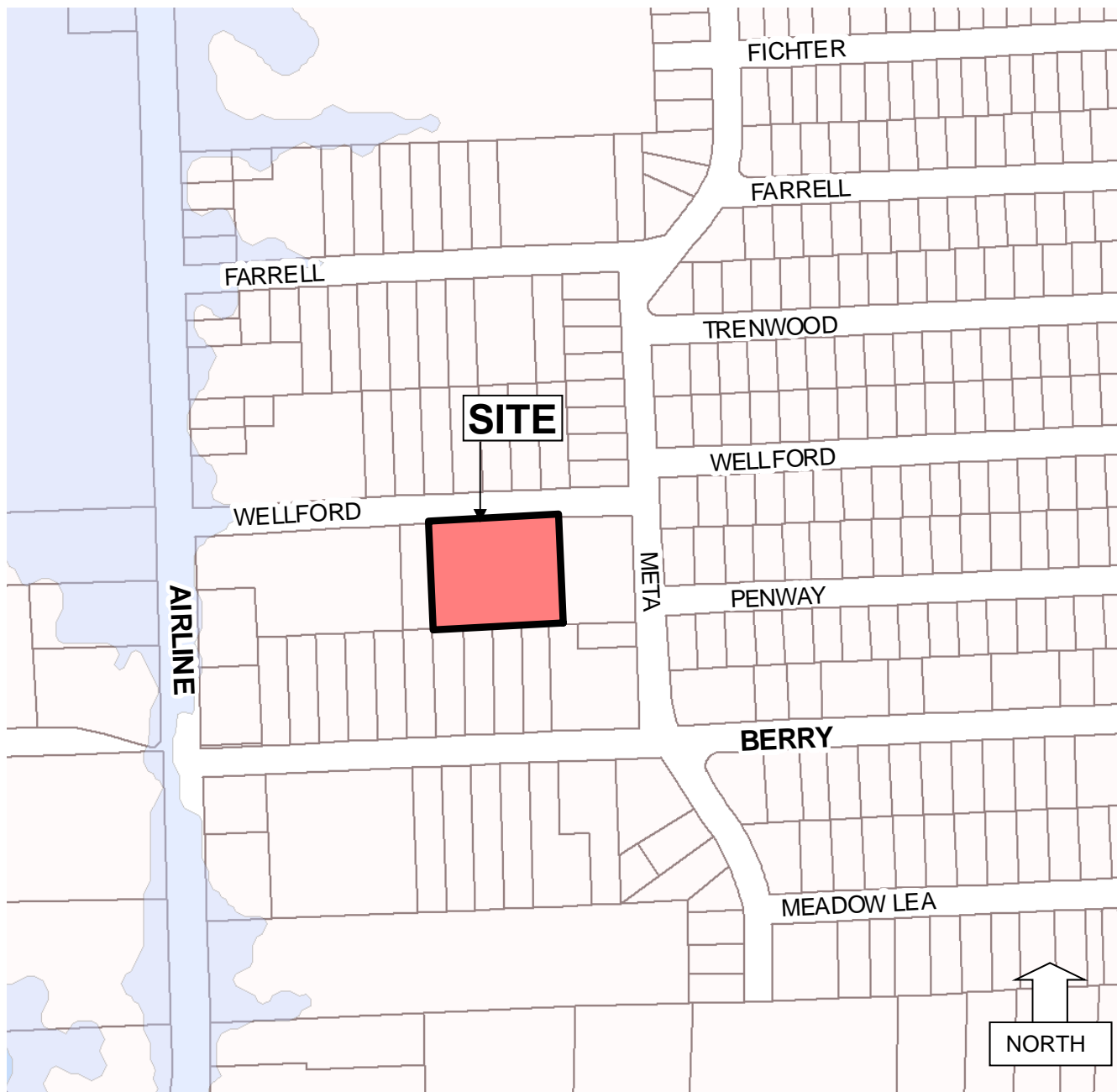
ITEM:107

Planning and Development Department

Meeting Date: 11/8/2018

Subdivision Name: Wellford Square replat no 1 (DEF 2)

Applicant: The Interfield Group



D – Variances

Site Location

Houston Planning Commission

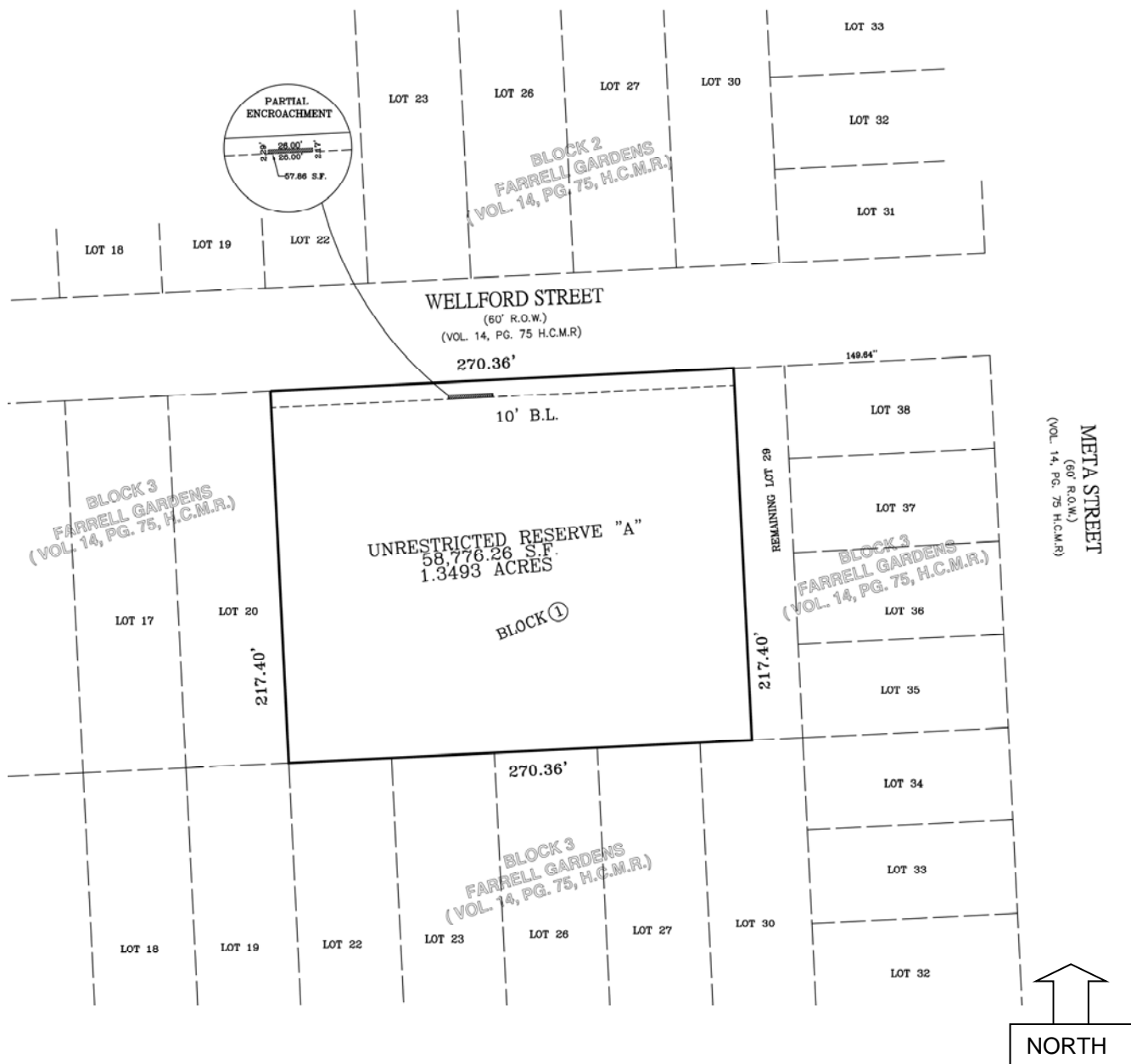
ITEM:107

Planning and Development Department

Meeting Date: 11/8/2018

Subdivision Name: Wellford Square replat no 1 (DEF 2)

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission

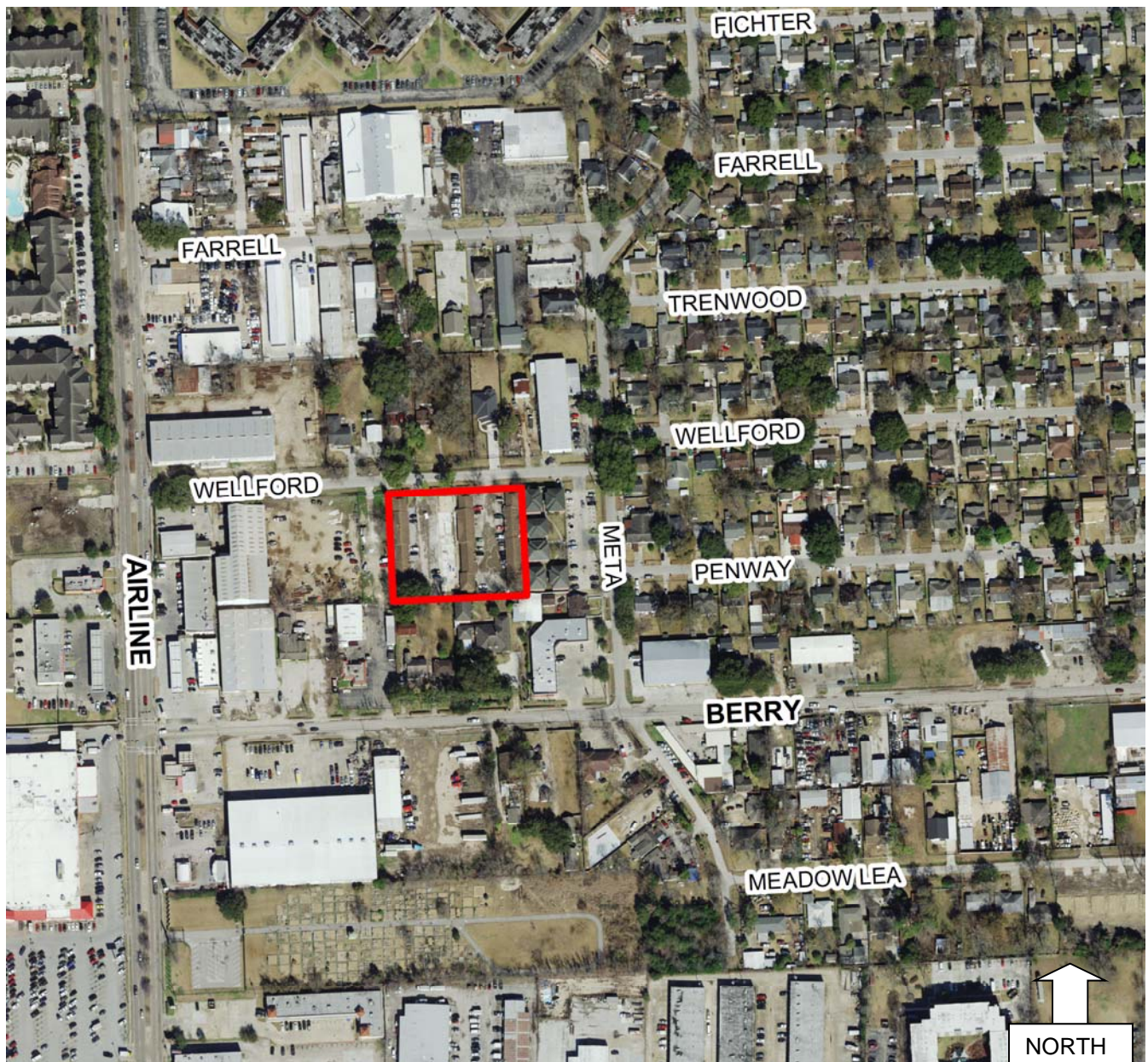
ITEM:107

Planning and Development Department

Meeting Date: 11/8/2018

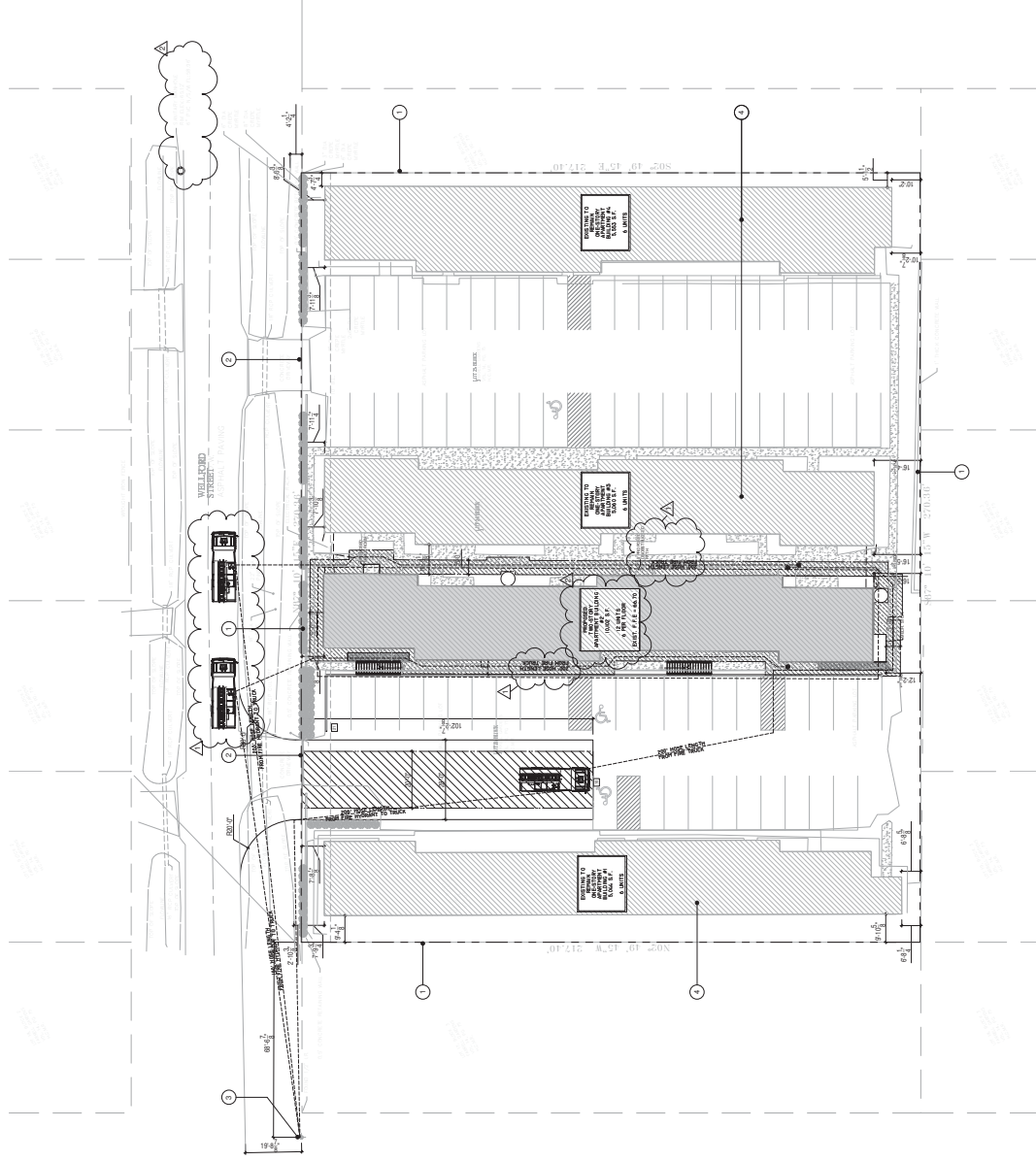
Subdivision Name: Wellford Square replat no 1 (DEF 2)

Applicant: The Interfield Group



D – Variances

Aerial

KEYED NOTESDwelling Units2 BEDROOM DWELLING UNITSBUILDING SUMMA

HEIGHT OF EACH BUILDING

LANDSCAPING ANDEXISTING PINE AND CREPE MYRTLE

BACK IN SYNC

	R-2/BUILDING #2	1.66 PER 2

TOTAL

NO BUILDING PERMIT OR OF
OF PUBLIC IMPROVEMENTS,
FOR CONSTRUCTION WITHIN

5. THE THEN-CURRENT FEE IN NUMBER (0 UNITS) OF DWE

NUMBER OF PROPOSED DWELLING U

10

10



October 16, 2018

Mr. Goeff Butler, Planner II
City of Houston Planning Department
611 Walker-6th Floor
Houston, Texas 77002

Re: 22 Wellford Street
Wellford Square Replat No 1
(Interfield Project No.: 18-17155.00)

Dear Mr. Butler,

Representatives of this firm conducted visual observations of the existing concrete slab-on-grade, left in place at the referenced address, after demolition of fire damage building. Please accept this letter as confirmation that the existing foundation will support the load of the proposed two-story structure. The exterior veneer of prior building was brick and is being replaced with siding, with considerably lighter dead loads on the foundation system edges, where the second floor structural system is supported.

Please let me know if you have any questions or if I may be of further assistance.

Very truly yours,
THE INTERFIELD GROUP

M.F. Qaddumi, P.E.

MFQ:mlv





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: 107

PC Action Date: 11/08/2018

Plat Name: Wellford Square replat no 1

Applicant: The Interfield Group

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a dual building line of 7.71' for a proposed multi-family structure with an additional 2' eave overhang. ;

Basis of Recommendation:

The site is located within the city's corporate limit, along Wellford Street east of Airline and west of Fulton Street. The applicant is requesting a variance to allow a dual building line to construct a two-story apartment utilizing the foundation of a previously existing one-story structure.

Staff is in support of this request.

The site is located within the city and consists of a circa 1961 apartment complex. The applicant proposes to construct a new two-story apartment building, within an existing complex, utilizing the slab foundation of a demolished one-story apartment building. The existing slab encroaches approximately 2' into the 10' building line, necessitating the reduced building line application. The proposed structure will be situated approximately 30' from the paved roadway, separated by 8' from the 22' wide public realm. The intent of the building line requirement is to ensure that there is adequate distance between improvements and the roadway. Granting the requested variance is consistent with this intent as there is sufficient distance between the structure and the public realm.

In addition, the applicant has revised their original proposal to provide windows on the façade to improve transparency.

The applicant has also agreed to a condition to provide a 6' unobstructed sidewalk and 3" caliper street trees in the pedestrian realm. Granting the requested variance is consistent with sound public policy as the pedestrian realm enhancements mitigate any negative effects of locating a larger structure closer to the right of way.

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 has revised their original proposal to provide windows on the façade to improve transparency. The applicant has also agreed to a condition to provide a 6' unobstructed sidewalk and 3" caliper street trees in the pedestrian realm. Granting the requested variance is consistent with sound public policy as the pedestrian realm enhancements mitigate any negative effects of locating a larger structure closer to the right of way.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the distance between the paved roadway and the proposed structure and the pedestrian realm enhancements provided. Neither of these factors represent a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is located within the city and consists of a circa 1961 apartment complex. The applicant proposes to construct a new two-story apartment building, within an existing complex, utilizing the slab foundation of a demolished one-story apartment building. The existing slab encroaches approximately 2' into the 10' building line, necessitating the reduced building line application. The proposed structure will be situated approximately 30' from the paved roadway, separated by 8' from the 22' wide public realm. The intent of the building line requirement is to ensure that there is adequate distance between improvements and the roadway. Granting the requested variance is consistent with this intent as there is sufficient distance between the structure and the public realm.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed pedestrian realm enhancements will enhance public health, safety, and welfare by allowing pedestrians access.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the distance between the paved roadway and the proposed structure and the pedestrian realm enhancements provided. Neither of these factors represent an economic hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 11/08/2018
Plat Name: Maybrook Village GP
Developer: PULTE HOMES OF TEXAS, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2018-2234 GP

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Total Acreage:	45.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	331W	ETJ

Conditions and Requirements for Approval

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

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

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

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

056. Sections of a subdivision shall be identified numerically and sequentially.

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

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

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

163. The minimum spacing of intersections along a major thoroughfare is 600 feet, except within special exception area noted on marked copy. (127)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108

Action Date: 11/08/2018

Plat Name: Maybrook Village GP

Developer: PULTE HOMES OF TEXAS, L.P.

Applicant: Jones|Carter - Woodlands Office

App No/Type: 2018-2234 GP

Staff Recommendation:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed

City Engineer: DETENTION IS PROVIDED

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)

County has no objections to variance.

UVE and ROW will be checked when section plats are submitted.

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

Comments have been added to the Plat and CRM.

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

Houston Planning Commission

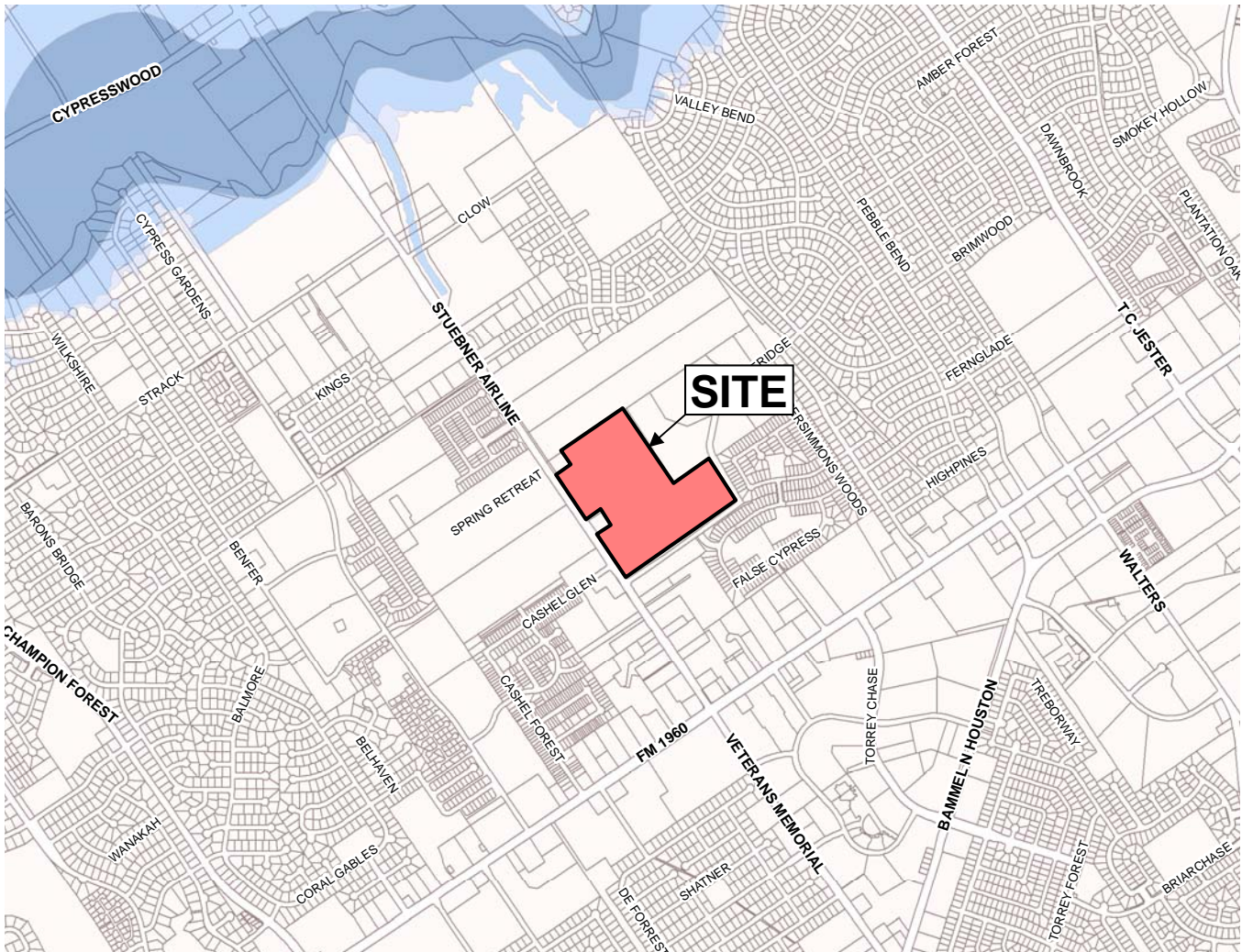
ITEM:108

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Maybrook Village GP

Applicant: Jones|Carter - Woodlands Office



E – Special Exceptions

Site Location

Houston Planning Commission

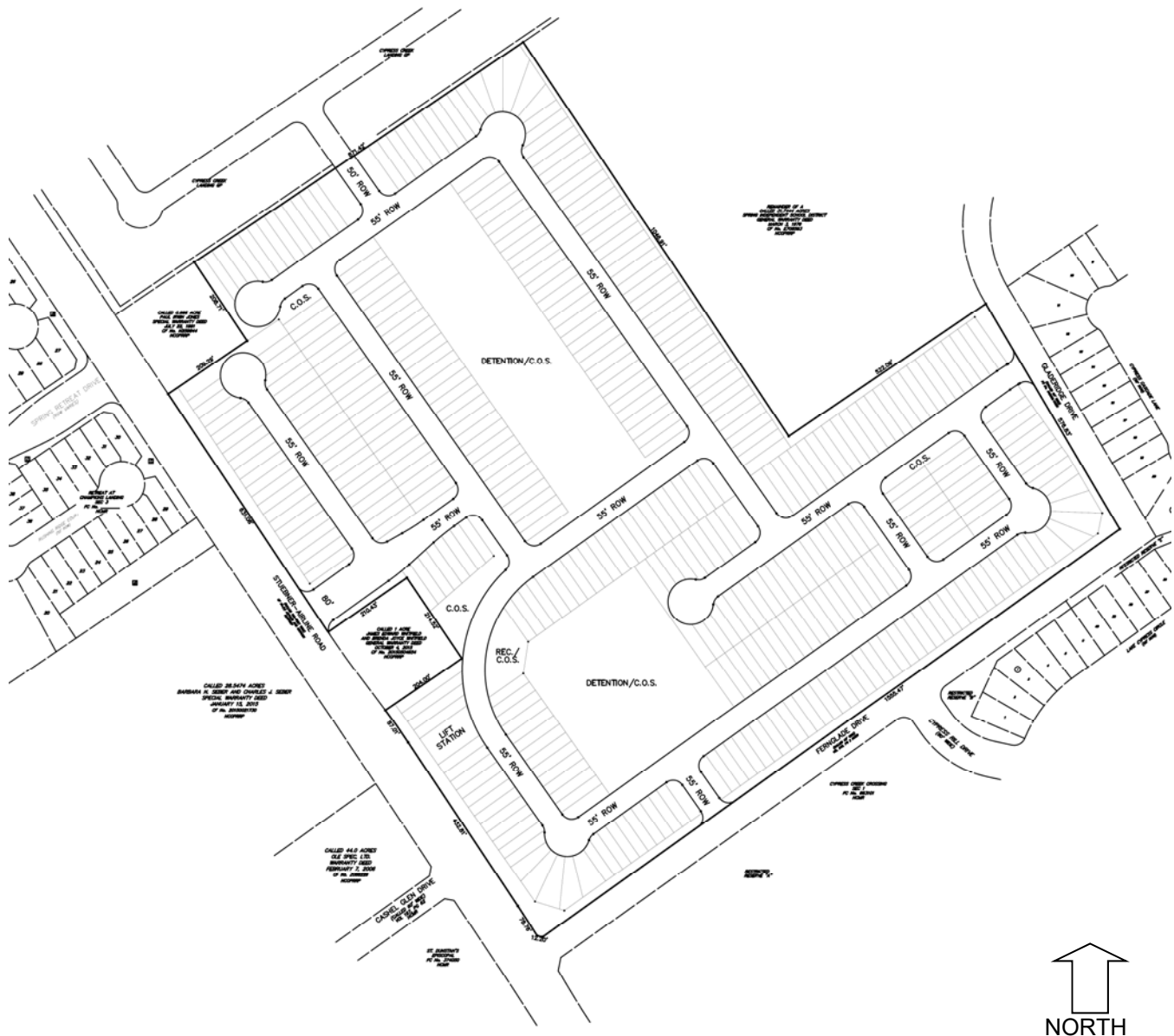
ITEM:108

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Maybrook Village GP

Applicant: Jones|Carter - Woodlands Office



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM:108

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Maybrook Village GP

Applicant: Jones|Carter - Woodlands Office



E – Special Exceptions

Aerial



DETENTION/C.O.S.

SPRING RETREAT DR.

RETREAT AT
CHAMPIONS LANDING
SEC 3
FC No. _____
HCMR

RUSHING RIDGE COURT
(50' ROW)

595.5'

STUEBNER-AIRLINE RD.

MAYBROOK VILLAGE DR.

C.O.S.

CALLED 1 ACRE
JAMES EDWARD WHITFIELD
AND BRENDA JOYCE WHITFIELD
GENERAL WARRANTY DEED
OCTOBER 4, 2015
CF No. 20150504654
HCOPRRP

REC./
C.O.S.

LIFT
STATION

583.4'

CASHEL GLEN DR.

CALLED 28.5474 ACRES
BARBARA H. SEBER AND CHARLES J. SEBER
SPECIAL WARRANTY DEED
JANUARY 15, 2015
CF No. 20150021730
HCOPRRP

CALLED 44.0 ACRES
OLE SPEC, LTD.
WARRANTY DEED
FEBRUARY 7, 2006
CF No. 2088229
HCOPRRP

ST. DUNSTAN'S
EPISCOPAL
FC No. 374050
HCMR



SPECIAL EXCEPTION Request Information Form

Application Number: 2018-2234

Plat Name: Maybrook Village GP

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 10/29/2018

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow intersection spacing along Major thoroughfare- Steubner – Airline between proposed entry street Maybrook Village Drive and Spring Retreat Drive and Cashel Glen Drive to be less than 600'

Chapter 42 Section: 127b

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The proposed development – Maybrook Village has frontage and access along major thoroughfare Steubner Airline Drive and local street Fernglade Drive. One entrance is planned along each right-of-way as well as a stub street to the north. There is approximately 1,227' of frontage along Steubner Airline Drive; however, this frontage is not contiguous as there is an out-tract along the existing thoroughfare that is not part of this planned development. The proposed entrance street – Maybrook Village Drive was positioned as equidistant as possible from the existing streets- Spring Retreat Drive, platted with Retreat at Champions Landing Sec 3, and Cashel Glen Drive, platted and recorded in 1972 with Cashel Forest Section II Vol 197, Pg 62 HCMR, in an attempt to comply with the ordinance requirements. However, despite best efforts, an intersection spacing of 595.49' exists between Spring Retreat Drive and Maybrook Village Drive and a spacing of 583.42' between Maybrook Village Drive and Cashel Glen Drive.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed development – Maybrook Village has approximately 1,227' of frontage along major thoroughfare Steubner Airline Drive. This frontage is not contiguous as there is an out-tract along the existing thoroughfare that is not part of this planned development. The proposed entrance street – Maybrook Village Drive was positioned as equidistant as possible from the existing streets- Spring Retreat Drive and Cashel Glen Drive. However, this effort resulted in an intersection spacing of 595.49' between Spring Retreat Drive and Maybrook Village Drive and a spacing of 583.42' between Maybrook Village Drive and Cashel Glen Drive. These distances represent a modification of 0.7% and 2.7% of the standard respectively.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed entrance street – Maybrook Village Drive was positioned as equidistant as possible from the existing streets- Spring Retreat Drive and Cashel Glen Drive. However, an intersection spacing of 595.49' exists between Spring Retreat Drive and Maybrook Village Drive- which is a modification of 0.7% of the standard; and a spacing of 583.42' between Maybrook Village Drive and Cashel Glen Drive- which is a modification of 2.7% of the standard. Both modifications are less than 10% and are not disproportionate to the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained as adequate access to the proposed subdivision is provided to all adjacent right-of-ways. The location of the entry street- Maybrook Village Drive along Steubner Airline Drive is positioned as equidistant as possible from the existing streets.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to the public health, safety or welfare as the proposed intersection spacing represents less than 10% modification of the standard and are not disproportionate to the standard.



Application No: 2018-2234
Agenda Item: 108
PC Action Date: 11/08/2018
Plat Name: Maybrook Village GP
Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127b

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow intersection spacing along Major thoroughfare- Steubner – Airline between proposed entry street Maybrook Village Drive and Spring Retreat Drive and Cashel Glen Drive to be less than 600';

Basis of Recommendation:

The site is located within the ETJ, within Harris County, east of Stuebner-Airline and north of FM 1960.

The applicant proposes a general plan of single-family lots and is requesting special exception to provide a public street within the required 600' minimum intersection spacing requirement along Stuebner-Airline.

Staff is in support of this request.

The site is located Stuebner-Airline, a major thoroughfare, between Spring Retreat and Cashel Glen Drives. These existing streets are separated by a distance that would not allow the applicant to provide a connection to Stuebner-Airline without violating the minimum intersection spacing requirements. The applicant has chosen a location that is as far away as possible from each of the adjacent streets. Staff finds that the deviations of approximately 5' and 17' to be proportionate to the standard stipulated in Chapter 42.

Harris County has expressed no objection to granting this request.

Staff recommends granting the special exception and approving the general plan per the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The site is located Stuebner-Airline, a major thoroughfare, between Spring Retreat and Cashel Glen Drives. These existing streets are separated by a distance that would not allow the applicant to provide a connection to Stuebner-Airline without violating the minimum intersection spacing requirements. The applicant has chosen a location that is as far away as possible from each of the adjacent streets.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Staff finds that the deviations of approximately 5' and 17' to be proportionate to the standard stipulated in Chapter 42.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

Staff finds that the deviations of approximately 5' and 17' to be proportionate to the standard stipulated in Chapter 42.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Allowing a street connection as proposed would ensure optimal opportunities for traffic to disburse in and around the subject site. Strict interpretation of Chapter 42 would prevent any connection along Stuebner-Airline, limiting opportunities for traffic to circulate.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Allowing an intersection to be located 5' and 17' closer to existing intersections will not be injurious to public health, safety, or welfare.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 11/08/2018
Plat Name: Dwell at Lake Houston
Developer: GenCap Partners, Inc.
Applicant: Terra Associates, Inc.
App No/Type: 2018-2223 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	17.3170	Total Reserve Acreage:	17.3170
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

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

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

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

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

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

Update Commissioners' Court and County Clerk certificates and all dates if submitted for recordation in 2019.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 109
Action Date: 11/08/2018
Plat Name: Dwell at Lake Houston
Developer: GenCap Partners, Inc.
Applicant: Terra Associates, Inc.
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Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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)

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

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

If the roadway at north of plat boundary is a public street, ROW width should be called out and street name should be provided, and corner ROW hypotenuse should be 28.28' for 20'x20' cutback.

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:109

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

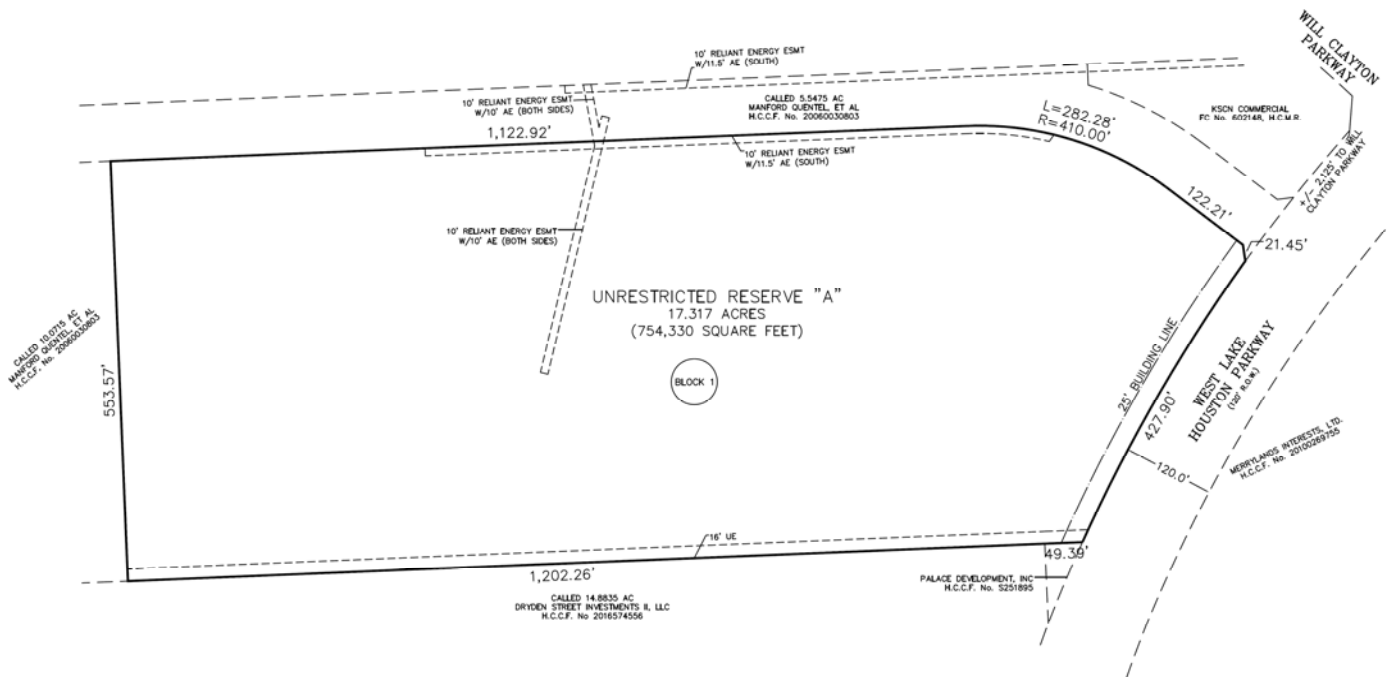
ITEM:109

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

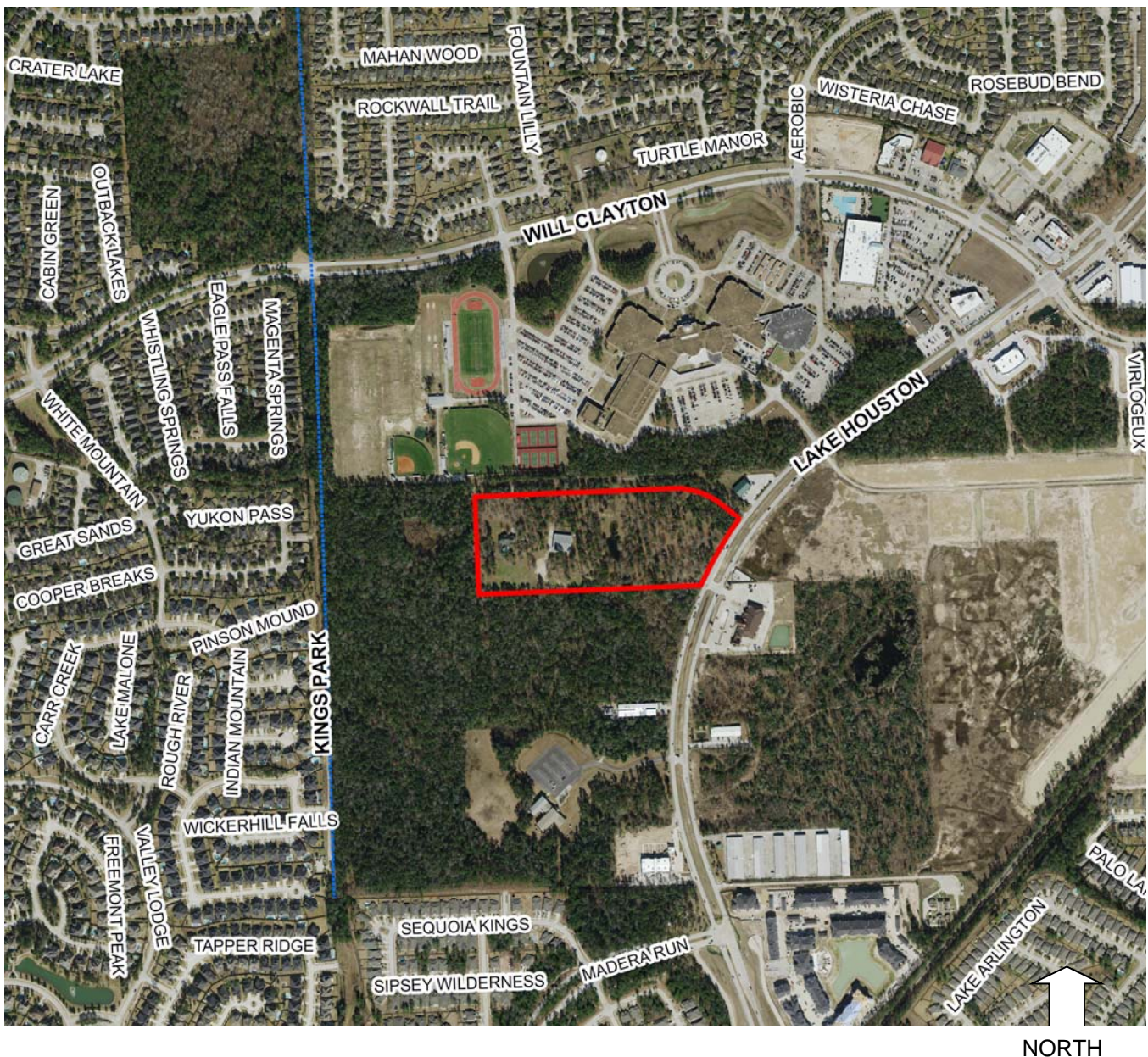
ITEM:109

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-2223
Plat Name: Dwell at Lake Houston
Applicant: Terra Associates, Inc.
Date Submitted: 10/29/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

remove request to dedicate a public ROW through the site

Chapter 42 Section: 127

Chapter 42 Reference:

A major thoroughfare shall intersect with a local public street, a collector street or another major thoroughfare at least every 2,600 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Please see Variance request attached to this application



Application Number: 2018-2223

Plat Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.

Date Submitted: 10/29/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

remove request to dedicate a public ROW through the site

Chapter 42 Section: 127

Chapter 42 Reference:

A major thoroughfare shall intersect with a local public street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The undue hardship presented comes from the misapplication to this tract of the requirement to provide an east-west street to satisfy the block length requirement of Chapter 42. Instead, the east-west street should be dedicated within the 75' "finger" tract, configured as an east-west street, immediately to the north of this tract. This would be both consistent with the City Planning Department's policy of requiring the first tract with the ability to dedicate the right-of-way to do so (as will be explained in more detail in paragraph 2), the same policy now being applied to our tract, as well as satisfying sound planning principles, as the "finger" tract cannot be developed in any meaningful way except as a street. If this site is required to dedicate a public right-of-way through the site, it would greatly impact the ability to develop the tract for multi-family use as is consistent with neighboring tracts to the south, plats of which were recently approved by the Planning Commission for the same use without the requirement to provide an east-west street.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

A preliminary plat of Dwell at Lake Houston was approved by the Planning Commission on August 30, 2018. The approval included a Planning Department markup of the plat to "Provide a street to address the 2600' intersection spacing along a major thoroughfare." In addition, the CPC 101 form conditions cite the Chapter 42 requirement that, "along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet." The Planning Department has a long-standing policy of requiring the first tract to be platted with the ability to address the block length requirement to dedicate a street that satisfies the block length requirement. Until such time that street is dedicated and constructed, neighboring sites to be platted do not have to address the block length requirement and can instead develop their tracts without addressing this requirement or requesting a variance not to address this requirement. In this case, our tract was identified as the first tract with the ability to dedicate an east-west street in order to address the 2600' block length along West Lake Houston Parkway, and thus a requirement to dedicate an east-west street was added to our preliminary plat submission. Subsequent to that, plats of two tracts to our south were approved (which will also be developed for multi-family use, similar to ours), West Lake Houston Reserve, and West Lake Houston Apartments, on the October 11, 2018 agenda. The policy of the Planning Department to require the first tract platted to address the block length requirement does allow for future development of the site without requiring each new development to address the issue, however, in this case, the policy has been misapplied. "KSCN Commercial" is a plat of 1.005 acres approved by the Planning Commission on May 5th, 2006, and recorded on July 14, 2006. The KSCN Commercial plat fronts on West Lake Houston Parkway, and abuts the "finger" tract to the north of our site. While the owner/applicant of that plat was K.S.C.N. Investments, LLC, who is successor in interest to David Davilla and Julia Dehart, who conveyed the property to K.S.C.N. Investments, LLC on October 3, 2005. The practical effect of the sale

from David Davilla to Julia Dehart was to circumvent the Chapter 42 requirement to submit a general plan pursuant to Chapter 42-24 for contiguous property under one ownership, legal interest, or common control. In fact, the plat of KSCN Commercial shows the abutting "finger" tract as being owned by David Devilla and Julia Dehart. Had a general plan been submitted, the Planning Department's policy of requiring the first platted tract with the ability to address the block length requirement to do so would have been addressed. Had the same Planning Department policy now being applied to our tract been applied to the general plan of KSCN Commercial, our tract would be in a position to be treated the same as the multi-family developments to the south, West Lake Houston Reserve and West Lake Houston Apartments.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The purpose of the ROW dedication is to provide some future means of access between W. Lake Houston and the future Kings Park Way to the west of the site. At this time, Planning is requesting that a new ROW be dedicated to the western boundary of our tract. The remainder of the ROW to Kings Park Way would have to be dedicated in the future by the neighbor to the west. Therefore, the connection between W. Lake Houston and Kings Park Way cannot be fully made through our tract. It will be a dead-end ROW that goes to nowhere until such time as the adjacent property owner extends the ROW to Kings Park Way. It should be noted that Kings Park Way is undeveloped so any ROW connection to Kings Park Way is not enhancing mobility. Until Kings Park Way is constructed, there will be no relief of traffic on W. Lake Houston Parkway. It should also be noted that the adjacent property has a 75' finger running along the northern boundary of our tract to W. Lake Houston. Given the configuration of the neighbor's tract, it makes the most sense and is the best use of the land to dedicate the ROW within the 75' finger adjacent to our northern boundary. The property to the north of the 75' finger is Atascocita High School, thus, there is no opportunity to acquire additional property to the north. Therefore, there is no other reasonable use for the 75' finger adjacent to the north property line other than as an access route making it the best location for a future ROW dedication. Requiring the dedication along the "finger" tract to the north is also consistent with the Planning Department policy of requiring the first tract to be platted to address the street. Even though the finger tract was not platted, it was required to be part of a general plan and did not do so. Had the general plan been submitted in accordance with Chapter 42 requirements, the block length issue, would have been addressed at that time.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The dedication of an east-west street will not alleviate traffic circulation concerns until the tract to the west of us is platted and a connection is constructed to the single-family residential neighborhood to the west of the western tract. The development of the western tract will also require the construction of the east-west street along the "finger" tract. Nothing is gained by dedicating this street today, and therefore no injury to the public occurs by requiring the "finger" tract to provide a street in the future, as should be the case to be consistent with both department policy and sound planning.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The variance request is about the best use of the land. There is an existing 75' wide finger adjacent to the north property line between this tract and Atascocita High School that has no other practical use other than as a future ROW for access. It currently serves as access to the tract west of this tract. It is wide enough for a future ROW that would serve as a connector between W. Lake Houston and the future Kings Park Way. It makes the most practical sense and is the best use of the land to place the future ROW within the 75' finger adjacent to the north property line rather than through our tract. It encumbers our tract while failing to take advantage of an existing corridor that has no other practical use other than access. It would be a failure to not take advantage of this 75' wide corridor as a future public ROW.



Application No: 2018-2223

Agenda Item: 109

PC Action Date: 11/08/2018

Plat Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

remove request to dedicate a public ROW through the site;

Basis of Recommendation:

The site is located within the ETJ, within Harris County, Along West Lake Houston Parkway, south of Will Clayton Parkway, and north of Madera Run.

The applicant proposes an unrestricted reserve for a multi-family development. The applicant has requested reconsideration of the requirement to meet intersection spacing requirements by creating an east to west street through their property.

Staff is in support of this request.

The site is situated on a block bound by three existing major thoroughfares and a planned collector street. When fully developed, this grid system will circulate local and through traffic around the subject site. The intent of Chapter 42's intersection spacing requirement is to ensure that adequate traffic circulation is provided with development. Granting the requested variance is consistent with the intent of Chapter 42 as the system of major thoroughfares, and a planned collector street, provides ample opportunity for traffic dispersion.

In addition, the site features frontage along West Lake Houston, but not the planned collector on the other side of the block. This would require the neighboring property to plat in order to provide a complete connection across the block. There are other opportunities on this block to provide an east-west connection, should this connection be required. Granting the requested variance is consistent with sound public policy as providing a street through half of the block would be impractical.

Harris County 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;

In addition, the site features frontage along West Lake Houston, but not the planned collector on the other side of the block. This would require the neighboring property to plat in order to provide a complete connection across the block. There are other opportunities on this block to provide an east-west connection, should this connection be required. Granting the requested variance is consistent with sound public policy as providing a street through half of the block would be impractical.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the existence of adequate traffic circulation as well as the existence of opportunities to locate a fully contiguous street connection elsewhere on the block. Neither of these factors represent a hardship that is created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site is situated on a block bound by three existing major thoroughfares and a planned collector street. When fully developed, this grid system will circulate local and through traffic around the subject site. The intent of Chapter 42's intersection spacing requirement is to ensure that adequate traffic circulation is provided with development. Granting the requested variance is consistent with the intent of Chapter 42 as the system of major thoroughfares, and a planned collector street, provides ample opportunity for traffic dispersion.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existence of adequate traffic circulation will allow a street connection to not be provided at the subject tract without impacting public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the existence of adequate traffic circulation as well as the existence of opportunities to locate a fully contiguous street connection elsewhere on the block. Neither of these factors represent an economic hardship.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110

Action Date: 11/08/2018

Plat Name: Shady Acres Extension no 3 partial replat no 13

Developer: Kimley-Horn

Applicant: Windrose

App No/Type: 2018-2118 C2R

Staff Recommendation:

Defer for further study and review

Total Acreage:	0.9069	Total Reserve Acreage:	0.9069
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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: 110

Action Date: 11/08/2018

Plat Name: Shady Acres Extension no 3 partial replat no 13

Developer: Kimley-Horn

Applicant: Windrose

App No/Type: 2018-2118 C2R

Staff Recommendation:

Defer for further study and review

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

City Engineer: DETENTION IS REQUIRED

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

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

Houston Planning Commission

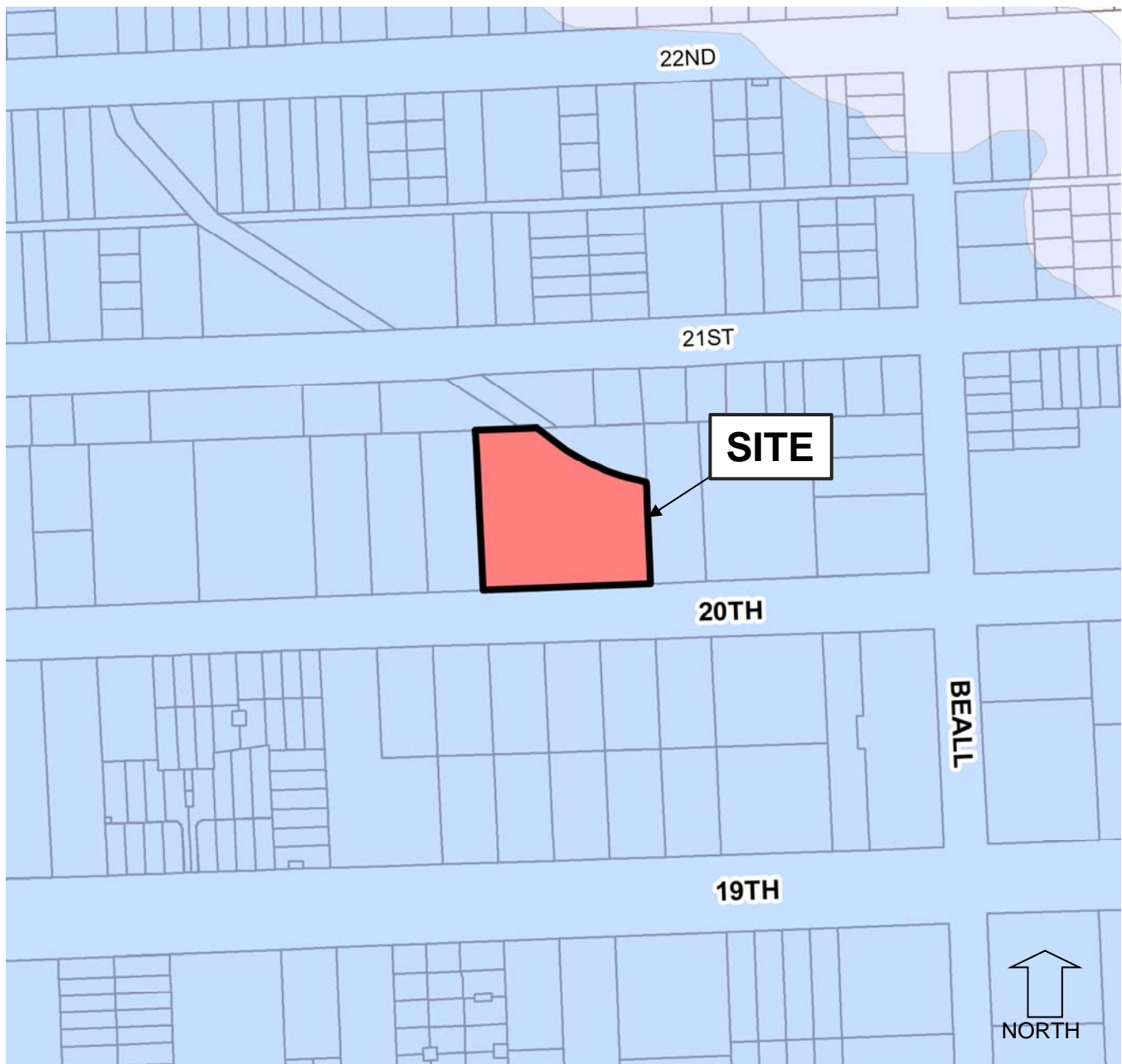
ITEM:110

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Shady Acres Extension no 3 partial replat no 13

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

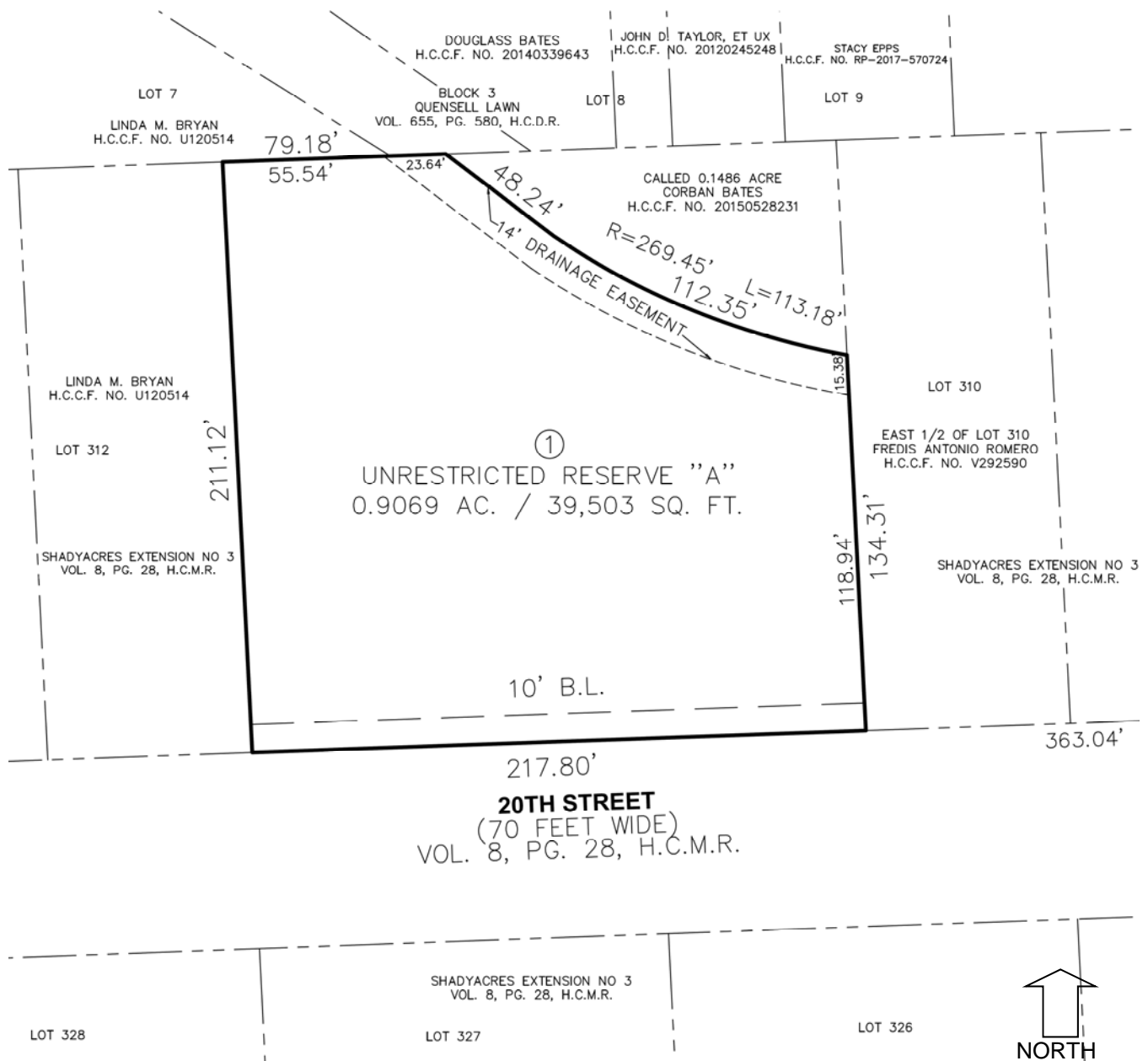
ITEM:110

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Shady Acres Extension no 3 partial replat no 13

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM:110

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Shady Acres Extension no 3 partial replat no 13

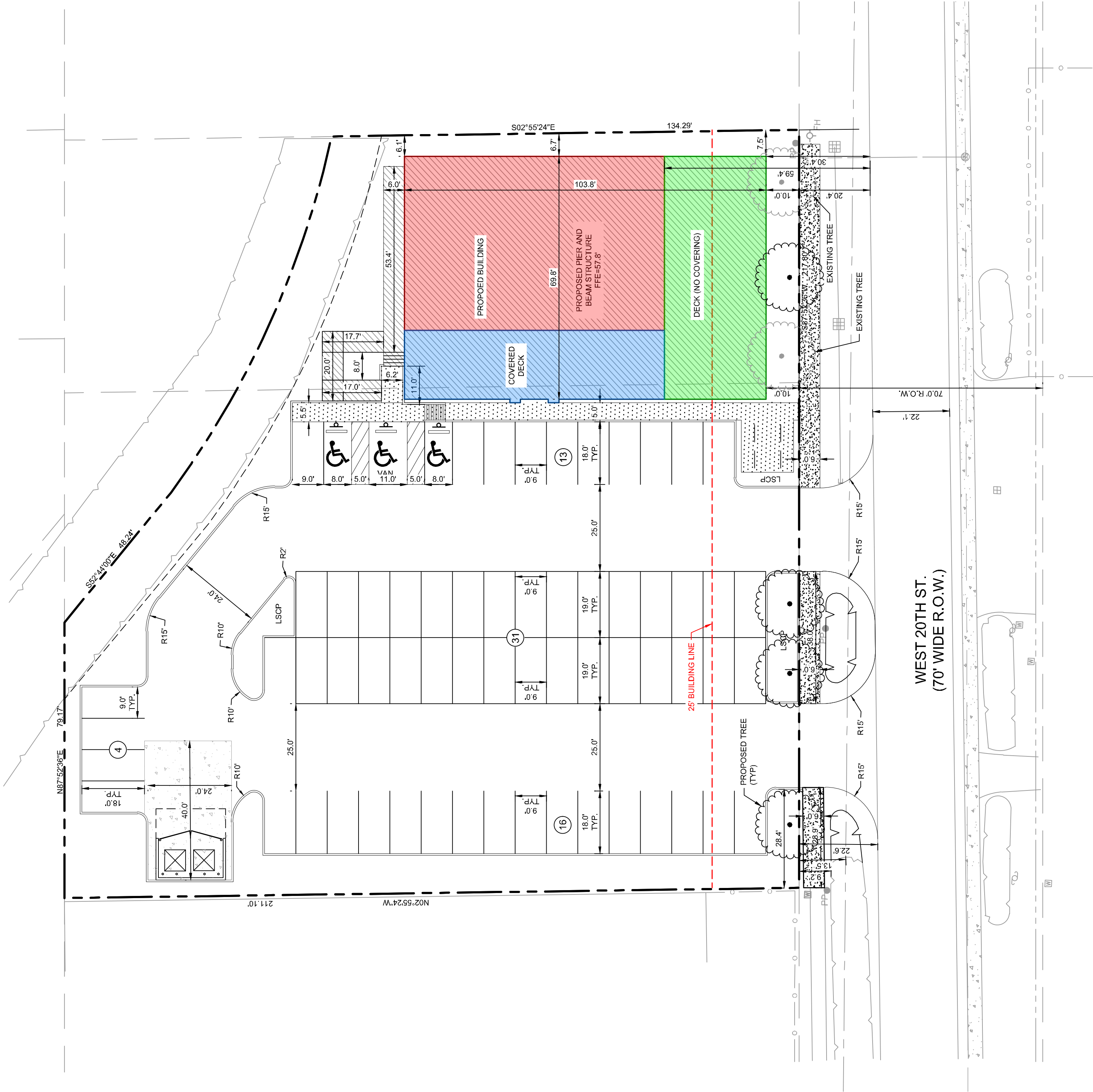
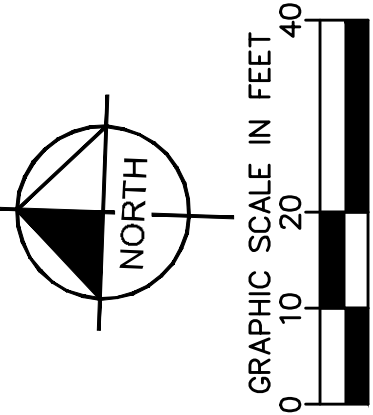
Applicant: Windrose



F- Reconsideration of Requirements

Aerial

PARKING SUMMARY						
PARKING REQUIRED		PARKING REQUIRED		BIKE PARKING REQUIRED		
USE	SQUARE FOOTAGE	RATIO REQUIRED	PARKING STALLS REQUIRED			
BAR, CLUB OR LOUNGE	7,230	14 : 1000 S.F.	101			1
TOTAL			101			1
PARKING REDUCTIONS						
PER SEC. 26-497 - A REDUCTION OF UP TO 10% IN THE NUMBER OF REQUIRED VEHICULAR PARKING SPACES IS ALLOWED WHEN 4 BICYCLE PARKING SPACES (IN ADDITION TO THE MINIMUM NUMBER OF BICYCLE PARKING SPACES REQUIRED BY THE CITY OF HOUSTON) ARE PROVIDED FOR EACH SPACE REDUCED FROM THE REQUIRED VEHICULAR PARKING SPACES.						
REQUIRED PARKING AFTER REDUCTIONS		ADDITIONAL REQUIRED BIKE PARKING SPACES (ADDITION)	ADJUSTED REQUIRED VEHICLE PARKING SPACES	ADJUSTED TOTAL REQUIRED BIKE PARKING SPACES		
10% OF REQUIRED VEHICULAR PARKING SPACES (REDUCTION)						
10.1		40.5	91	42		
PARKING PROVIDED		TOTAL ONSITE VEHICLE PARKING		TOTAL ONSITE BICYCLE PARKING		
		84		42		
		TOTAL OFFSITE VEHICLE PARKING		TOTAL OFFSITE BICYCLE PARKING		
		27		0		
TOTAL		91		42		



ELEVATION FINISH NOTES

1. ALL EXTERIOR GROUND BUILDING AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES.
2. ALL BOXES AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT FINISH MATERIALS.
3. PROVIDE SURFACE MOUNTED INOX BOX PER CITY OF LUMBERTON FIRE CODE REQUIREMENTS, COORDINATE WITH LOCAL FIRE MARSHALL.

EXTERIOR FINISH SCHEDULE				
MATERIAL TAG	ITEM	MFG.	STYLE/COLOR:	
METAL 1	ANODIZE STOREFRONT SYSTEM	KAWNEER	KYNAR 500 CLEAR ANODIZE	
METAL 2	PREFINISHED STANDING SEAM METAL ROOF	ALLIANCE	WHITE	
METAL 3	NOT USED	-	-	
METAL 4	PREFINISHED METAL: PARAPET CAP	-	KYNAR FLUOROPOLYMER (70-%) POWDER COAT COLOR TO MATCH WHITE	
STUCCO 1	1" STUCCO OVER 5/8" DENGSLASS	TBD	EXTERIOR GRADE PAINT SHERWIN WILLIAMS WHITE	
WOOD 1	HARDIPLANK SIDING EXTERIOR WALLS	TBD	BEHR HARBOR OE55	
WOOD 2	NOT USED	-	-	
WOOD 3	FLOORING AT ELEVATED PATIO AREA	TBD	BEHR HARBOR OE55	
EIFS 1	E.I.F.S. ROOF TRIM	TBD	COLOR: WHITE	
DEFS 1	D.E.F.S. SOFFIT	TBD	COLOR: WHITE	
PAINT 1	EXTERIOR GRADE PAINT	SHERWIN WILLIAMS	COLOR TO MATCH STUCCO 1	
PAINT 2	EXTERIOR GRADE METAL PAINT AT METAL DOORS AND SERVICE STATION CONTAINER	SHERWIN WILLIAMS	COLOR TO MATCH METAL 3	
PAINT 3	EXTERIOR GRADE METAL PAINT AT MESH RAILING PANELS	SHERWIN WILLIAMS	COLOR TO MATCH METAL 3	
GLAZE 1	LAMINATED INSULATED GLAZING	PPG OR EQ.	SOLARBAN 70XL LOW-E, 1/2" AIR, 1" CLEAR	

ELEVATION KEY NOTES

1	STOREFRONT WINDOW SYSTEM, RE: A601, METAL 1 & GLAZE 1
2	STOREFRONT DOOR SYSTEM, RE: A601, METAL 1 & GLAZE 1
3	VERTICAL TRACK GLASS DOOR
4	HOLLOW METAL DOOR AND FRAME, RE: A601, PAINT 2
5	MESH PANELS AT RAILING, PAINT 3
6	PROPOSED PHONE SERVICE TIE-IN PANEL, PAINT 1 COORDINATE INSTALLATION WITH PROVIDER REQUIREMENTS
7	SECURITY WALL PACK MOUNTED AT 12'-0" A.F., O.C., RE: ELEC. DWGS
8	WALL MOUNTED EGRESS LIGHT MOUNTED 1'-0" ABOVE DOOR FRAME
9	NOT USED
10	WOOD STEPS TO ELEVATED PATIO AREA, WOOD 3
11	ADA LIFT
12	METAL CONTAINER, BAR SERVING STATION, PAINT 2
13	FIRE BOWL
14	WOOD FENCE, PAINT 1

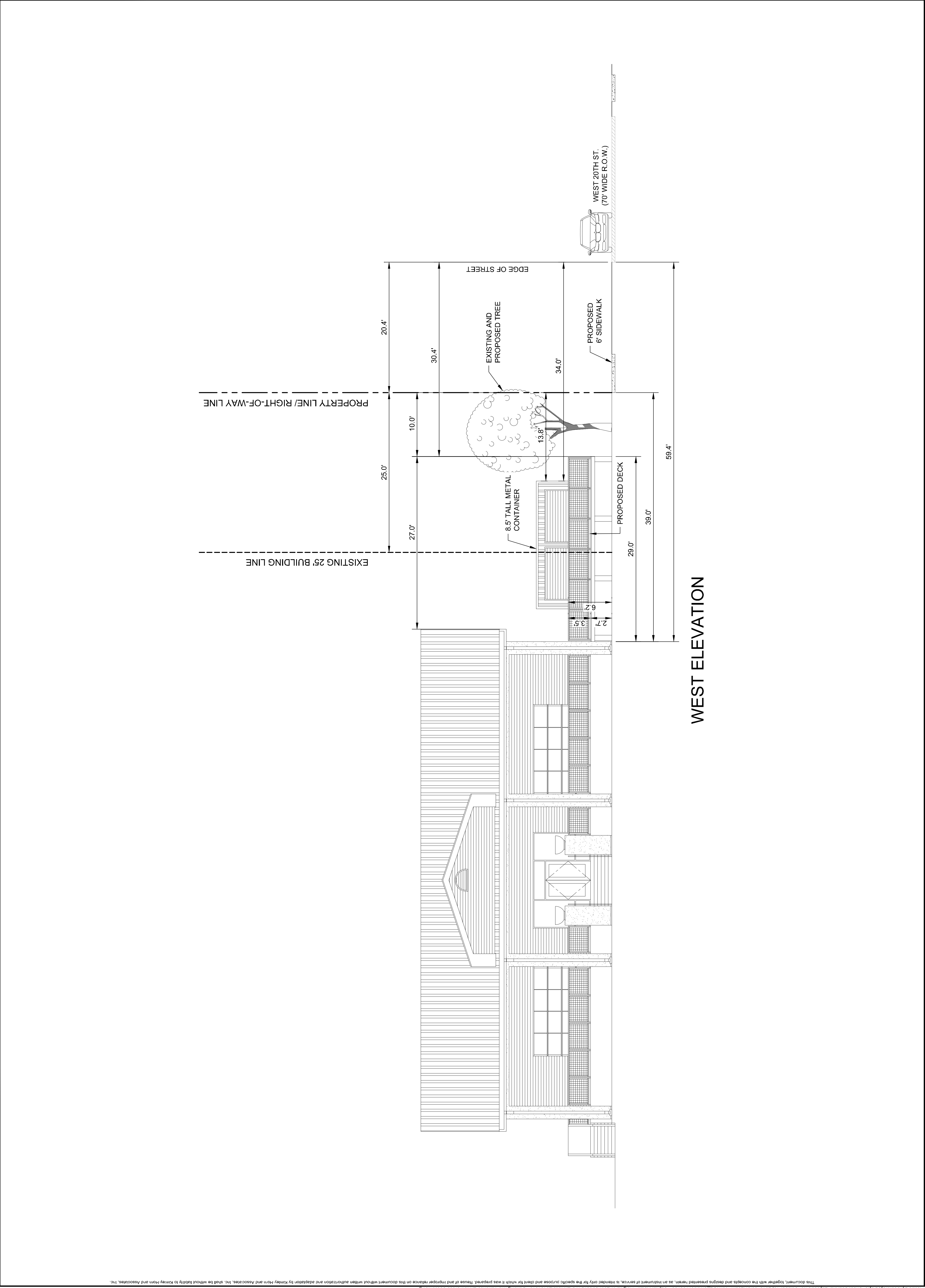
ELEVATION FINISH NOTES

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2. ALL BOXES AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT FINISH MATERIALS.
3. PROVIDE SURFACE MOUNTED INOX BOX PER CITY OF LUMBERTON FIRE CODE REQUIREMENTS, COORDINATE WITH LOCAL FIRE MARSHALL.

EXTERIOR FINISH SCHEDULE				
MATERIAL TAG	ITEM	MFG.	STYLE/COLOR:	
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METAL 2	PREFINISHED STANDING SEAM METAL ROOF	ALLIANCE	WHITE	
METAL 3	NOT USED	-	-	
METAL 4	PREFINISHED METAL: PARAPET CAP	-	KYNAR FLUOROPOLYMER (70-%) POWDER COAT COLOR TO MATCH WHITE	
STUCCO 1	1" STUCCO OVER 5/8" DENGSLASS	TBD	EXTERIOR GRADE PAINT SHERWIN WILLIAMS WHITE	
WOOD 1	HARDIPLANK SIDING EXTERIOR WALLS	TBD	BEHR HARBOR OE55	
WOOD 2	NOT USED	-	-	
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PAINT 2	EXTERIOR GRADE METAL PAINT AT METAL DOORS AND SERVICE STATION CONTAINER	SHERWIN WILLIAMS	COLOR TO MATCH METAL 3	
PAINT 3	EXTERIOR GRADE METAL PAINT AT MESH RAILING PANELS	SHERWIN WILLIAMS	COLOR TO MATCH METAL 3	
GLAZE 1	LAMINATED INSULATED GLAZING	PPG OR EQ.	SOLARBAN 70XL LOW-E, 1/2" AIR, 1" CLEAR	

ELEVATION KEY NOTES

1	STOREFRONT WINDOW SYSTEM, RE: A601, METAL 1 & GLAZE 1
2	STOREFRONT DOOR SYSTEM, RE: A601, METAL 1 & GLAZE 1
3	VERTICAL TRACK GLASS DOOR
4	HOLLOW METAL DOOR AND FRAME, RE: A601, PAINT 2
5	MESH PANELS AT RAILING, PAINT 3
6	PROPOSED PHONE SERVICE TIE-IN PANEL, PAINT 1 COORDINATE INSTALLATION WITH PROVIDER REQUIREMENTS
7	SECURITY WALL PACK MOUNTED AT 12'-0" A.F., O.C., RE: ELEC. DWGS
8	WALL MOUNTED EGRESS LIGHT MOUNTED 1'-0" ABOVE DOOR FRAME
9	NOT USED
10	WOOD STEPS TO ELEVATED PATIO AREA, WOOD 3
11	ADA LIFT
12	METAL CONTAINER, BAR SERVING STATION, PAINT 2
13	FIRE BOWL
14	WOOD FENCE, PAINT 1



WEST ELEVATION



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-2118
Plat Name: Shady Acres Extension no 3 partial replat no 13
Applicant: Windrose
Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow reduced building line of 10 feet along West 20th Street (Major Thoroughfare T-4-70) as opposed to the required 25-foot building line

Chapter 42 Section: 150

Chapter 42 Reference:

Section 42-150 "Building Line Requirement", paragraph (d) states, "The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Major Thoroughfares In general - 25 feet."

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance request.



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2018-2118

Plat Name: Shady Acres Extension no 3 partial replat no 13

Applicant: Windrose

Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow reduced building line of 10 feet along West 20th Street (Major Thoroughfare T-4-70) as opposed to the required 25-foot building line

Chapter 42 Section: 150

Chapter 42 Reference:

Section 42-150 "Building Line Requirement", paragraph (d) states, "The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Major Thoroughfares In general - 25 feet."

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject property is 0.9-acre located on the north side of West 20th Street approximately 363 feet west of the intersection with Beall Street. The site is bordered by a used car sales establishment to the east, industrial/warehouse use to the west, mixed residential (single-family and multifamily) and industrial uses across West 20th Street to the south, and undeveloped land including a drainage ditch to the north. The applicant is requesting a variance that would allow them to redevelop a site that previously contained a plumbing and warehouse establishment in to a bar. The applicant's architect, Identity Architects, has done an outstanding job of maximizing the space of this irregularly-shaped tract to create an aesthetically pleasing and pedestrian-focused entertainment venue. Most importantly, the proposed development is highly compatible with the prevailing trends of this rapidly-growing, urban area. While there still are many aging, metallic warehouse structures in the surrounding blocks, the entire inner-loop TC Jester region is shifting towards dense residential infill and associated mixed-use projects like the one the applicant is proposing. However, due to a hardship caused by the irregular shape of the subject tract and the new flood elevation standards, the applicant cannot reasonably develop their land without a variance to reduce the front building setback. The applicant is proposing to reduce the code-required 25-foot setback to 10-feet in order to allow the encroachment of a deck and metal storage container. Because new regulations require a significantly raised finished floor elevation, the owner must also raise the deck to 2'-8" in height to match the grade of the main building if they want to use the deck area for accessible dining and recreational purposes. The 8.5-foot tall metal container on the patio will be mounted to the deck and used as a bar serving area. If the variance is approved, the applicant proposes to enhance the pedestrian realm with a 6-foot sidewalk, landscape buffer, and street trees. The site plan allows two large well established existing street trees located onsite just inside the property line to be preserved. As noted on the site plan exhibit, those 2 existing trees are located between the edge of the deck and the property line. The deck will have a 3.5-foot railing and will be setback 10-feet from the property line. The 29'-1" tall main building will be setback 39-feet from the property line, which exceeds the standard code-required 25-foot setback. The metal container will be setback 13.8- feet from property line and 34-feet from the curb.

(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 justifications for the variance are the unusual physical configuration of the subject tract and the prevailing development character of the surrounding area. Because of a Harris County Flood Control District ("HCFCD") drainage ditch, the subject tract tapers down in an extremely unusual fashion on the northeast boundary. In order to get the code-required parking and respect the pedestrian-focused market trends of the area, the most viable approach is to place the

main building on the east and the parking on the west. Because the east property line is only 134-feet deep and the entire property is within the 100-year floodplain, the only way to fit the proposed building footprint with attached patio is to seek a building line encroachment.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Because the applicant is meeting the intent and general purposes of Section 42-154, they are meeting the intent and general purposes of code provisions that allow outdoor patio seating areas to be constructed within the building line setback, and they are providing a use that is compatible, safe and accessible, the proposed variance meets the intent of the City's Code of Ordinances. 1. West 20th Street is a major thoroughfare with a planned right-of-way of less than 80-feet. That means that this property, if it weren't for the hardship created by the HCFCD ditch's impact on the shape of the site, would likely be able to take advantage of a 5-foot building line per Section 42-154 which would result in the proposed deck being outside of the building line setback. All Parking is provided on the side of the establishment which meets the general intent of 42-154 which states "All off-street parking is provided to the rear or side of any improvements on the property"; However, because of the design limitations caused by the tapered tract, compliance with all performance standards of Section 42-154 is not possible. 2. The outdoor patio seating area would be permissible in the 25-foot building line without a variance if it could be constructed as an on-grade paved area. Therefore, the proposed deck seating area in the 25-foot building line proposed in this development meets the intent of the code provisions that allow patio seating areas in the building line setback area; however, constructing the patio area for this development as an on-grade paved area is not feasible due to the requirement to raise the building above the floodplain elevation. 3. The applicant's goal for this project is to provide a compatible, safe and accessible venue. The proposed use – outdoor dining and entertainment – is not only highly compatible with the West 20th Street corridor but it is also extremely safe due to the existing right-of-way configuration and patio design. There will be over 30-feet of separation between the driving lane and the elevated patio, which is safely separated from traffic by an existing tree and the patio's structure. In addition, the main building and covered deck will be at least 25-feet away from the right-of-way. Because the applicant is providing a use that is compatible, safe and accessible, the proposed variance meets the intent of the City's Code of Ordinances.

(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. While the patio will be 10 feet from the property line, it will be elevated and will be 29.3 feet from the closest driving lane. Further, by locating the parking area on the west side the architect can provide a continuous drive aisle connecting one driveway entrance to the other. That configuration provides for continuous traffic movement and turnaround capability, which enhances general and emergency vehicular access to the facility.

(5) Economic hardship is not the sole justification of the variance.

The justifications for the requested variance are the unusual physical characteristics of the land and the prevailing development character of the area. The new finished floor elevation regulations and unusual configuration of the tract leave the applicant with extremely limited design choices. By approving this variance, the Commission will not only allow the applicant to maximize the use of the land but also create a unique and vibrant entertainment facility that will be a positive addition to the West 20th Street corridor.



Application No: 2018-2118

Agenda Item: 110

PC Action Date: 11/08/2018

Plat Name: Shady Acres Extension no 3 partial replat no 13

Applicant: Windrose

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow reduced building line of 10 feet along West 20th Street (Major Thoroughfare T-4-70) as opposed to the required 25-foot building line ;

Basis of Recommendation:

[Defer](#)

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: 111
Action Date: 11/08/2018
Plat Name: Ventana Lakes East Sec 2
Developer: H.L.B. Harris Group
Applicant: EHRA
App No/Type: 2018-2108 C3P

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Total Acreage:	14.5400	Total Reserve Acreage:	0.6100
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	445G	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 11/08/2018
Plat Name: Ventana Lakes East Sec 2
Developer: H.L.B. Harris Group
Applicant: EHRA
App No/Type: 2018-2108 C3P

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Addressing: Add all street names to plat tracker.

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - Add the unit number to the drainage ditch at the southern boundary it is HCFCD Unit No. U201-09-00 (see uploaded PDF).

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

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

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

County has no objections to variance on condition that revised GP is submitted on future agenda showing a street connection to the north.

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

Houston Planning Commission

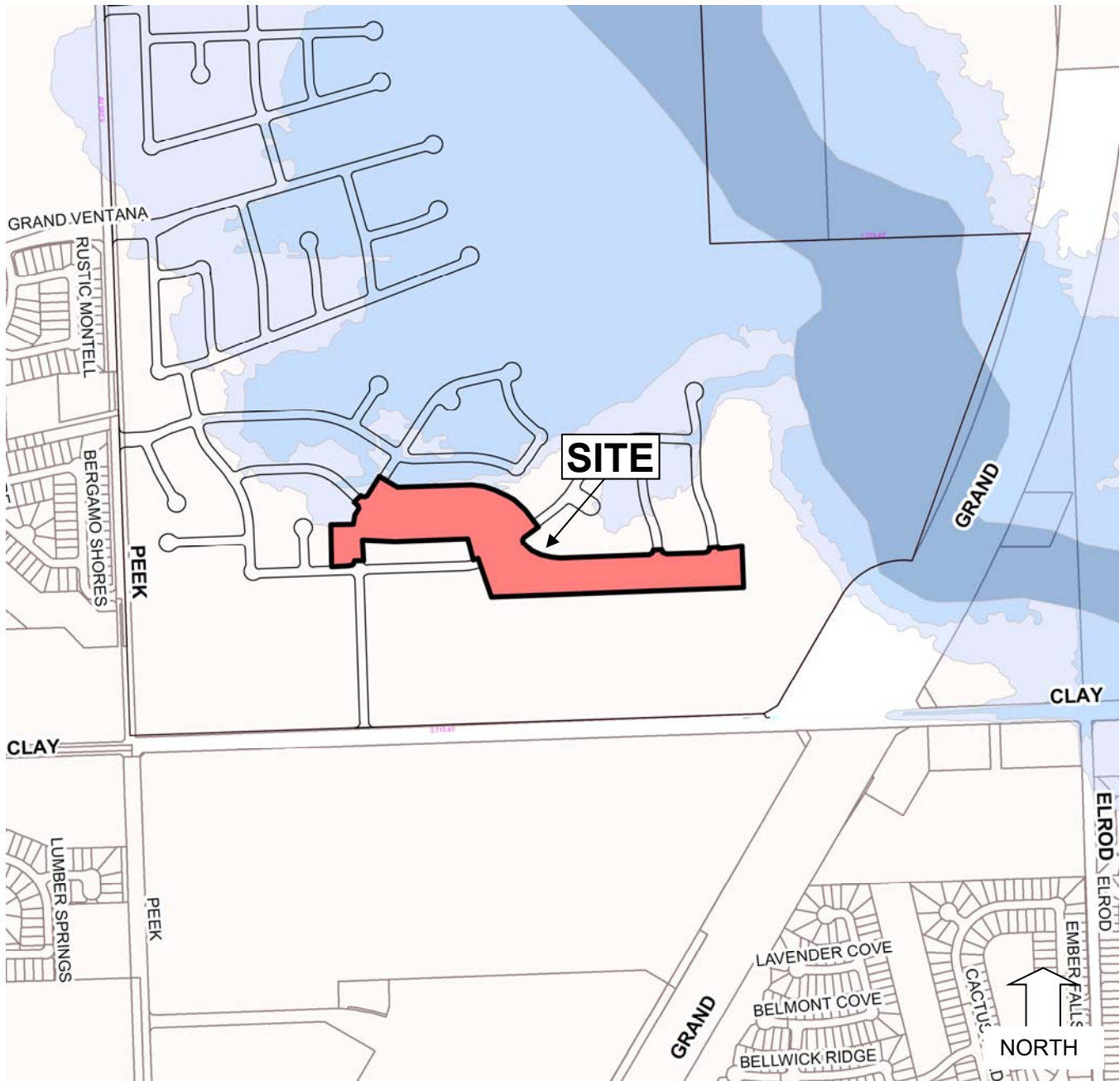
ITEM:111

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Ventana Lakes East Sec 2 (DEF 1)

Applicant: EHRA



F- Reconsideration of Requirements

Site Location

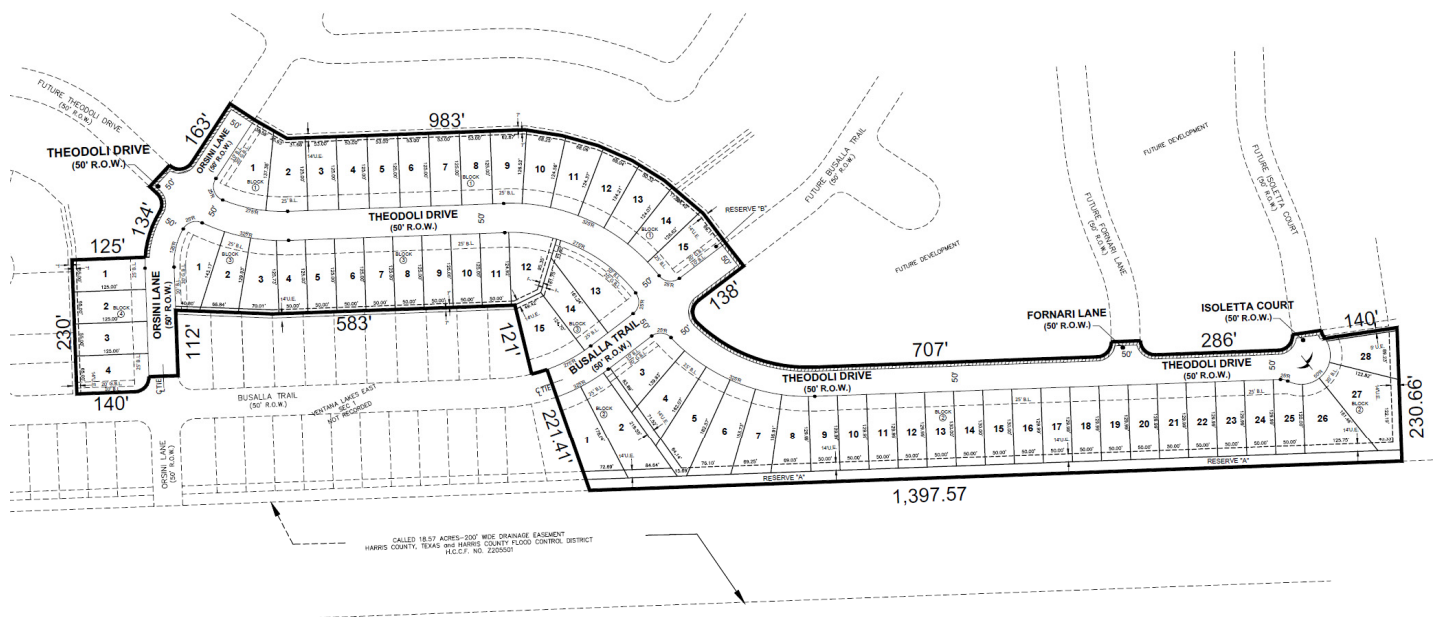
Planning and Development Department

ITEM: 111

Meeting Date: 11/08/2018

Subdivision Name: Ventana Lakes East Sec 2 (DEF 1)

Applicant: EHRA



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

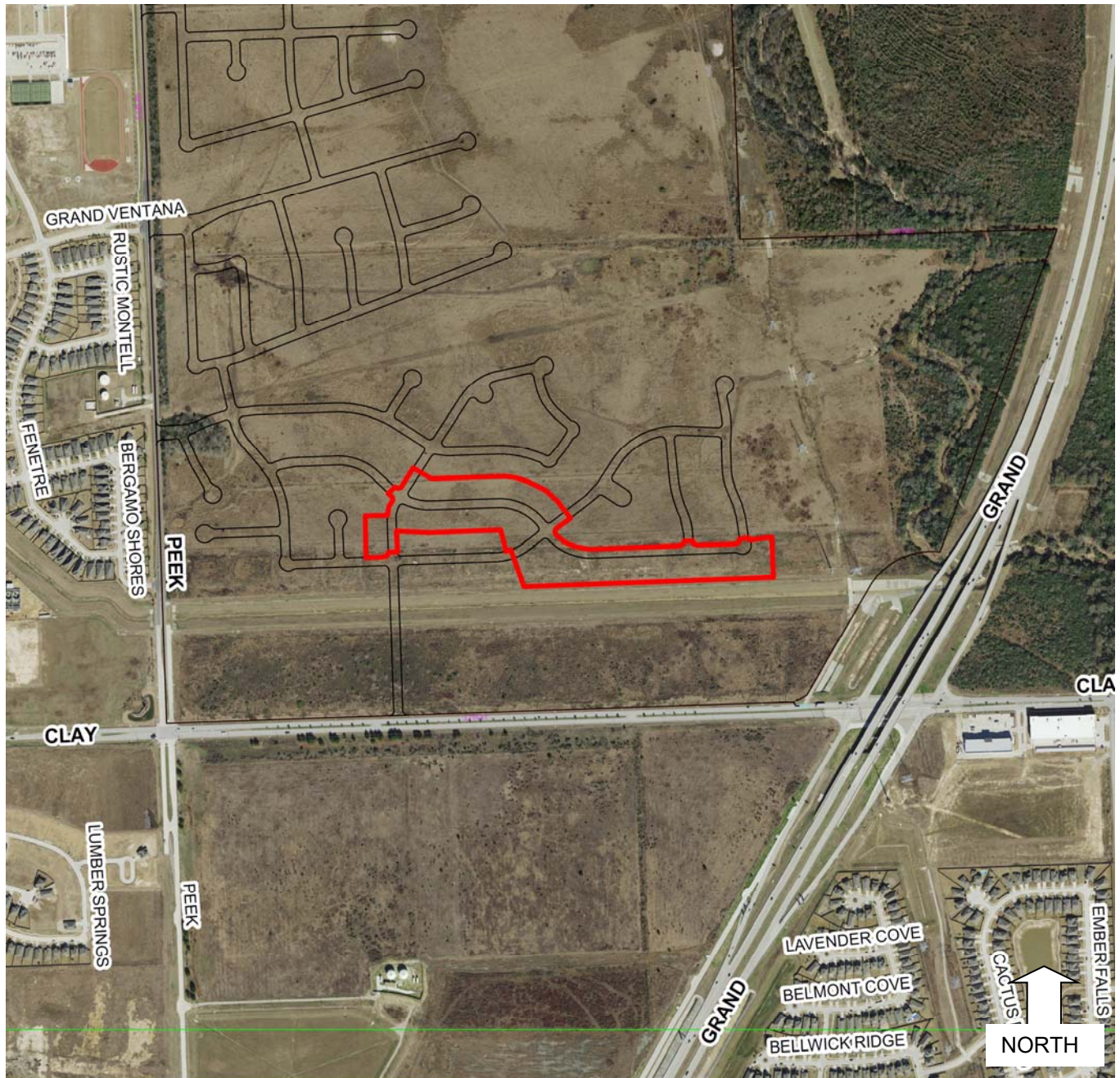
ITEM:111

Planning and Development Department

Meeting Date: 11/08/2018

Subdivision Name: Ventana Lakes East Sec 2 (DEF 1)

Applicant: EHRA



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-2108
Plat Name: Ventana Lakes East Sec 2
Applicant: EHRA
Date Submitted: 10/15/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow a total of 162 lots in Ventana Lakes East sections 1 and 2 to be served by a single point of access.

Chapter 42 Section: 42-189

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Special Exception requested.



Application Number: 2018-2108

Plat Name: Ventana Lakes East Sec 2

Applicant: EHRA

Date Submitted: 10/15/2018

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow a total of 162 lots in Ventana Lakes East sections 1 and 2 to be served by a single point of access.

Chapter 42 Section: 42-189

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The Ventana Lakes East general plan (2018-1233) illustrates 3 points of connectivity to Peek Road. Section 1 (2018-1765) was platted with a total of 100 lots on a single point of connectivity to Peek Road via Castello Lakes Drive. Section 2 (2018-1948) was platted with 62 lots gaining access through section 1. Phasing of future platting will not allow additional lots east of section 2 at this time because of existing floodplain which has not yet been addressed by completion of a Letter of Map Revision through FEMA. As a result, future section 3 within Ventana Lakes East GP will be located north of sections 1 and 2 and will provide a second point of connectivity to Peek Road. Once this connection is made, the total number of lots in sections 1 and 2 becomes irrelevant, thus granting a Special Exception for 162 lots on a single point of access is only a temporary condition until section 3 is platted.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Because future Ventana Lakes East Section 3 will provide the required second point of connectivity, the 162 total lots in sections 1 and 2 which are accessed by Castello Lakes Drive is only a temporary condition. Once section 3 is platted, the connectivity standards as defined in Chapter 42 will be met.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The increase of 12 lots over the 150 lot maximum allowance is an 8% deviation from the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Required connectivity will be provided in the Ventana Lakes East section 3 plat which is the next section to be submitted.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The 12 lot increase on a single point of access is a temporary condition until section 3 is platted. Additionally, the 8% deviation from the 150 lot standard is a negligible increase to daily traffic volume.



Application No: 2018-2108
Agenda Item: 111
PC Action Date: 11/08/2018
Plat Name: Ventana Lakes East Sec 2
Applicant: EHRA

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-189

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow a total of 162 lots in Ventana Lakes East sections 1 and 2 to be served by a single point of access.;

Basis of Recommendation:

The site is located west of Grand Parkway and North of Clay Road. The applicant is proposing a subdivision with 62 lots and requesting a special exception to allow 162 lots in Venatana Lakes East section one and two to have one point of access. Staff is in support of the request. This application was deferred last planning commission for further study and review. The request is an eight percent deviation from the ordinance which is not disproportionate to the requirement of the standard. The applicant has stated that future section 3 will provide a second point of Access. However, even with section three there will still be a pinch point that will have 149 lots that will not allow the development of the sections east of sections one and two. To fix that, the applicant is proposing a new connection to the north highlighted in green. This connection will allow for a true second point of access for the existing and new sections to come to the east of sections one and two. The applicant has agreed to submit a revised GP with the next single family residential section to show the north connection highlighted in green. Therefore, Staff recommends approving the special exception and the plat subject to the CPC 101 form conditions and the condition to submit a revised GP with the next Section.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The request is for 12 lots over the maximum 150 lots allowed by the ordinance for one point of access. This request is an eight percent deviation from the ordinance which is not disproportionate to the requirement of standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The applicant is proposing 12 lots over the allow 150 lots by the ordinance for one point of access. The applicant has agreed to provide a new connection to the north of section 2 for a second point of access.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The request is an eight percent deviation from the ordinance which is not disproportionate to the requirement of standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The applicant has agreed to submit a revised GP with the next section showing a new north connection for a true second point of access.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

When sections east of sections 1 and 2 are submitted for platting, they will be required to show the new north connection for the second point of access shown on the revised GP.



Agenda Item: 112
Action Date: 11/08/2018
Plat Name: Woodland Lakes Sec 3
Developer: Century Communities
Applicant: META Planning + Design, LLC
App No/Type: 2018-2236 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	17.1000	Total Reserve Acreage:	0.4200
Number of Lots:	98	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	City

Conditions and Requirements for Approval

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

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

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

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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)

159. Provide centerline tie.

Add note on face of the plat: All lots shall have adequate wastewater collection service.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 112
Action Date: 11/08/2018
Plat Name: Woodland Lakes Sec 3
Developer: Century Communities
Applicant: META Planning + Design, LLC
App No/Type: 2018-2236 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

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

Houston Planning Commission

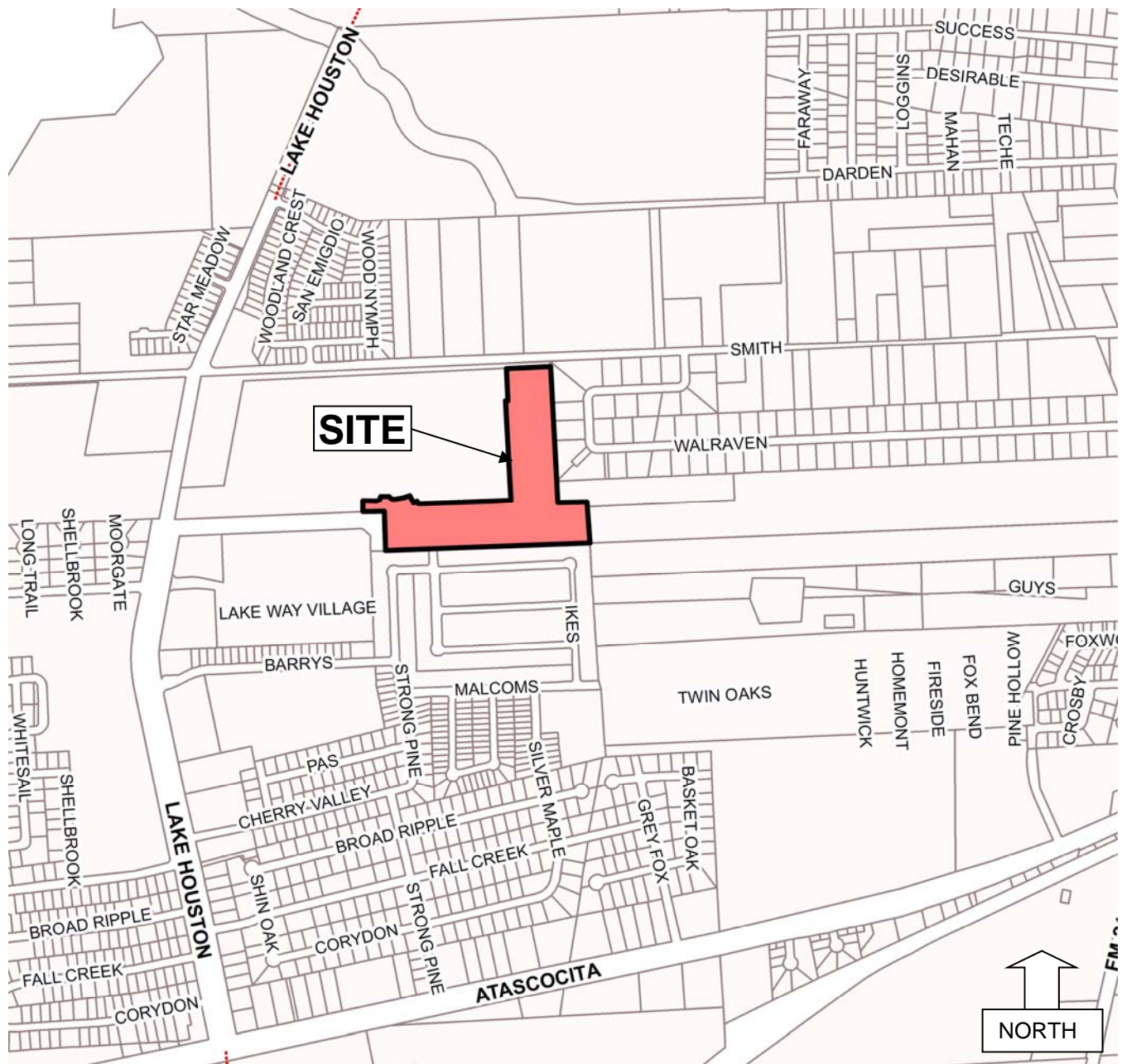
ITEM:112

Planning and Development Department

Meeting Date: 11/8/2018

Subdivision Name: Woodland Lakes Sec 3

Applicant: META Planning + Design, LLC



F – Reconsideration of Requirement

Site Location

Houston Planning Commission

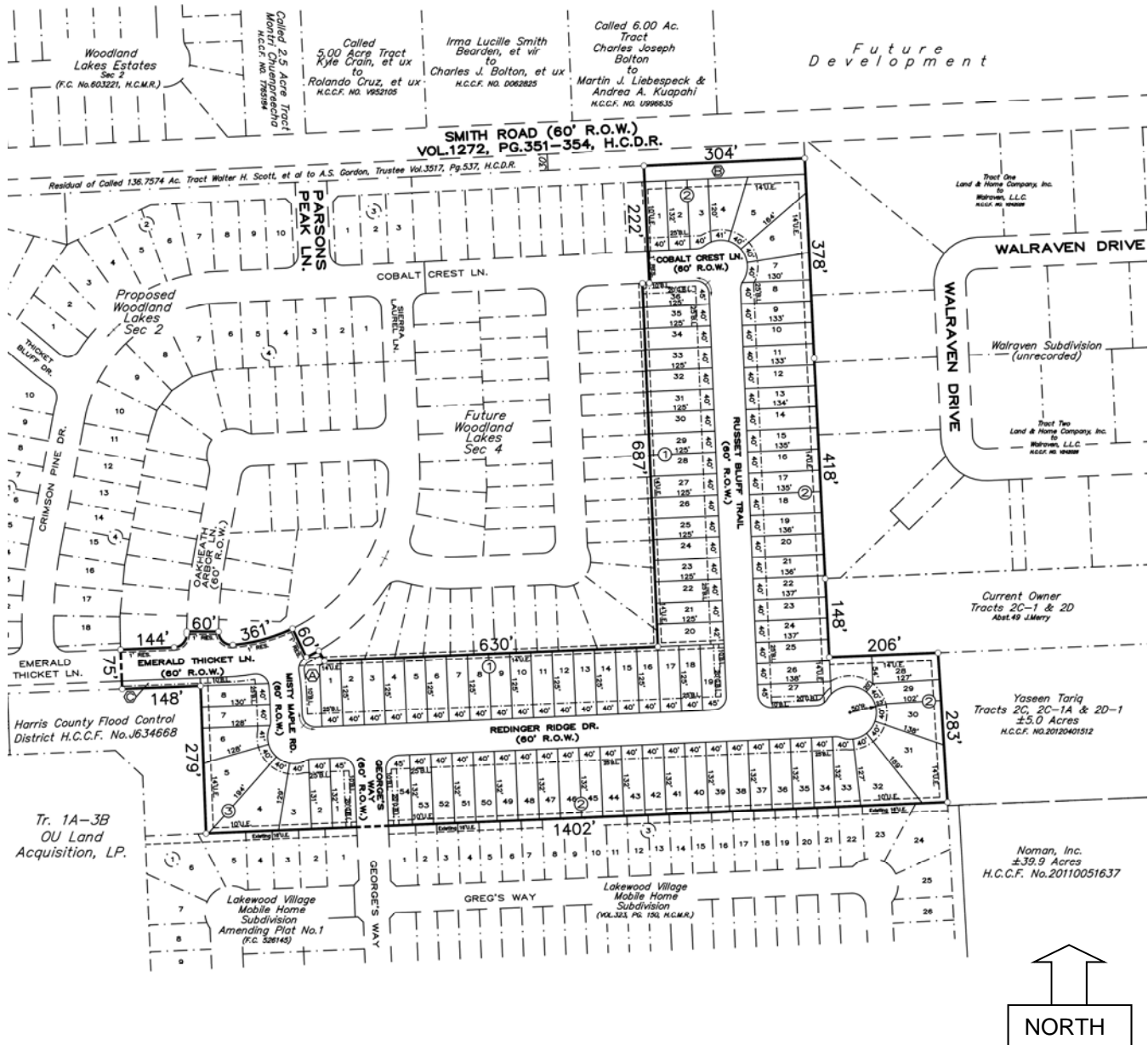
ITEM:112

Planning and Development Department

Meeting Date: 11/8/2018

Subdivision Name: Woodland Lakes Sec 3

Applicant: META Planning + Design, LLC



F – Reconsideration of Requirements

Subdivision

Houston Planning Commission

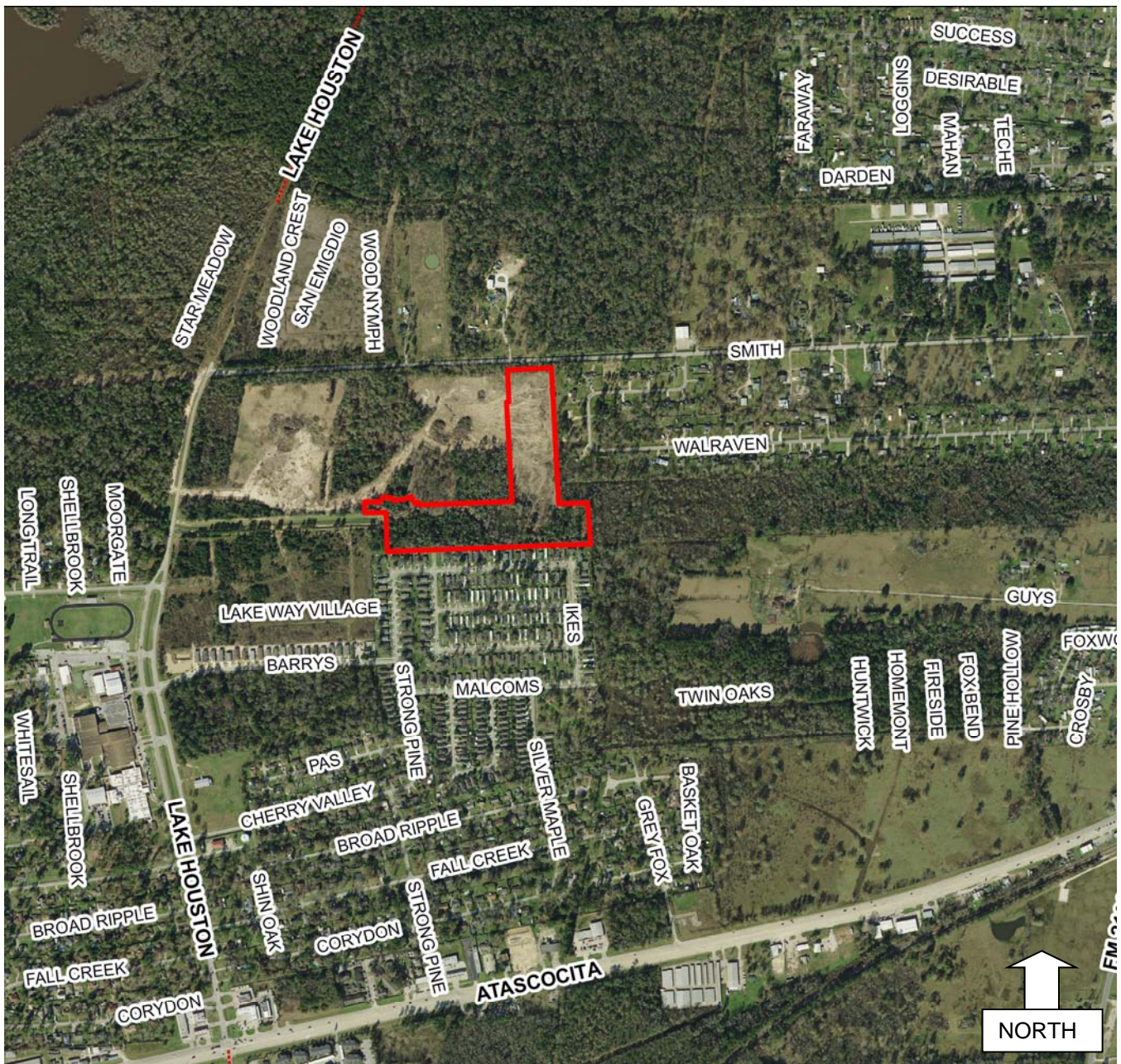
ITEM:112

Planning and Development Department

Meeting Date: 11/8/2018

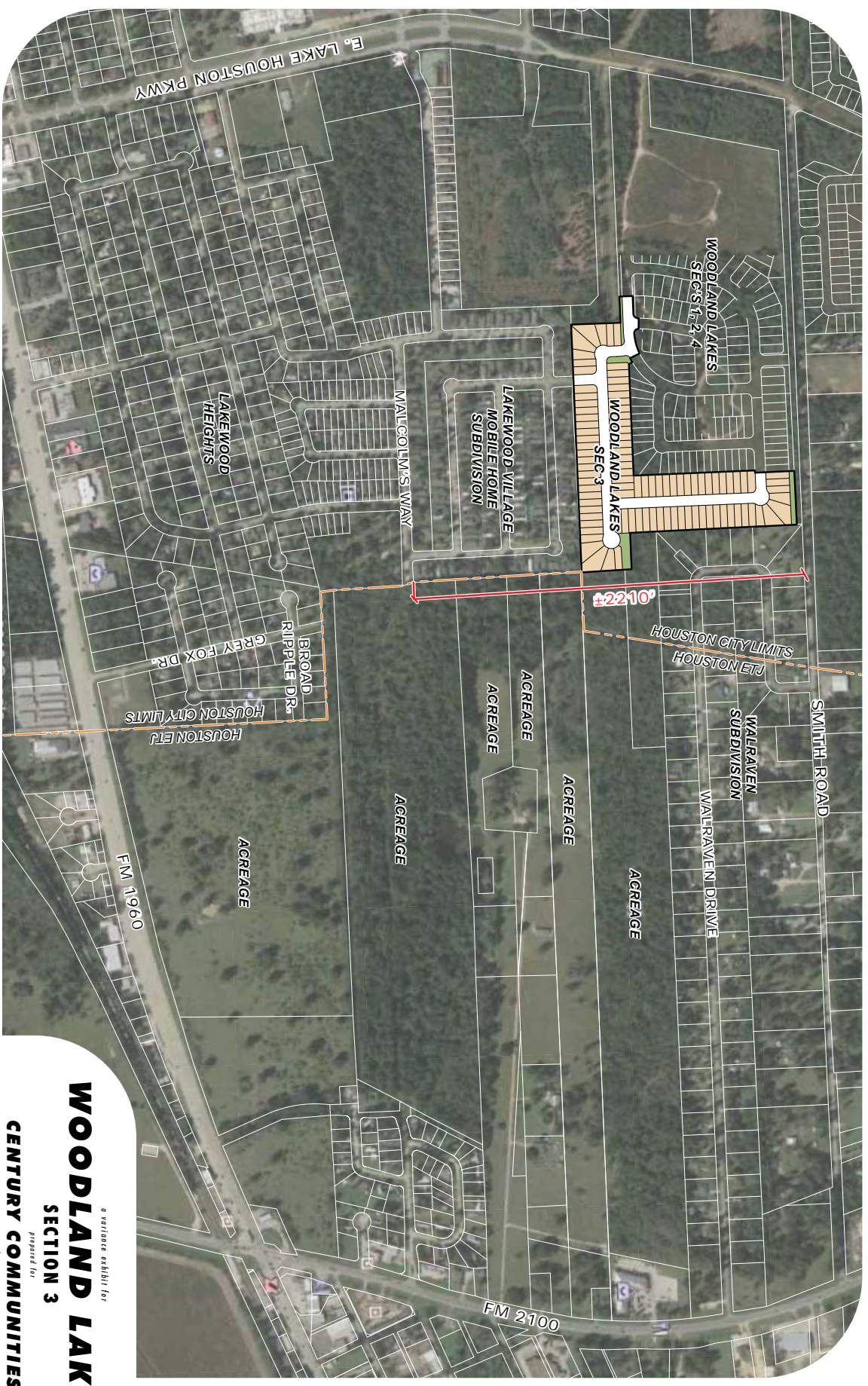
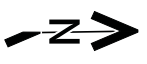
Subdivision Name: Woodland Lakes Sec 3

Applicant: META Planning + Design, LLC



F – Reconsideration of Requirements

Aerial



a variance exhibit for
WOODLAND LAKES
SECTION 3
CENTURY COMMUNITIES

META
PLANNING + DESIGN

by
Tel: 281.870-1422

SCALE
0 15 30 60

MPL-LS00
OCTOBER 27, 2018

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RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2018-2236
Plat Name: Woodland Lakes Sec 3
Applicant: META Planning + Design, LLC
Date Submitted: 10/29/2018

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To exceed the maximum local intersection spacing along the eastern project boundary by not providing a stub street to the east, resulting in an intersection spacing of approximately $\pm 2,210'$ between Smith Road and Malcolm's Way.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

see variance request



Application Number: 2018-2236

Plat Name: Woodland Lakes Sec 3

Applicant: META Planning + Design, LLC

Date Submitted: 10/29/2018

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the maximum local intersection spacing along the eastern project boundary by not providing a stub street to the east, resulting in an intersection spacing of approximately $\pm 2,210'$ between Smith Road and Malcolm's Way.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

Statement of Facts

(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;

Woodland Lakes is a single-family residential community located east of Lake Houston along both sides of major thoroughfare East Lake Houston Parkway. The subject plat of Woodland Lakes Sec 3 is at the southeastern corner of the overall community, generally south of Smith Road and east of E. Lake Houston Pkwy. Immediately east of the subject plat is an unrecorded subdivision called Walraven, and two acreage tracts, one under common ownership with a Walraven lot owner, and one large, narrow rectangular tract oriented to FM 2100 further east. To the south of the subject application is the Lakewood Village Mobile Home Subdivision. East of Lakewood Village are some additional acreage tracts facing FM 2100. The Lakewood Village Mobile Home Subdivision created a stub street to the east called Malcolm's Way, which is located approximately $\pm 2,210'$ south of Smith Road. This street is about 960' south of the southern boundary of Woodland Lakes, which has a window of only about $\pm 435'$ facing to the east. The remaining $\pm 825'$ south of Smith Rd is in the Walraven Subdivision. Within the window of $\pm 435'$ in Woodland Lakes that is open to the east, the subject plat proposes a cul-de-sac with lots backing onto the two acreage tracts. The two acreage tracts are likely to develop as uses other than single-family. A non-residential use would be undesirable for a connection into Woodland Lakes, inviting cut-through traffic from an incompatible use, and thus a stub street would likely not be extended. The area of the subject application (Sec 3) is shown in the Woodland Lakes GP and was also included in an earlier plat application, called Woodland Lakes Sec 2 at the time, which was submitted by a different applicant. The old Woodland Lakes Sec 2 received two approvals (C3P 2015-0281 and C3F 2015-1336) with the previous applicant. In those previous applications and in the Woodland Lakes GP (2015-0253), the area along the eastern boundary was shown with the same cul-de-sac layout as the subject application. Of those three prior applications, none were marked up to address intersection spacing to the east. The 2015 section plat expired, and the subject application was submitted earlier this year with the same cul-de-sac layout, but received a markup to address intersection spacing to the east, contrary to the three previous approvals.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property configuration and the likely incompatibility of future development with a stub street into a residential neighborhood are conditions not created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing street network and stub streets south of the subject site will ensure that the intent and general purposes of this chapter are preserved and 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 create any unsafe traffic conditions nor frustrate local traffic circulation, and thus will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The likely incompatible uses and the standing of previous approvals are the justifications for this request.



Application No: 2018-2236

Agenda Item: 112

PC Action Date: 11/08/2018

Plat Name: Woodland Lakes Sec 3

Applicant: META Planning + Design, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the maximum local intersection spacing along the eastern project boundary by not providing a stub street to the east, resulting in an intersection spacing of approximately $\pm 2,210'$ between Smith Road and Malcolm's Way.;

Basis of Recommendation:

The site is located in Houston's city limits, east of Lake Houston Parkway, north of Atascocita Road and west of FM 2100.

The applicant is requesting a variance to exceed the 1400' intersection spacing along the eastern plat boundary by not providing a stub street to the east.

Staff is in support of the request.

The subject site is part of the Woodland Lakes GP, which proposes a single-family residential development. The distance between Smith Road and FM 1960 is about 4,605'. Strict application of the ordinance requires the subject site to address the minimum 1400' intersection spacing along the eastern plat boundary by providing a stub street to the east. If the required stub street is extended further east, this street will bisect a recorded subdivision plat (Hoffman Shopping Center) and create a non-standard intersection spacing along FM 2100, a major thoroughfare. These existing conditions were not created by the applicant.

However, there will be another future opportunity to get an east-west street connection further south. When Malcoms Way is connected to FM 2100, it will create an intersection spacing of approximately 2100' between Smith Road and Malcoms Way. This future east-west street connection will help to improve the overall traffic circulation in the area preserving the intent of the ordinance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 Form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would create an impractical development due to existing physical characteristics in the area. The subject site is required to address minimum 1400' intersection spacing by providing a stub street along the eastern plat boundary. If this street is extended further east, it will bisect an existing commercial development and create a non-standard intersection spacing along FM 2100.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The required street would bisect an existing commercial development and would create a non-standard intersection spacing along FM 2100. These conditions were not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Further south, there will be another opportunity to get an east-west street connection in the future. When Malcoms Way is connected to FM 2100, it will create an intersection spacing of 2100' between Smith Road and Malcoms Way. This street connection will improve the overall traffic circulation in the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The subject site will have multiple points of access and there will be another future opportunity to get an east-west street connection in this vicinity.

(5) Economic hardship is not the sole justification of the variance.

The justification for granting the requested variance is based on existing conditions of adjacent areas.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 113
Action Date: 11/08/2018
Original Action Date: 11/09/2017
Plat Name: Augusta Woods Senior Living
Developer: Windrose
Applicant: Windrose
App No : 2017-1962
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.5330	Total Reserve Acreage:	4.5330
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	77389	250S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 114
Action Date: 11/08/2018
Original Action Date: 02/15/2018
Plat Name: Frassati Way Street Dedication Sec 2
Developer: American-Lupher Land Surveyors, Inc.
Applicant: American-Lupher Land Surveyors, Inc.
App No : 2018-0277
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	6.0592	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 115
Action Date: 11/08/2018
Original Action Date: 03/01/2018
Plat Name: Fuchs Tract Klein ISD Fox Elementary School Sec 1
Developer: American-Lupher Land Surveyors, Inc.
Applicant: American-Lupher Land Surveyors, Inc.
App No : 2018-0387
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	20.3927	Total Reserve Acreage:	20.3927
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	291N	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116
Action Date: 11/08/2018
Original Action Date: 05/10/2018
Plat Name: Fuchs Tract Lift Station
Developer: American-Lupher Land Surveyors, Inc.
Applicant: American-Lupher Land Surveyors, Inc.
App No : 2018-0875
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	0.0795	Total Reserve Acreage:	0.0795
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	291P	ETJ

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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 117
Action Date: 11/08/2018
Original Action Date: 12/14/2017
Plat Name: Katy Freeway Corner
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2017-2073
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.6700	Total Reserve Acreage:	0.6700
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	492H	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 11/08/2018
Original Action Date: 11/09/2017

Staff Recommendation:
Approve

Plat Name: Kings Lake Estates Sec 9
Developer: BGE, Inc. - Katy
Applicant: BGE, Inc. - Katy
App No : 2017-1866
App Type: C3P

Total Acreage:	56.2000	Total Reserve Acreage:	14.5000
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 109

County	Zip	Key Map ©	City / ETJ
Harris	77346	337N	City/ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 119
Action Date: 11/08/2018
Original Action Date: 11/09/2017
Plat Name: Kuykendahl Memorial Baptist Church
Developer: Van De Wiele & Vogler, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No : 2017-1912
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	14.8690	Total Reserve Acreage:	14.8690
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	290K	ETJ

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.

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**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 11/08/2018
Original Action Date: 11/30/2017
Plat Name: North Eldridge Complex Sec 1
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2017-1996
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.9950	Total Reserve Acreage:	1.9950
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	328M	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 11/08/2018
Original Action Date: 11/30/2017
Plat Name: Spring Business Park
Developer: The Pinnell Group, LLC
Applicant: The Pinnell Group, LLC
App No : 2017-1994
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.9049	Total Reserve Acreage:	2.9049
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County WCID 92

County	Zip	Key Map ©	City / ETJ
Harris	77373	292V	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 122
Action Date: 11/08/2018
Original Action Date: 11/30/2017
Plat Name: Springfield Sec 1 partial replat no 1
Developer: United States
Applicant: United States
App No : 2017-2021
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	6.6933	Total Reserve Acreage:	6.6933
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Cimarron MUD

County	Zip	Key Map ©	City / ETJ
Harris	77450	485B	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/08/18

ITEM: 123

Applicant: ELEAZAR OLIVARES

Contact Person: ELEAZAR OLIVARES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	18-1414	77357	5673	256N	ETJ
NORTH OF: GRAND PARKWAY WEST OF: US-59					

ADDRESS: 20807 Stevens Street

ACREAGE:

LEGAL DESCRIPTION:

BEING A 0.885 ACRES TRACT, ALSO KNOWN AS LOT 38, OF MCCLESKEY SUBDIVISION, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/08/18

ITEM: 124

Applicant: CLAUDIA LOZANO

Contact Person: AARON (TWO SONS ENVIRONMENTAL)

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	18-1415	77365	5671	295R	ETJ

SOUTH OF: MILLS BRANCH DR. **EAST OF:** SORTERS RD.

ADDRESS: 25178 Redbird Ln.

ACREAGE:

LEGAL DESCRIPTION:

BEING A 0.3617 ACRES LOT, ALSO KNOWN AS LOT 211, OF RAVENWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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	77007	5358	493T	C

HCAD ACCOUNT NUMBER(S): 0041390000003, 1351360010001, 1351360010002, 1351360010003, 1351360010004, 1351360010005

PROPERTY LEGAL DESCRIPTION: Reserve A, Block 1, Avondale partial replat no 4

PROPERTY OWNER OF RECORD: UG Avondale II, LLC

ACREAGE (SQUARE FEET): 0.4656 (20,276.91 square feet)

WIDTH OF RIGHTS-OF-WAY: 70 feet

EXISTING PAVING SECTION(S): 35 feet

OFF-STREET PARKING REQUIREMENT: 72 spaces (or) 65 vehicle spaces & 7 bicycle racks (28 bicycle spaces)

OFF-STREET PARKING PROVIDED: 57 vehicle spaces and 7 bicycle racks (28 bicycle spaces)

LANDSCAPING REQUIREMENTS: N/A

EXISTING STRUCTURE(S) [SQ. FT.]: 9,816 square feet

PROPOSED STRUCTURE(S) [SQ. FT.]: 42,508 square feet

PURPOSE OF VARIANCE REQUEST: To allow 57 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

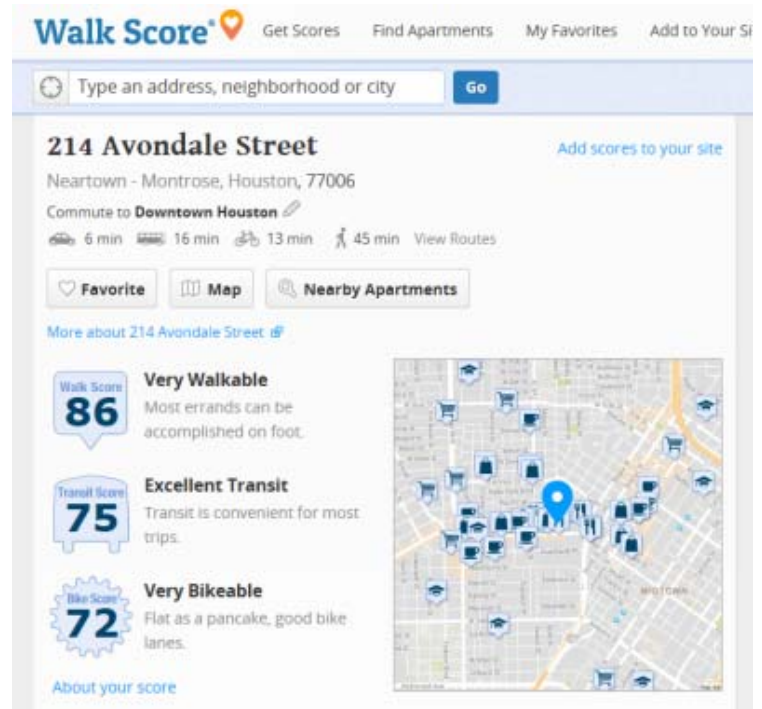
APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

While Houston housing generally remains affordable, rents in urban areas such as the Heights, Montrose, and West U continue to rise and are starting to squeeze out median income earners. A big reason for the increased rents is due to the increase in the cost of construction, which is due to the shortage of skilled construction laborers. Houston ranks in the top 10 of the most expensive cities globally to build a commercial or residential project¹.

In the area of the proposed development, the average rent for a one-bedroom apartment is close to \$1900. This development seeks to offset the high cost of labor by reducing the overall size of the structure and limiting the parking level to one story. By doing this, the development will be able to offer Class A rents well below comparable developments and help median income earners live in this vibrant community. In order to do this, we cannot provide the required number of parking spaces. **This variance request is to reduce the number of required parking spaces from 65 vehicle spaces and 7 bicycle racks (for 28 bikes) to 57 spaces and 7 bicycle racks (for 28 bikes).**

It is wasteful to access the same parking requirements for a multifamily development located within the urban core as one located in the suburban areas of the city. Due to the location of the site and the proximity to typical trip generators, some tenants will naturally rely on other modes of transportation and some will not own a vehicle at all. This site scores Very Walkable, Very Bikeable, and Excellent Transit according to WalkScore.com. Also, 64% of the apartments within this development will be studio sized apartments which will help reduce the number of guests.



The development will be located:

- Less than half a mile (a 10-minute walk) from three metro bus routes and the metro rail line.
- Within a 13-minute bike ride, 15-minute rail ride, or 35-minute walk from central downtown
- One block away from the vibrant Westheimer area which has several retail stores, restaurants, and bars/clubs.
- Within one of the most walkable areas of Houston.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The strict imposition of this article would require a multi-level parking facility which would do two things:

- 1) Increase the overall cost of the development, which would make the project infeasible unless rents were increased. The whole point of this development is to address the affordability of apartments within this area.
- 2) Create a taller structure that would not be cohesive with the surrounding neighborhood. The tallest buildings on the adjacent streets are two stories.

(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;

As previously mentioned, the increase in construction costs within the City of Houston has led to increased apartment rents which are squeezing out the median income earners and making several of our neighborhoods (especially those that are rich in culture) unaffordable. The general purpose of the parking requirements is being observed and maintained

(3) The intent of this article is preserved;

The intent of Ch. 26-492 is to ensure all developments within the City of Houston have adequate parking provided for the intended use.

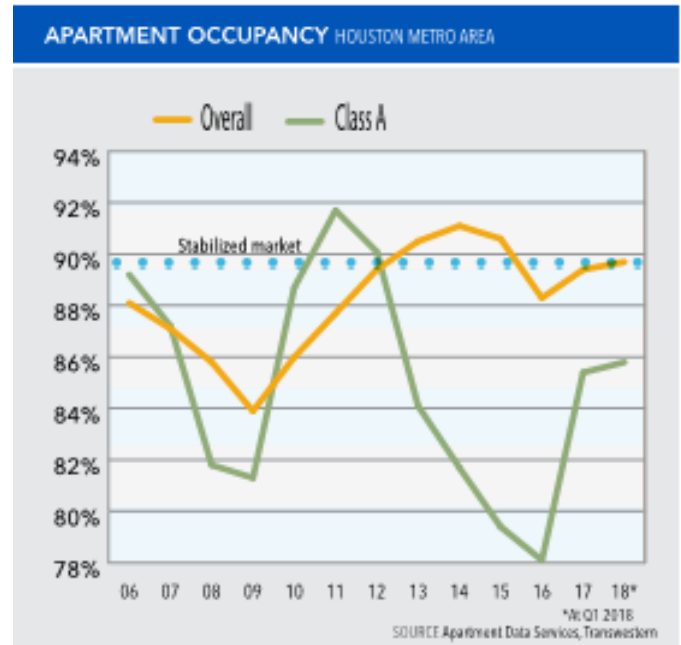
The parking spaces provided will be adequate to park the number of residents within the building (56). There will also be several bike storage racks to encourage residents and their guests to use bicycles.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Furthermore, according to the Q2 2018 Houston Multifamily Market Study by Transwestern, the multifamily market within the City of Houston has held an average occupancy rate of just under 90% for the past 5 years². For Class A developments, the average occupancy rate is even lower, at around 83%. In the Montrose/Museum/Midtown submarket, the overall occupancy rate for Q2 2018 was 88.7%. This data tells us that, for multifamily developments, at any given period we will have ~10% more on-site parking that we need to adequately park residents and their guests. For this development, the 10% vacancy will create an additional 5 parking stalls for which residents and their guests can park their vehicles.



- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The 57 parking spaces provided will provide the 56 units a parking ratio of 1.02. After including the additional spaces due to vacancy, the parking ratio goes up 1.11 (62/56). Taking into account the walkability, bike-ability, and other modes of readily available transportation in this area, there will be sufficient parking provided to serve the use of the development.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

According to the Texas Department of Transportation, the City of Houston experienced 67,305 car accidents in 2017³. By providing less parking stalls and encouraging the residents to use other modes of transportation we are actually helping to reduce the risk of injury to the public.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

Not applicable

References:

- 1) Turner & Townsend's 2017 International Construction Market Survey:
 - <http://www.turnerandtownsend.com/media/2334/icms-2017-average-cost-building-type.pdf>
- 2) Q2 2018 Houston Multifamily Market Study by Transwestern:
 - <https://assets.recenter.tamu.edu/Documents/MktResearch/Houston-Multifamily-TranswesternOutlook.pdf>
- 3) Texas Department of Transportation – 2017 Crash Data:
 - http://ftp.dot.state.tx.us/pub/txdot-info/trf/crash_statistics/2016/14.pdf

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

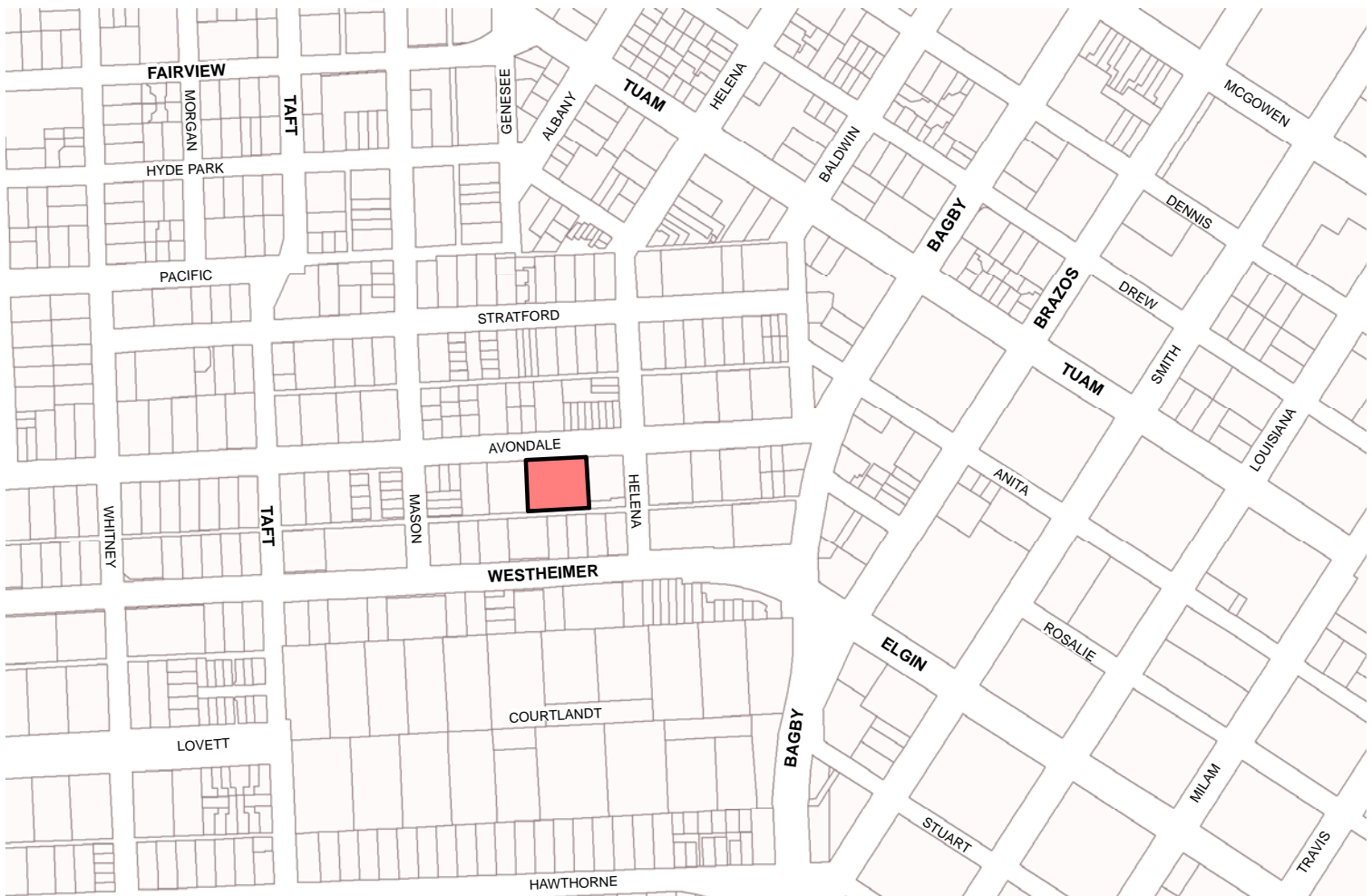
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



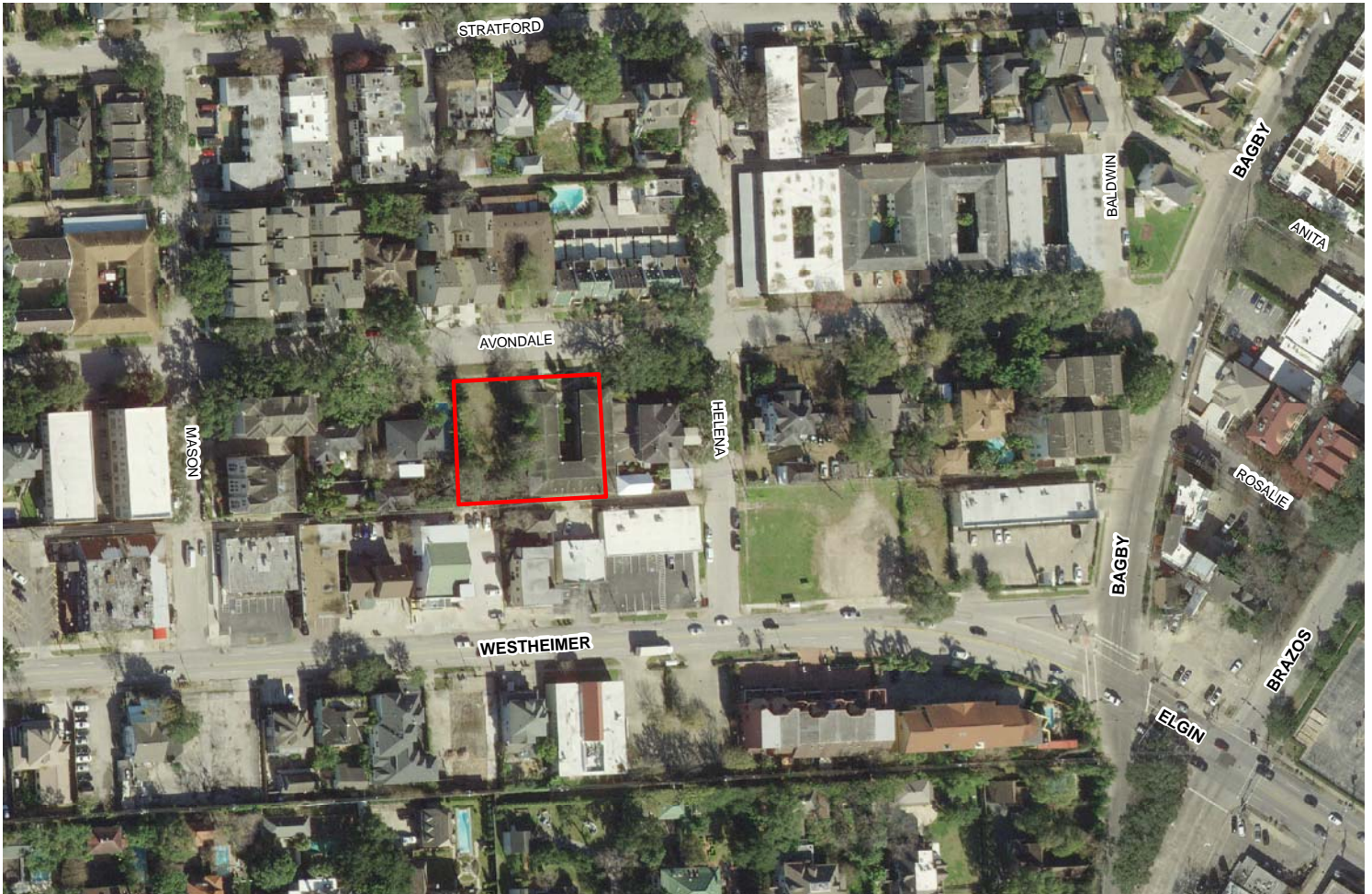
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 11/8/2018

Houston Planning Commission

Aerial Map

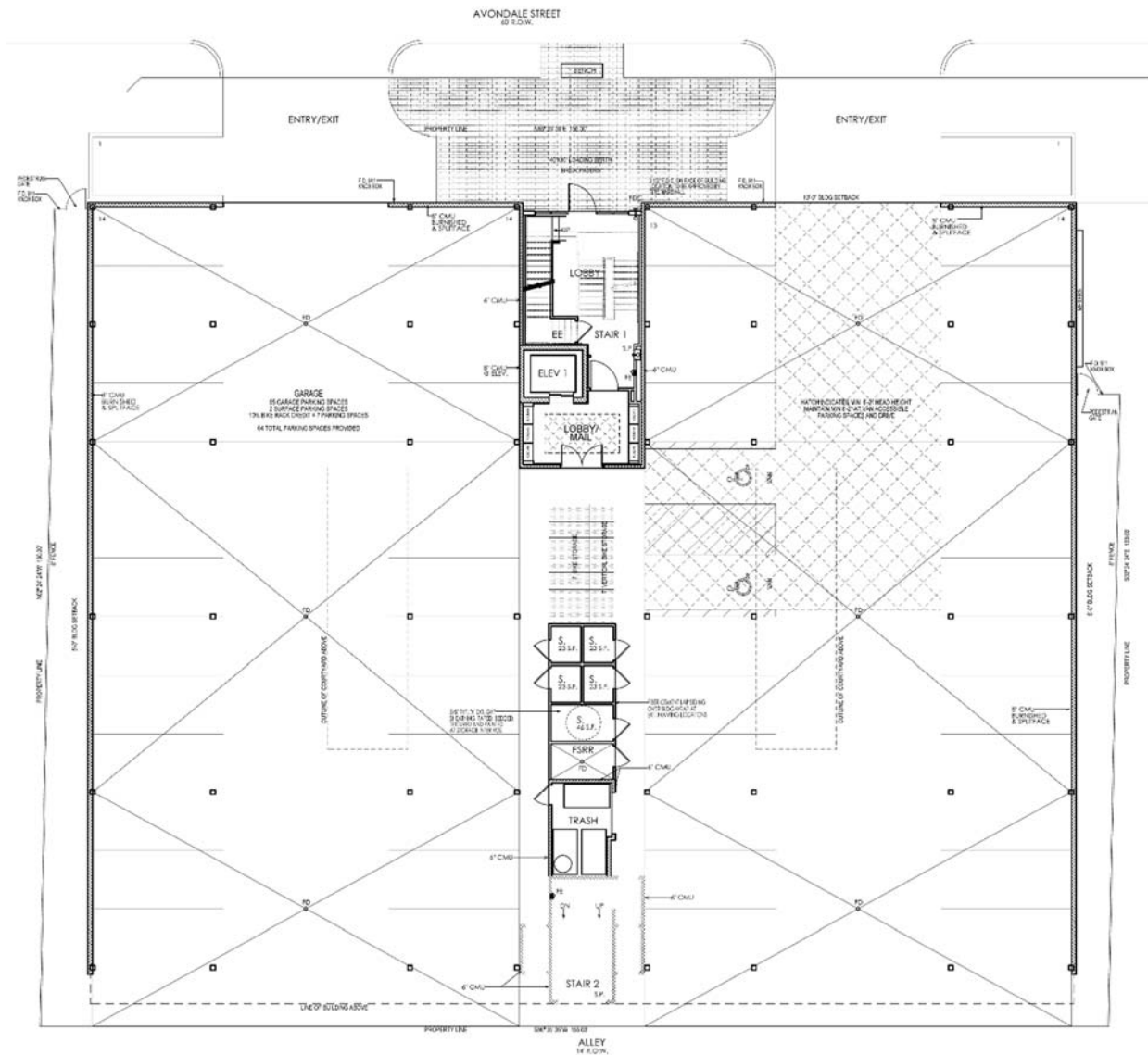


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



CHAPTER 42 SECTION 234 PARKING

(32) STUDIOS @ 1.25 SPACES/DU = 40 SPACES

(24) ONE BEDROOM @ 1.333 SPACES/DU = 32 SPACES

TOTAL REQUIRED = 72 SPACES

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



1 BLDG ELEVATION - NORTH
SCALE 1/8"=1'-0"



2 BLDG ELEVATION - EAST
SCALE 1/8"=1'-0"



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located north of Westheimer Road, and west of Bagby Street. The applicant is requesting a reduction in the number of off-street parking spaces provided on-site from 72 parking spaces to 57 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 so that they may continue meeting and working with the neighborhood residents.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Variance Request Application

An applicant seeking a hotel/motel approval in accordance with Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Centrury Engineering		Barry Hunsworth.	713-780-8871	Bhunsworth@centuryengineering.com	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77007	5358c	493e	Greater Heights

HOTEL/MOTEL NAME: Residence Inn
HOTEL/MOTEL ADDRESS: 402 Columbia St, Houston, Tx
PROPERTY OWNER OF RECORD: Angeline A. Frank.
OWNER ADDRESS: 6814 Ashmore, Houston Tx
PROJECT PERMIT NUMBER: N/A
TOTAL ACREAGE: 1.06 ACRES
TOTAL NO OF ROOMS:141
PARKING SPACES PROVIDED:141
SURVEY/ABSTRACT NO: John Austin, Abstract 1
SCHOOL DISTRICT: H.I.S.D

NORTH OF: i-10 Katy Fwy

EAST OF: Heights Blvd

SOUTH OF: White Oak Drive

WEST OF: Studewood Street

PURPOSE OF VARIANCE REQUEST: To take primary access from a two-lane street and to take access from a residential street.

CHAPTER 28 REFERENCE(S): 28-202(a) 1a

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

Summary of Variance conditions: To take primary access off a two-lane street and to take access of a residential street.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The tract is currently being used as commercial. This property has been used as commercial since the early 1950's. It is our desire to continue as commercial use.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The conditions creating the variance have existed since the streets were constructed and chapter 28 was created. There is a hotel currently under construction on the South side of E 4th street. This site would be maintained by the same owner.

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

With exception to granting the reduced street width of all remaining rules and conditions of this chapter will be maintained and preserved.

- (4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The public welfare will be protected by the high quality of the building and the regular inspection by the major hotel chain. As there will be adequate building setbacks. Landscaping, residential buffering and sidewalk that don't currently exist.

HOTEL/MOTEL VARIANCE

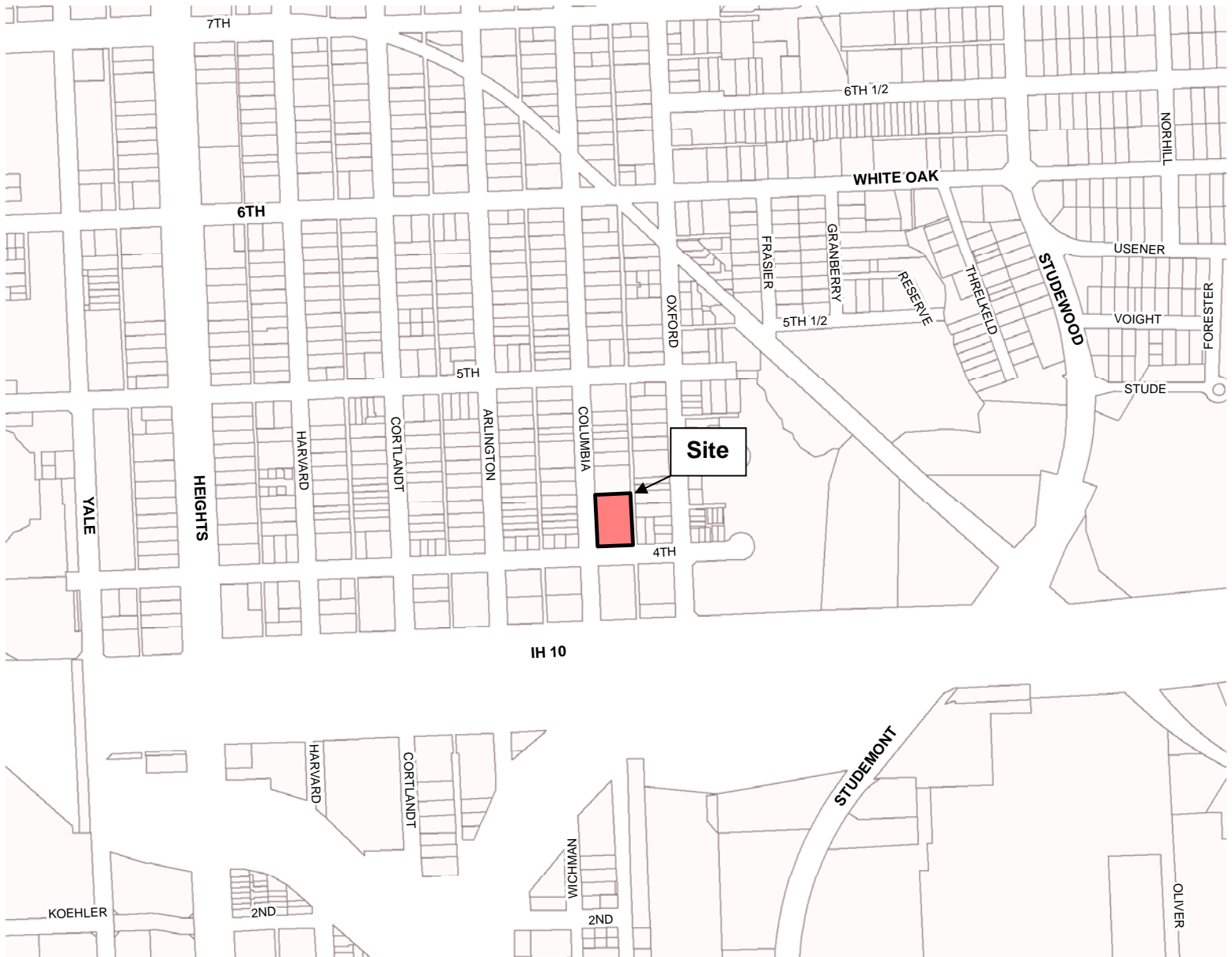


PLANNING &
DEVELOPMENT
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Houston Planning Commission

ITEM: V.

Meeting Date: November 8th 2018



HOTEL/MOTEL VARIANCE

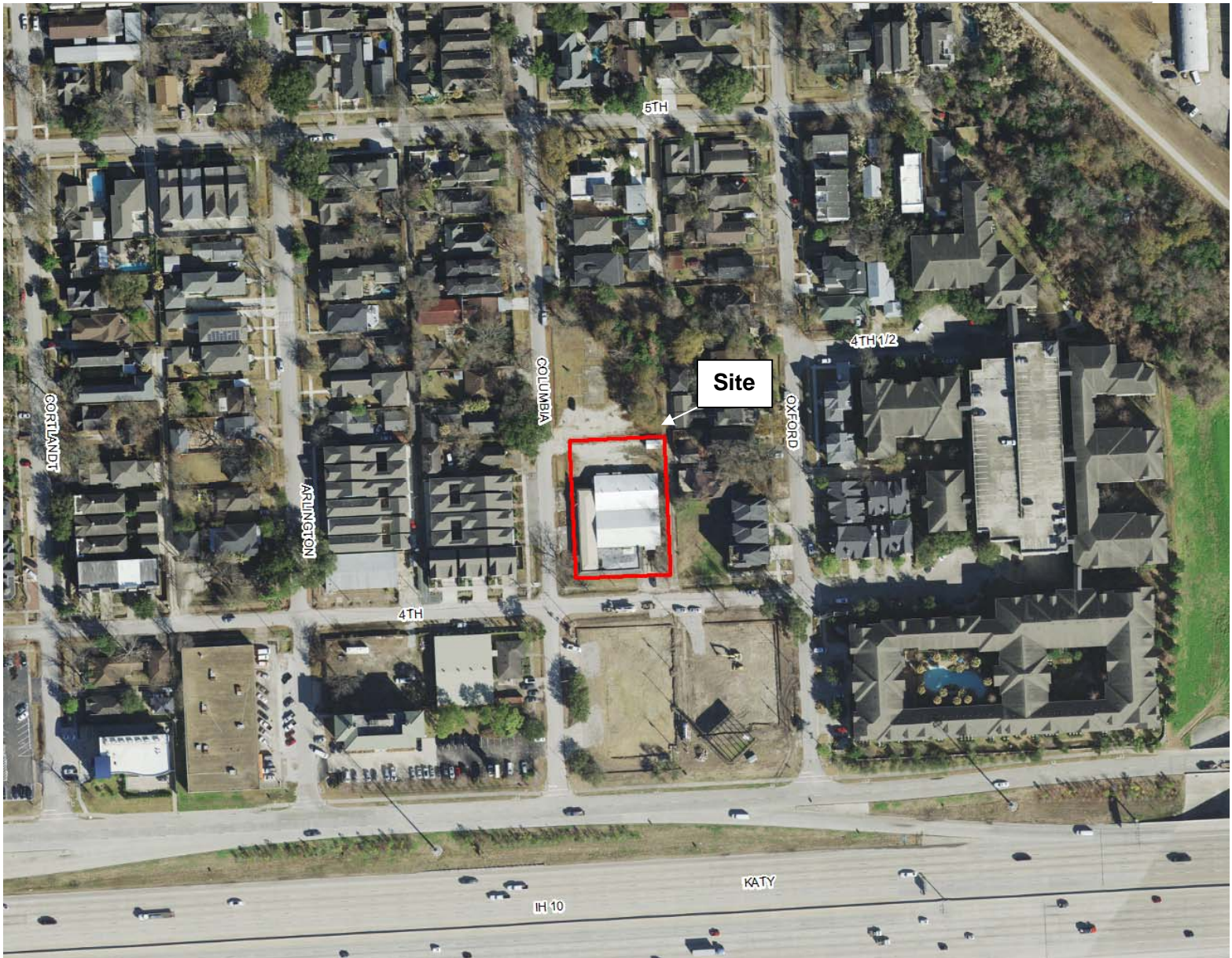


PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V.

Meeting Date: November 8th 2018



HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V.

Meeting Date: November 8th 2018

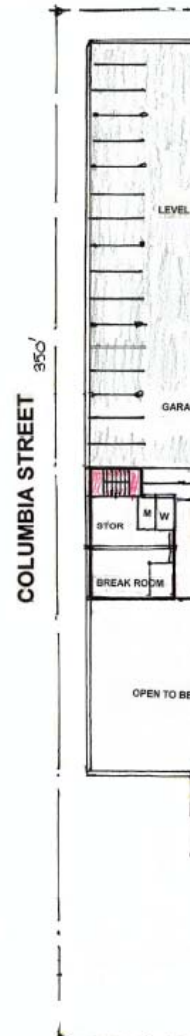


LEVEL 1 SITE PLAN / FLOOR PLAN
LEVEL B.5, B1

DATA: GARAGE	
	CARS
LEVEL B.5	21
LEVEL B1.0	34
LEVEL 1.0	22
LEVEL 1.5	21
LEVEL 2.0	31
TOP LEVEL	129
SURFACE	12
TOTAL CARS	141

STREET TREES: 16
PARKING TREES: 2
LANDSCAPE BUFFER CANOPY TREE: 2
LANDSCAPE BUFFER ORNAMENTAL TREES: 2
TOTAL TREES ON SITE : 22

SHRUBS AROUND PARKING: 121
SHRUBS ALONG COLUMBIA ST.: 40
SHRUBS ALONG LANDSCAPE BUFFER: 160
TOTAL SHRUBS: 321



HOTEL/MOTEL VARIANCE

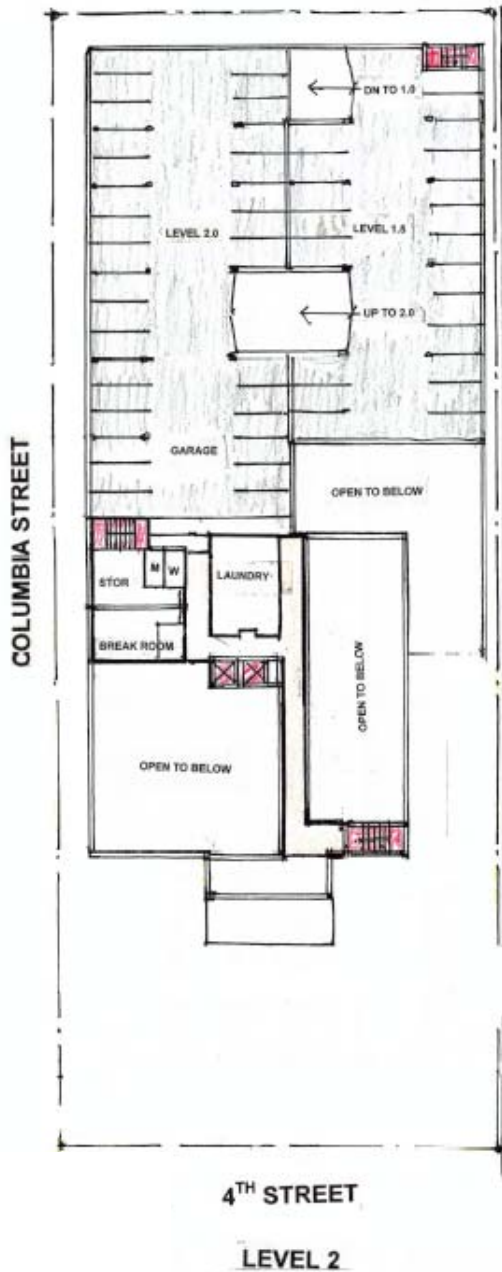


PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V.

Meeting Date: November 8th 2018



DATA: GUESTROOMS
GUESTROOMS 21
LEVEL 3 120
LEVELS 4-7 141 RMS
4x30



HOTEL/MOTEL VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 11/08/2018

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
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NORTH OF: I-10
SOUTH OF: White Oak

EAST OF: Heights Blvd
WEST OF: Studewood

77007 5358c 493-E City

APPLICANT: Century Engineering

ADDRESS: 402 Columbia St, Houston Tx

EXISTING USE: Commercial Use

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 10-15-18

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:
28-202(1)(a)

LAND USE CALCULATIONS: N/A

PRIMARY ENTRANCE LOCATION: Columbia St

PURPOSE OF REQUEST:

28-202- (a) 1a- To allow a hotel to take access from a residential street
28-202- (a) 1a-To allow a hotel to take access from a two-lane street.

BASIS OF REQUEST: The hotel is proposed to take access from Columbia street which is a two-lane street and a residential street, as defined by the ordinance.

STAFF RECOMMENDATION: Disapprove

BASIS OF RECOMMENDATION: Columbia St adjacent to the hotel, has only 20' of paving and is not equipped to handle traffic generated by the proposed hotel. Also, the area is mainly residential and traffic would likely go through the residential neighborhoods. A Courtyard by Marriott is currently under construction and was approved based on its close proximity to the freeway.

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: November 8, 2018



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@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON		PHONE NUMBER	EMAIL ADDRESS
TR SF Hotel		David Carl .		281-496-7788	dcarl@machaik.com
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	A	77043	5156	491Y	10 Spring Branch West

HOTEL/MOTEL NAME: Tru By Hilton

HOTEL/MOTEL ADDRESS: 11090 Katy Fwy, Houston Tx

PROPERTY OWNER OF RECORD: TR SF Hotel Investments LTD

OWNER ADDRESS: 11757 Katy Fwy, Ste 1500, Houston, Tx 77079

PROJECT PERMIT NUMBER: 18120665

TOTAL ACREAGE: 1.59 ACRES

TOTAL NO OF ROOMS:107

PARKING SPACES PROVIDED:108

Plat Name: Sherwood upland Development

SCHOOL DISTRICT: H.I.S.D

NORTH OF: Interstate 10

EAST OF: Sherwood Forest St

SOUTH OF: Timberline

WEST OF: Upland Dr

PURPOSE OF VARIANCE REQUEST: To take primary access off a two-lane street and to take access from a residential street.

CHAPTER 28 REFERENCE(S): 28-202(a) 1a

HOTEL/MOTEL VARIANCE



Houston Planning Commission

Summary: The Hotel will comply with the requirements of the City of Houston's hotel location requirements, contained in the Code of Ordinances, Section 28-202 (the "Hotel Location Requirements"), except, that it takes access through a two-lane public street (Sherwood Forest Drive).

APPLICANT'S STATEMENT OF FACTS

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (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 Property has a direct access to the I-10 feeder road, but it is only a 20 feet wide strip of land (the "Strip") along an approximately a 100' segment of the property. This Strip contains a swale that is used to serve the surface drainage needs of adjacent properties. Also, the Strip is not adequate to provide driveway access from the Hotel to the I-10 feeder road for the reasons stated below. Though the Strip presently has a partial curb cut access to the I-10 feeder road however TX DOT authorities, thus far, are reluctant to allow the access point to be moved or widened in order to meet the requirements of a "Primary Entrance", as written in Section 28-202(a) (1)c The narrow strip of land is only 20 foot+/- and is thus insufficient for a 24 foot two way driveway. The Public Works Design Manual requires a minimum of 24-foot width for a two-way driveway.

Efforts to resolve this conflict has not been reached. Alternative access points along this stretch of the I-10 feeder road are being considered however a resolution to access the Tru Hotel has proven difficult to design and expensive to construct. Additional land is needed to safely design the alternative access roads to the Hotel. To provide a suitable primary access point for the Hotel would also require the relocation of an existing billboard which is in the pathway for the proposed, alternative driveway. Lastly a primary access point to the Tru Hotel from the I-10 feeder road would still require a secondary access point from the Tru Hotel onto Sherwood Forest Drive. According to the ordinance, this secondary access would be limited to 15 feet in width, thus falling significantly below the Fire Code requirements for the City of Houston which would be 24 feet minimum entrance and roadway. As a result, primary access to the Hotel from Sherwood Forest Drive is the safest, most practical access point for the proposed Hotel

HOTEL/MOTEL VARIANCE



Houston Planning Commission

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Applicant sought a worthy location for the Hotel on Property less than 250' from the I-10 feeder road along Sherwood Forest Drive but still somewhat removed from the busy and distracting noise of the I-10 feeder road. The Hotel to be constructed is an up-scale, franchise hotel from Hilton that caters to the value oriented guest profile and provides a quiet setting for its patrons. The Hotel will primarily serve the needs of business and engineering professionals requiring close and affordable proximity to the Energy Corridor while also satisfying demand from guests of nearby homeowners and businesses.

Applicant is a well-known Houston business man with substantial real estate and business investments in this area, who owns and operates both the award-winning Embassy Suites Hotel Energy Corridor as well as the Award Winning Home2 Suites by Hilton. Both hotels are within a mile of the Proposed Tru Hotel. The proposed Hotel is intended to complement both the neighboring property and the Home2 Suites by Hilton by serving a related segment of business travelers. Applicant has been a good neighbor to area residents and businesses for over 38 years.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed Hotel is less than 225 feet from the I-10 feeder road along Sherwood Forest Drive, and all properties between the Hotel site and the I-10 feeder road are used for commercial purposes. The main reason for the ordinance requiring four lanes for moving traffic is to prevent hotel construction on purely residential streets. Sherwood Forest Drive is not a residential street according to the standards specified under the City of Houston's ordinances. Sherwood Forest Drive has less than 23% residential abutment between I-10 and Timberline Drive. The standard for a residential designated street is 30% or more residential abutment

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By meeting the spirit of the ordinance, the Hotel will not be injurious to the public health, safety, or welfare. The Property is an ideal location for this type of hotel, as it is near I-10, it provides quick, easy access to business locations, and is in a quieter commercial setting.

HOTEL/MOTEL VARIANCE



MAC HAIK ENTERPRISES

City of Houston
Planning & Development
Development Services Division
Attn: Arica Bailey

October 22, 2018

Re: Hotel Motel Ordinance

Dear Arica,

This letter is written on behalf of Mac Haik ("Applicant"), who is proposing to develop a 107 room Tru Hotel by Hilton (the "Hotel"), on an approximately 2.0 acre tract of land located on the I-10 Feeder Road and Sherwood Forest Drive (the "Property"), located approximately 225 feet north of the intersection of Sherwood Forest Drive and the I-10 feeder road.

Variance Sought:

We have been made aware that the proposed Tru Hotel by Hilton will need a variance for construction. "The Hotel" will comply with the requirements of the City of Houston's hotel location requirements, contained in the Code of Ordinances, Section 28-202 (the "Hotel Location Requirements"), except, that it takes access through a two-lane public street (Sherwood Forest Drive) and Sherwood Forest Drive is now designated as a Residential Street in according to the standards specified under the City of Houston's ordinances.

In addition to the previous variance request, Applicant is seeking a variance to the requirements of Sec.28-202(a)(1)a, which provides, in pertinent part, as follows:

- (a) It shall be unlawful for any person to construct any new hotel...unless the following conditions are met:
 - (1) The tract on which the hotel is to be located shall have direct frontage on and take primary access from:
 - a. at least one major thoroughfare that is not a Residential Street.

Reasons for Variance

- 1.) The imposition of the terms, rules, conditions, policies, and standards of the Hotel Location Requirements would create an undue hardship by depriving the Applicant of reasonable use of the Property. (sec. 28-209(a)(1))

The Property has a direct access to the I-10 feeder road, but it is only a 20 feet wide strip of land (the "Strip") along an approximately a 100' segment of the property. This Strip contains a swale that is used to serve the surface drainage needs of adjacent properties. Also, the Strip is not adequate to provide driveway access from the Hotel to the I-10 feeder road for the reasons stated below,

1. Though the Strip presently has a partial curb cut access to the I-10 feeder road TX DOT authorities, thus far, are reluctant to allow the access point to be moved or widened in order to meet the requirements of a "Primary Entrance", as written in Section 28-202(a) (1)c
2. The narrow strip of land is only 20 foot+/- and is thus insufficient for a 24 foot two-way driveway. The Public Works Design Manual requires a minimum of 24 foot width for a two-way driveway.
3. Efforts to resolve this conflict has not been reached. Alternative access points along this stretch of the I-10 feeder road are being considered however, a resolution to access the Tru Hotel has proven difficult to design and expensive to construct. Additional land is needed to safely design the alternative access roads to the Hotel. To provide a suitable primary access point for the Hotel would also require the relocation of an existing billboard, which is in the pathway for the proposed, alternative driveway.

As a result, primary access to the Hotel from Sherwood Forest Drive is the safest, most practical access point for the proposed Hotel.

The Applicant has previously applied for and attained a variance for a 142 room Home2 Suites by Hilton Hotel. That Hotel has since been constructed and is a valuable improvement to the neighborhood. The requested variances for "the Hotel" are identical to the approved variance requested and received for The Home2 Hotel. The exception however is, Sherwood Forest is now designated as Residential Street that was not the situation when the Home2 attained its required variances.

2.) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by Applicant. (sec28-209(a)(2))

Applicant sought a worthy location for the Hotel on property adjacent to the Home2 by Hilton Hotel. This site is located less than 250' from the I-10 feeder road along Sherwood Forest Drive but still somewhat removed from the busy and distracting noise of the I-10 feeder road. **"The Hotel"** is an up-scale, franchise hotel from Hilton that caters to the value oriented guest profile, and provides a quiet setting for its patrons. The Hotel will primarily serve the needs of business and engineering professionals requiring close and affordable proximity to the Energy Corridor while also satisfying demand from guests of nearby homeowners and businesses. **The Applicant did not impose or create any hardship causing the requirement of the variance.** The requirement for the variance exists because of changing demographics of the neighborhood north of **"the Hotel"** where new Townhome development has increased.

Applicant is a well-known Houston businessman with substantial real estate and business investments in this area, who owns and operates both the award-winning Embassy Suites Hotel

Energy Corridor as well as the Award Winning Home2 Suites by Hilton. Both hotels are within a mile of "the Hotel". The proposed Hotel is intended to complement both the neighboring properties and the Home2 Suites by Hilton by serving a related segment of business travelers. Applicant has been a good neighbor to area residents and businesses for over 38 years.

3.) The intent and general purposes of this article will be preserved and maintained.
(Sec.28-209(a)(3))

The proposed Hotel is less than 225 feet north from the I-10 feeder road along Sherwood Forest Drive and all properties between the Hotel site and the I-10 feeder road are currently used for commercial purposes. The primary reason for a hotel ordinance prohibiting locations on residential streets is to prevent hotel construction in residential neighborhoods. **The Intent and general purpose of this article would be preserved and maintained** if the "The Hotel" is constructed on this proposed site.

This section of Sherwood Forest Drive is commercial in nature. The present use of the proposed site is as a used car lot for John Hass Mazda. John Hass Mazda new car sales is located directly across the street from "the Hotel". Bordering the site on the north is the Home2 by Hilton Hotel developed by the applicant in 2015-2016 (a 142 room Hotel). The Watts Pool Company occupies the corner of Sherwood Forest and I-10. Due to recent construction of residential town homes along Sherwood Forest Drive to the north, a 46% residential abutment between I-10 and Timberline Drive has been calculated. However, all the residential properties are north of the proposed site and are mixed in with other commercial developments.

4.) The granting of the variance will not be injurious to the public health, safety or welfare. (Sec.28-209(a)(4))

By meeting the spirit of the ordinance, the Hotel will not be **injurious to the public health, safety, or welfare**. The Property is an ideal location for this type of hotel, as it is in close proximity to I-10, it provides quick, easy access to business locations, and is located in a more quiet commercial setting.

We thank you for your consideration.

Sincerely,

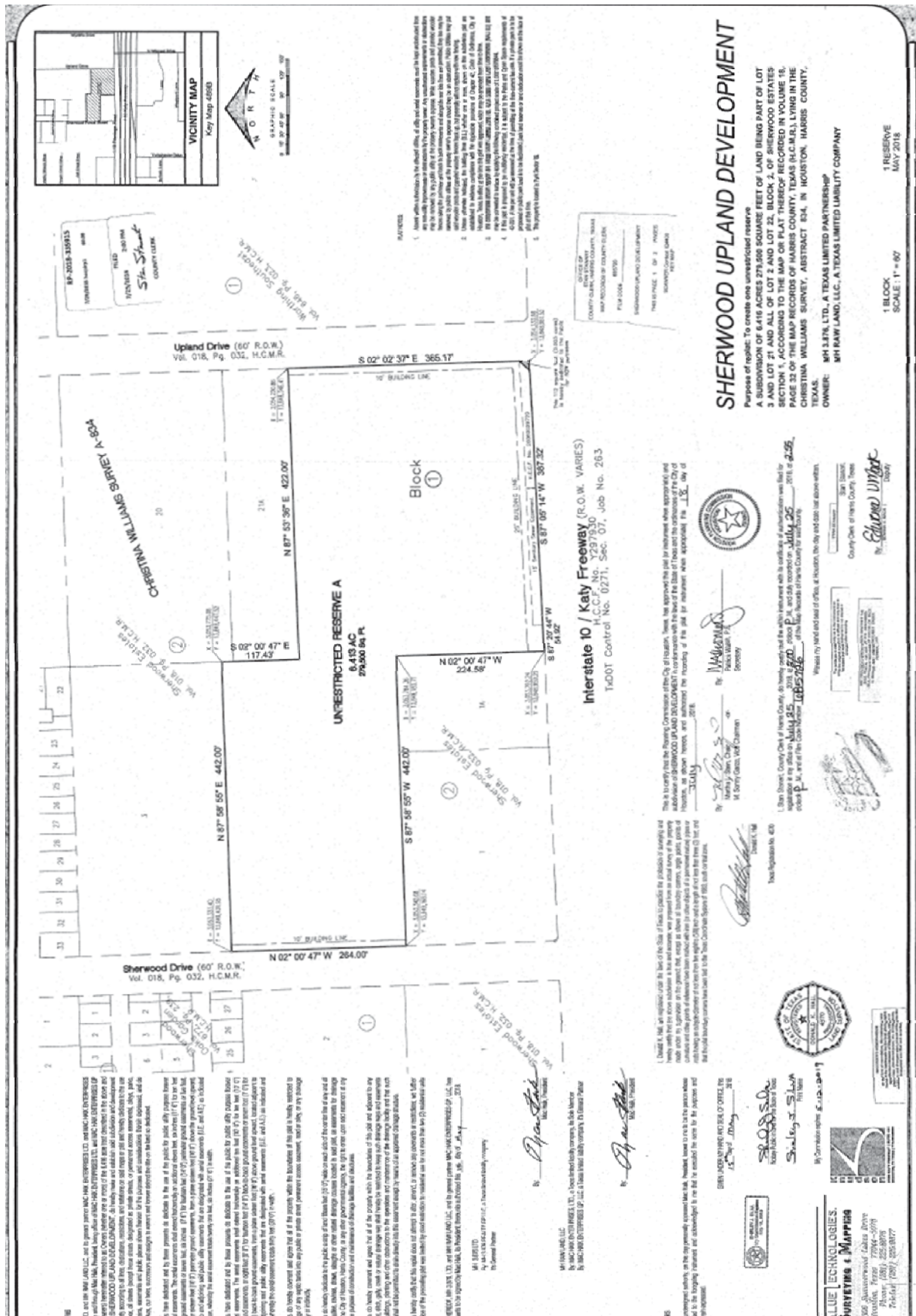


David R. Carl
Project Director

cc: Mac Haik
David Carl
Matthew T. Hagan, Esq.
Christopher Manthei, AIA
EE Reed Construction
Council Member Brenda Stardig



ITEM:

Meeting Date: November 8th, 2018

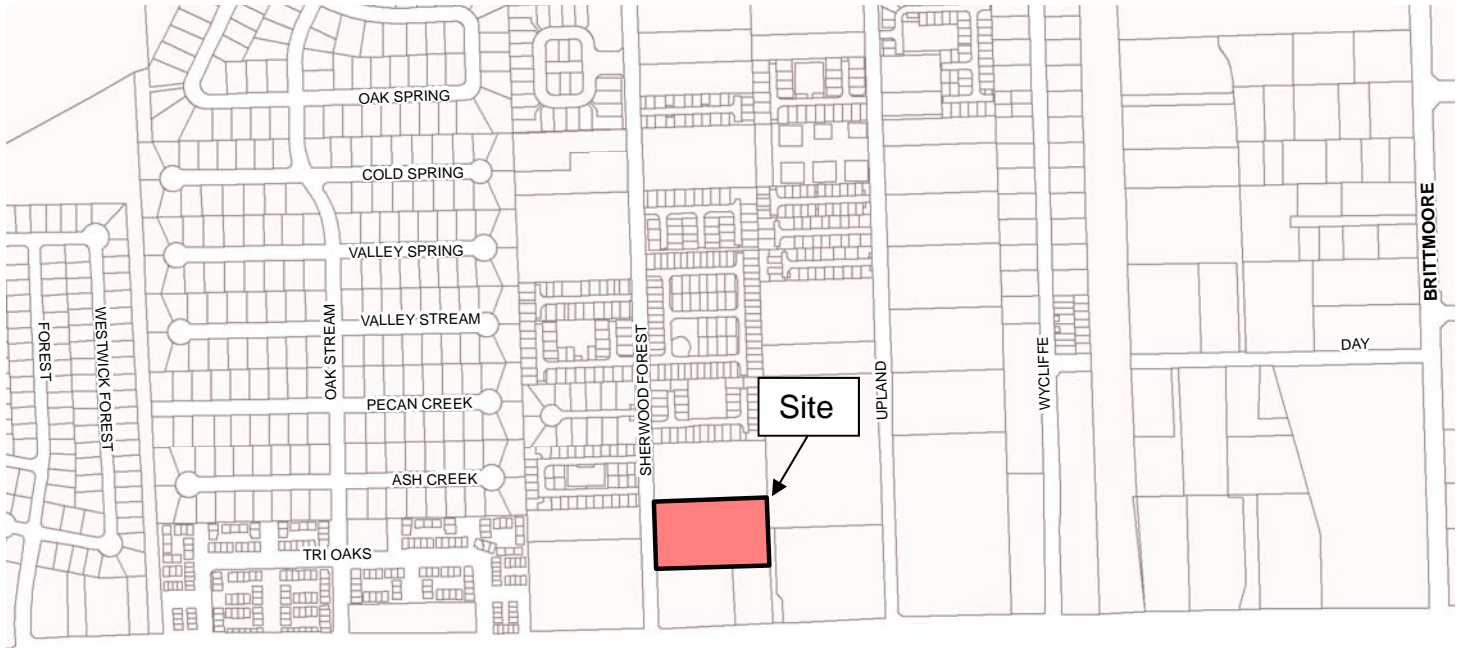


PLANNING &
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Houston Planning Commission

ITEM:

Meeting Date: November 8th, 2018



IH 10



HOTEL/MOTEL VARIANCE

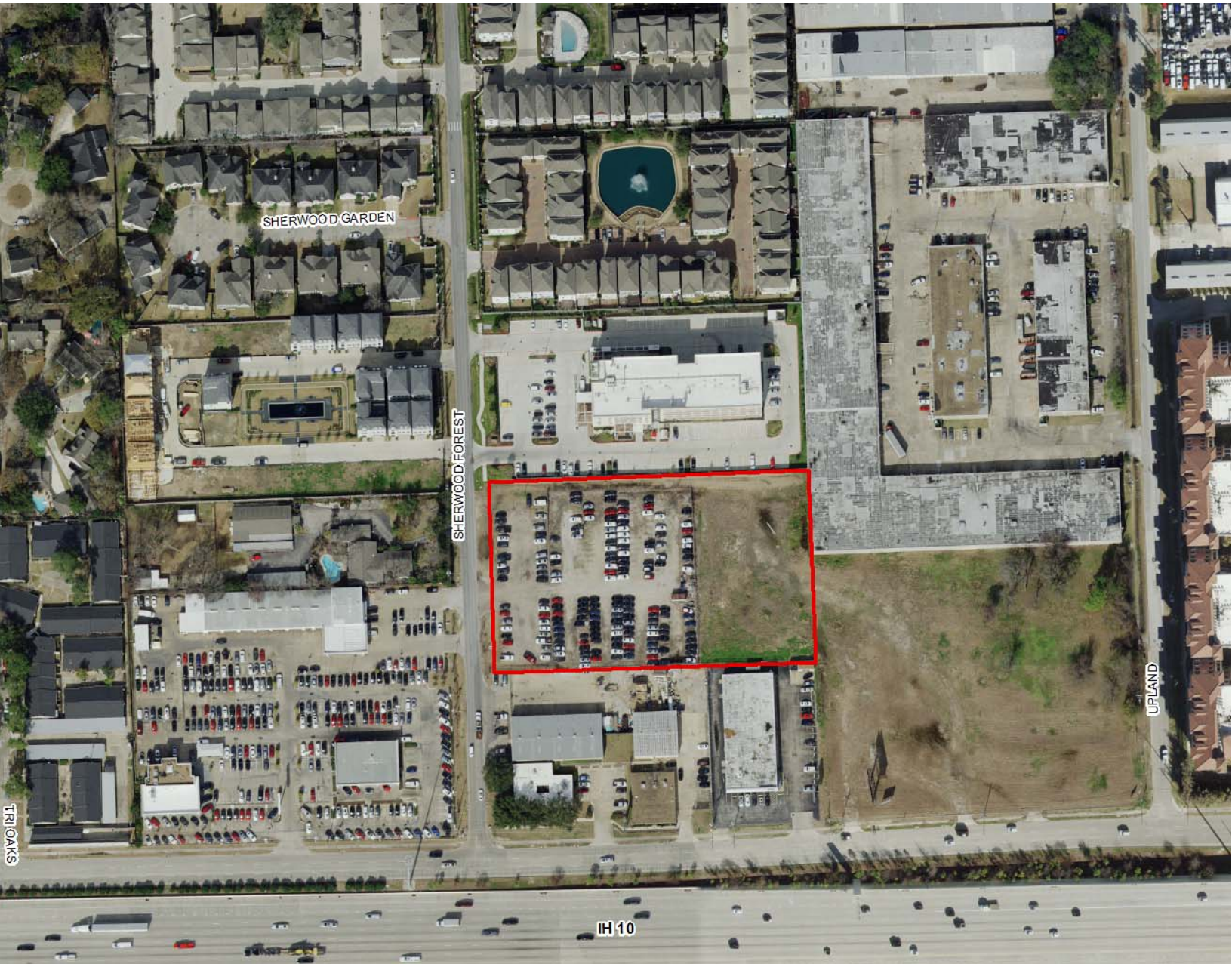


PLANNING &
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Houston Planning Commission

ITEM:

Meeting Date: November 8th, 2018



HOTEL/MOTEL VARIANCE



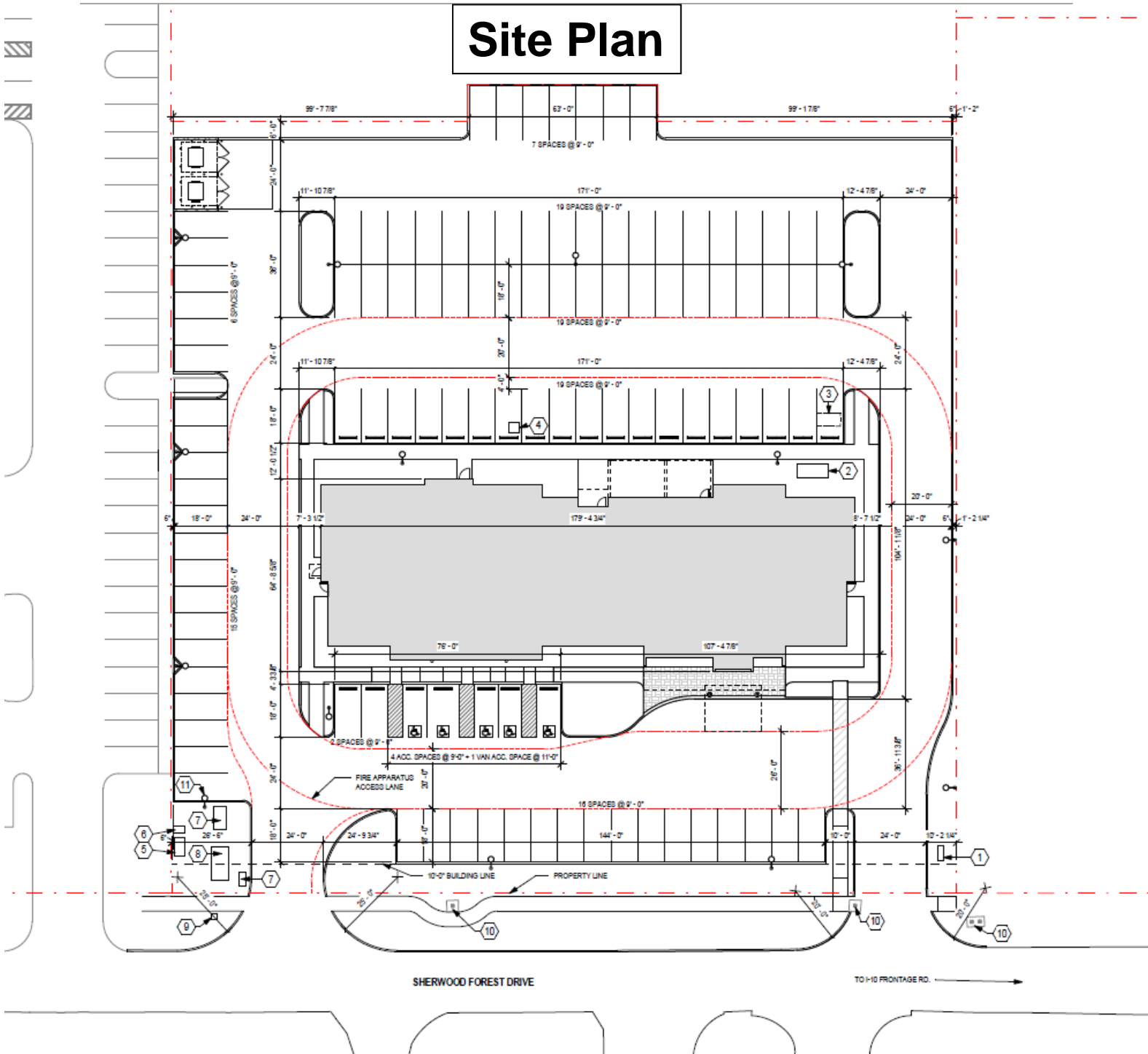
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM:

Meeting Date: November 8th, 2018

Houston Planning Commission

Site Plan



HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

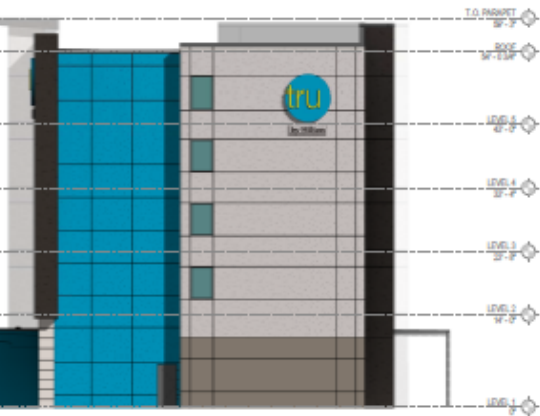
Houston Planning Commission

ITEM: VI.

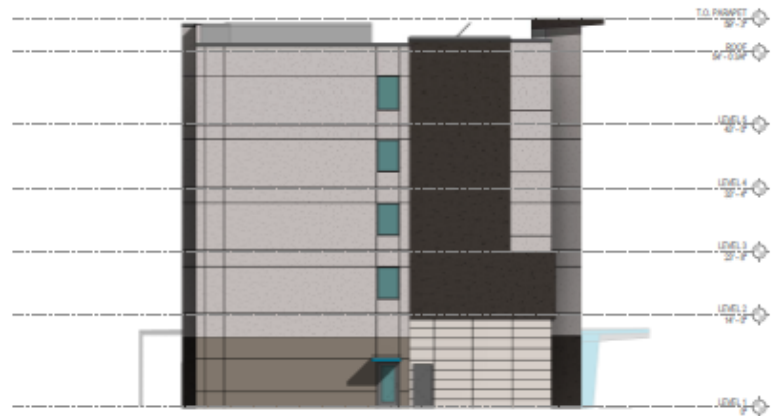
Meeting Date: November 8th, 2018



D1 NORTH ELEVATION
18' x 110'



E1 EAST ELEVATION
18' x 110'



E3 WEST ELEVATION
18' x 110'



A1 SOUTH ELEVATION
18' x 110'

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI.

MEETING DATE: 11/08/2018

LOCATION	FILE NO.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
		77043	5156	491Y	City
NORTH OF: Interstate 10 SOUTH OF: Timberline	EAST OF: Sherwood Forest Dr WEST OF: Upland Dr				

APPLICANT: David Carl
ADDRESS: 11090 Katy Freeway
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 1C

LAND USE CALCULATIONS: N/A

NON-RESIDENTIAL: N/A

PRIMARY ENTRANCE LOCATION: Sherwood Forest Dr

PURPOSE OF REQUEST:

28-201 Definitions- Residential Street

28-202 1c- locational requirements

BASIC OF REQUEST: The applicant is proposing to build a Hotel/Motel with access from a 2 lane local street that is also considered a residential street.

STAFF RECOMMENDATION: DEFER

BASIS OF RECOMMENDATION:

PLANNING COMMISSION ACTION

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: OCTOBER 25, 2018