

HOUSTON PLANNING COMMISSION

AGENDA

JANUARY 31, 2019



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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
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 KP George
Fort Bend County
The Honorable Lina Hidalgo
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

Margaret Wallace Brown

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
Anna.Sedillo@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

January 31, 2019

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

Call to Order

Director's Report

Approval of the January 17th, 2019 Planning Commission Meeting Minutes

- I. Presentation and Consideration of the January 2019 Semi-Annual Water/Wastewater Impact Fees Report (Deidre VanLangen)**
- II. Presentation and Consideration of the January 2019 Semi-Annual Drainage Impact Fees Report (Deidre VanLangen)**
- III. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (John Cedillo)
 - b. Replats (John Cedillo)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, Aracely Rodriguez)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Chad Miller, Geoff Butler, Suvidha Bandi)
 - e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez, Geoff Butler)
 - f. Reconsiderations of Requirement (Aracely Rodriguez)
 - g. Extension of Approvals (Tammi Williamson)
 - h. Name Changes (Tammi Williamson)
 - i. Certificates of Compliance (Tammi Williamson)
 - j. Administrative
 - k. Development Plats with Variance Requests (Eric Pietch, Jose Mendoza, Chad Miller)
- IV. Establish a public hearing date of February 28, 2019**
 - a. Pine Briar Addition replat no 1
 - b. Pine Hollow Sec 2 partial replat no 2
 - c. West Oaks no 2 partial replat no 3
 - d. Westheimer Gardens Extension partial replat no 6
 - e. Westheimer Gardens Extension partial replat no 8
 - f. Willow Meadows Sec 17 partial replat no 1
- V. Consideration of a Hotel/Motel for Express Inn located at 8585 Eastex Freeway (Devin Crittle)**
- VI. Consideration of a Hotel/Motel for Equinox located at 2500 Westcreek Lane (Devin Crittle)**
- 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)

January 17, 2019

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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:34 p.m. during the Director's Report

Susan Alleman

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Randall L. Jones

Isabel Longoria

Lydia Mares

Absent

Christina Morales

Left at 3:51 p.m. during item 86

Paul R. Nelson

Left at 5:22 p.m. during item III

Linda Porras-Pirtle

Left at 3:52 p.m. during item 86

Ileana Rodriguez

Left at 5:05 p.m. during item 95 and 96

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Left at 3:32 p.m. during item 85

Commissioner James Noack

Maggie Dalton for

Left at 5:01 p.m. during item 89

The Honorable KP George

Loyd Smith for

Left at 4:13 p.m. during item 87

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

Margaret Wallace Brown, Interim Director, Planning and Development

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

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

POINT OF PERSONAL PRIVILEGE

The Chair recognized Richard Smith's last day to represent Houston Public Works Department at the Planning Commission and thanked him for being a great representative. She also recognized Joe Myer, who will be attending the Commission meetings in the future.

APPROVAL OF THE JANUARY 3, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 3, 2019 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 73)

Items removed for separate consideration **2, 15** and **27**.

Staff recommendation: Approve staff's recommendations for items **1 – 73**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 73**, subject to the CPC 101 form conditions.

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

Commissioner(s) Clark and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for item(s) **2, 15 and 27**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **2, 15 and 27**, subject to the CPC 101 form conditions.

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

Commissioner(s) Clark and Sigler returned.

C PUBLIC HEARINGS

74 Ashley Pointe Sec 11 partial replat no 1 C3N Defer

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

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

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

Speaker(s): Rashid Seemab – opposed.

75 Enchanted Oaks Sec 2 partial replat C3N Approve
no 1 and extension

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

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

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

76 Lakeside Estates Sec 2 partial replat no 2 C3N Defer

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

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

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

Speaker(s): Adrian De La Garza – opposed.

77 Long Point Woods Sec 1 partial replat no 2 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Jennifer Hundl - opposed

78 Newport Sec 6 partial replat no 1 and extension C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker(s) – Angelina Katen, Vanessa Munez and Norma Molina – opposed.

79 Riverside Terrace Sec 13 partial replat no 1 C3N Withdrawn

D VARIANCES

80 Boulevard Place Sec 3 partial replat no 2 C2R Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

81 Buffalo Bayou Park C3R Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

82 Cypress Oaks North GP GP Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

83 General Warehouse Systems C3P Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

84 Grand Parkway at West Little York GP GP Approve
Staff recommendation: Grant the 1st variance and deny the 2nd variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the 1st variance and denied the 2nd variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

85 Houston Tradeport**C3R****Approve**

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

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

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

Speaker(s): Mary Lou Henry, applicant – supportive; Bridgette Murray – undecided.

**86 Houston Ventures Homes
at Houston Avenue****C2R****Defer**

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

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

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

Speaker(s): Craig Weinstock, applicant – supportive.

Item #87 and VII were taker together at this time.

87. Maison Robert**C2R****Approve****VII. CONSIDERATION OF A HOTEL/MOTEL FOR MAISON ROBERT HOTEL LOCATED AT
347 W 20TH STREET****Approve**

Commissioner Baldwin moved to amend the motion, seconded by Rosenberg. Motion carries with Commissioner(s) Alleman, Clark, Dalton and Garza opposing.

Commissioner Baldwin made motion, seconded by Rosenberg to amend the motion to require 8' sidewalk on 20th Street on the nonhotel side. Motion carries with Commissioner(s) Alleman, Clark, Dalton, Garza and Jones opposing.

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

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

Motion: Clark Second: Jones Vote: Unanimous Opposing: Alleman, Clark, Dalton,
Garza and Jones

Speaker(s): Ben Ackerley, Raymond Redding, Alli Jarrett, Grant Barfusi, Nicholas Muscara, Matthew Werner – supportive; Doris Murdock, Iryna Marchiano – opposed; Joe Myers, City Engineer, Houston Public Works.

88 McCrary Meadows GP**GP****Approve**

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

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

Motion: **Dalton**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****89 Millan Tracts****C2****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: **Garza**Vote: **Unanimous**Abstaining: **None**

90 Moussa C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Item(s) 91 and 92 were taken together at this time.

91 Ranch at Dos Brisas GP GP Defer
92 Ranch at Dos Brisas Sec 1 C2 Defer
Staff recommendation: Defer the application(s) for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application(s) for two weeks to give the applicant time to submit revised information.
Motion: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

93 Spring Creek RV Park C2 Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

94 Telge Road Business Park C2 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: **Jones** Vote: **Unanimous** Abstaining: **None**

Item(s) 95 and 96 were taken together at this time.

Commissioner Alleman recused herself

95 Tomball ISD at Cypress Rose Hill GP GP Defer
96 Tomball ISD Educational Campus C3P Defer
Staff recommendation: Defer the application(s) for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application(s) for two weeks to give the applicant time to submit revised information.
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

97 Westheimer Site C2R Withdrawn
98 York Place C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Item(s) 99 and 100 were taken together at this time.

Commissioner Sigler recused herself.

99	Amira Sec 6	C3P	Defer
100	Cypress Heights Drive Street Dedication Sec 1 and Reserves	C3P	Defer

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

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

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

Commissioner Sigler returned.

F RECONSIDERATION OF REQUIREMENTS

101	Miabella	C2R	Withdrawn
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Items G, H, and I were taken together at this time.

G EXTENSIONS OF APPROVAL

102	Clay Road Commerce Park	EOA	Approve
103	Cruz Estates	EOA	Approve
104	Harris County Juvenile Detention Facility	EOA	Approve
105	Houstons Skyscraper Shadows Sec 2 partial replat no 4	EOA	Approve
106	McDaniel Gardens replat no 1 and extension	EOA	Approve
107	Strongfab Solutions Inc	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

108	24094 FM 1485 East	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 102-108.

Commission action: Approved staff's recommendation for items 102-108.

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

109	1026 Blackhaw Street	DPV	Defer
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Staff recommendation: Defer the application for two weeks for legal review.

Commission action: Deferred the application for two weeks for legal review.

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

110 1303 Westheimer Road**DPV****Defer**

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

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

Motion: **Sigler**Second: **Garza**Vote: **Unanimous**Abstaining: **None****II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 14, 2019 FOR:**

- a. Bassey Woods partial replat no 1
- b. Freeway Manor partial replat no 1
- c. Merrylands Sec 1 partial replat no 1
- d. Quinn Way partial replat no 1
- e. Talia Court Village replat no 1 and extension
- f. Temple Terrace partial replat no 3

Staff recommendation: Establish a public hearing date of February 14, 2019 for item II a-f.

Commission action: Established a public hearing date of February 14, 2019 for item II a-f.

Motion: **Jones**Second: **Clark**Vote: **Unanimous**Abstaining: **None****III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET**

Staff recommendation: Grant the off-street parking variance(s) to allow 57 off-street vehicle parking spaces and 7 bicycle racks (28 bicycle spaces) in lieu of the ordinance-required 66 vehicle parking spaces for a multi-family development.

Commission action: Granted the off-street parking variance to allow 57 off-street vehicle parking spaces and 5 bicycle racks (20 bicycle spaces) in lieu of the ordinance-required 66 vehicle parking spaces for a multi-family development. The applicant also agreed to provide 2 vehicle spaces off-site therefore they will be short only one vehicle space onsite instead of 3.

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

Speaker(s): James Roman, applicant and Matt Shafiezadeh – supportive.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 347 WEST 20TH STREET**Withdrawn****V. CONSIDERATION OF A HOTEL/MOTEL FOR EXPRESS INN LOCATED AT 8585 EASTEX FREEWAY**

Staff recommendation: Defer the application for two weeks to give the applicant time to meet with the Houston Public Works Department and TXDOT.

Commission action: Deferred the application for two weeks to give the applicant time to meet with the Houston Public Works Department and TXDOT.

Motion: **Baldwin**Second: **Garza**Vote: **Unanimous**Abstaining: **None****VI. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL ROYAL LOCATED AT 11503 SOUTH SAM HOUSTON PARKWAY EAST**

Staff recommendation: Grant the Hotel/Motel variance(s).

Commission action: Grant the Hotel/Motel variance(s) with the condition the applicant moves one handicap parking space closer to the entry.

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

Speaker(s): Lokesh Khosia - supportive

Item VII. was taken and acted on earlier with item 87.

VIII. EXCUSE THE ABSENCES OF COMMISSIONER ABRAHAM

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

IX. PUBLIC COMMENT
NONE

X. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:34 p.m.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Michael Kramer, Secretary

**January 2019
Semiannual Report of the
Capital Improvements Advisory
Committee
On Water and Wastewater Impact Fees**

**Planning Commission
Acting as the
Capital Improvements Advisory Committee**

Martha L. Stein, Chair

**City of Houston
Houston Public Works
Houston Water**

**JANUARY 2019 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON IMPACT FEES**

I. PURPOSE OF THIS REVIEW

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

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

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **May 1, 2018-October 31, 2018**, of the 2010-2020 Impact Fees Program.

II. FINDINGS AND RECOMMENDATIONS

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

- A total of **292** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **May 1, 2018 and October 31, 2018**. The unit cost range for considering residences below the median housing price was from **\$227,997.00-\$231,534.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **26,404** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$15,198,429.96** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **May 1, 2018 and October 31, 2018**, the **first half of the eighth year** of the 2010-2020 Impact Fees Program. The program has an all-time total income of **\$420,248,267.57**.

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

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$15,198,429.96** should be authorized for appropriation to debt retirement.

III. BACKGROUND

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

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

IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS

A. Land Use Assumptions

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

1. Population and Employment

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

2. Service Units

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

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

Growth projections anticipate citywide demands will increase to **217,461** service units for water and **108,384** service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **181,217** service units for water and **90,318** service units for wastewater were projected to be consumed through this period of the updated program (May 1, 2018 and October 31, 2018). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **8,045** water service units and **7,815** wastewater service units for a cumulative total of **116,393** water service units and **102,742** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **64%** for water and **114%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Houston Water.

TABLE 1
May 1, 2018 to October 31, 2018
Percent of Actual to Prorated Projected Service Units (s.u.)

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2014	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104
January 2015	52	94,233	62,480	66	46,966	53,129	113
July 2015	58	105,106	71,091	68	52,385	61,192	117
January 2016	64	115,979	78,472	68	57,804	67,563	117
July 2016	70	126,852	83,440	66	63,223	72,480	115
January 2017	76	137,725	89,247	65	68,642	78,167	114
July 2017	82	148,598	94,157	63	74,061	82,950	112
January 2018	88	159,471	100,990	63	79,480	89,230	112
July 2018	94	170,344	108,348	64	84,899	94,927	112
January 2019	100	181,217	116,393	64	90,318	102,742	114

3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **\$1,905.94** per service unit has been effective since **July 1, 2018** under the program. Examination of data regarding service unit consumption from **May 1, 2018 through October 31, 2018**, indicates significant capacity remains in the water and wastewater systems to support future demand.

4. Maximum Chargeable Impact Fees

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

5. Findings:

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

- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **July of 2019**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **April 30, 2019**, the end of the next reporting period.

V. SUMMARY OF IMPACT FEE ACCOUNTS

A. Impact Fees Rates

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2018** with the implementation of the 2010-2020 Impact Fee Program. The current Water/Wastewater impact fee of **\$1,905.94** per service unit for water and wastewater is **26.24%** of the maximum fees allowed by current law.

TABLE 2
Maximum and Adopted Impact Fees

2010-2020 Program	<u>Wastewater</u>	<u>Water</u>	<u>Total</u>
Maximum Impact Fee/Residential Equivalent	\$3,427.07	\$3,835.44	\$7,262.51
Adopted Fee	\$1,199.11	\$706.83	\$1,905.94

B. Current Status of Fees

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **October 31, 2018**, the City has accrued **\$420,248,267.57** since implementing the impact fees ordinances in 1990. A total of **\$405,049,837.61** has been transferred to the revenue bond debt service fund. The amount of **\$15,198,429.96** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

TABLE 3
Status of Impact Fees Accounts

	<u>Wastewater</u>	<u>Water</u>	<u>Totals</u>
<i>1990-2000 Program</i>			
<i>Total Income</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>Transfers to Debt Service:</i>	\$44,115,871.05	\$19,557,816.07	\$63,673,687.12
<i>2000-2010 Program</i>			
<i>Total Income</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>Transfers to Debt Service</i>	\$121,439,622.12	\$43,094,284.12	\$164,533,906.24
<i>2010-2020 Program</i>			
<i>Collections Income</i>			
<i>(7-1-2010 – 10/31/2018)</i>	\$123,198,441.95	\$67,694,538.31	\$190,892,980.26
<i>Interest Income</i>			
<i>(7-1-2010 – 10/31/2018)</i>	\$742,370.37	\$405,323.58	\$1,147,693.95
<i>Total Income:</i>	\$123,940,812.32	\$68,099,861.89	\$192,040,674.21
<i>Transfers to Debt Service:</i>	\$114,482,354.29	\$62,359,889.96	\$176,842,244.25
<i>Not Transferred to Debt Service:</i>	\$9,458,458.03	\$5,739,971.93	\$15,198,429.96
<i>All-Time Total Income</i>			
<i>(6/1/1990-10/31/2018)</i>	\$289,496,305.49	\$130,751,962.08	\$420,248,267.57
<i>TOTAL AVAILABLE FOR TRANSFER</i>	\$9,458,458.03	\$5,739,971.93	\$15,198,429.96*

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

C. Finding

- A total of **\$15,198,429.96** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

VI. REVIEW OF PROGRAM IMPLEMENTATION

A. Analysis of Inequities

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

B. Reporting Period Activity

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$227,997.00-\$231,534.00**.

C. Findings

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, **292** exemptions from impact fees have been applied for, and **26,404** impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

**January 2019
Semiannual Report of the
Capital Improvements Advisory
Committee
On Drainage Impact Fees**

**Planning Commission
Acting as the
Capital Improvements Advisory Committee**

Martha L. Stein, Chair

**City of Houston
Houston Public Works
Houston Water**

**JANUARY 2019 SEMIANNUAL REPORT OF THE
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
ON DRAINAGE IMPACT FEES**

A. Background

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

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

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

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

B. Drainage Impact Fee Rates By Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2018.

TABLE 4 Impact Fees Per Service Area

<u>Service Area¹</u>	<u>Impact Fees per Service Units</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$9.01
Buffalo / White Oak	\$17.10
Clear Creek	\$0.41
Greens Bayou	\$14.00
Hunting Bayou	\$10.69
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$18.50

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

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

C. Drainage Impact Fees Purchased

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

TABLE 5
Total Drainage Impact Fees Purchased Per Service Area
May 1, 2018 through October 31, 2018

<u>Service Area¹</u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$29,038.97
Buffalo Bayou	\$56,607.81
White Oak Bayou	\$71,486.96
Clear Creek	\$408.98
Greens Bayou	\$33,790.44
Hunting Bayou	\$3,128.98
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims Bayou	\$73,413.07
Vince Bayou	\$396.49
TOTAL	\$268,271.70

**Fees to be reallocated to correct service area.*

D. Findings

- A total of **\$268,271.70** in Drainage Impact Fees was purchased between **May 1, 2018 through October 31, 2018**.
- A total of **\$2,128,479.37** was purchased since program inception.

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Balmoral Park Lakes East Detention Reserve	C3F		Approve the plat subject to the conditions listed
2	Beta Academy Almeda Genoa	C2		Approve the plat subject to the conditions listed
3	Bingle Commons	C2		Approve the plat subject to the conditions listed
4	Breckenridge West Sec 2	C3F		Approve the plat subject to the conditions listed
5	Bridgeland Parkland Village Sec 33	C3P	DEF1	Approve the plat subject to the conditions listed
6	Bridgeland Parkland Village Sec 40	C3P		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 44	C3P	DEF1	Withdrawn
8	Broadstone Silver Eagle	C2		Approve the plat subject to the conditions listed
9	Broadstone Woodmill Creek	C2	DEF2	Approve the plat subject to the conditions listed
10	Brooklyn Trails Sec 2	C3P		Approve the plat subject to the conditions listed
11	Camillo Lakes Sec 4	C3P		Approve the plat subject to the conditions listed
12	CenterPoint Energy Pecan Point Reserve	C3F		Approve the plat subject to the conditions listed
13	Centre Park Terrace South	C3F		Approve the plat subject to the conditions listed
14	Champion Heavens replat no 1	C3F		Defer Additional information reqd
15	Coatimundi	C2	DEF2	Withdrawn
16	Coventry Sec 3 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
17	Creekside Ranch Sec 11	C3P		Approve the plat subject to the conditions listed
18	Creekside Ranch Sec 12	C3P		Approve the plat subject to the conditions listed
19	Domain New Forest Town Center West	C2		Defer Chapter 42 planning standards
20	Elyson Reserves Sec 2	C2		Approve the plat subject to the conditions listed
21	Elyson Sec 20	C3F		Approve the plat subject to the conditions listed
22	Elyson Sec 24	C3P		Approve the plat subject to the conditions listed
23	Enchanted Oaks Sec 2 partial replat no 1 and extension	C3F		Defer Chapter 42 planning standards
24	Estates of Muoneke	C2		Defer Additional information reqd
25	Fern Terrace	C2	DEF2	Approve the plat subject to the conditions listed
26	FM 529 Storage Warehouse	C2	DEF1	Approve the plat subject to the conditions listed
27	Forbes Crossing Sec 2	C3F		Approve the plat subject to the conditions listed
28	Foster Place partial replat no 2	C3F		Approve the plat subject to the conditions listed
29	Generation Park West GP	GP		Approve the plat subject to the conditions listed
30	Generation Park Management District Lift Station no 4	C2		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: January 31, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
31	Graceview Baptist Church Telge Road	C3F		Approve the plat subject to the conditions listed
32	Harvest Green Sec 28	C3P		Defer Chapter 42 planning standards, City of Houston Addressing Department, and Fort Bend County Engineer's Office.
33	High Woods Lane Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
34	Hilltop	C2		Approve the plat subject to the conditions listed
35	Houstonian Homes on Edgewood	C3F	DEF1	Approve the plat subject to the conditions listed
36	Katy Manor South Sec 2	C3F		Approve the plat subject to the conditions listed
37	Knoll Oaks	C3F		Approve the plat subject to the conditions listed
38	Narsi Management LP Properties	C2		Approve the plat subject to the conditions listed
39	New Forest Parkway Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
40	Northpark Woods Sec 1	C3F		Approve the plat subject to the conditions listed
41	Pecan Estates Sec 1	C3F	DEF2	Approve the plat subject to the conditions listed
42	Pine Grove GP	GP		Defer Additional information reqd
43	Pine Grove Sec 1	C3P		Defer Additional information reqd
44	Sendero Tract Sec 9	C3F		Approve the plat subject to the conditions listed
45	Shops at Meadows	C2		Defer Chapter 42 planning standards
46	Silver Eagle GP	GP		Approve the plat subject to the conditions listed
47	Tapestry Kuykendahl Road Apartments	C2		Approve the plat subject to the conditions listed
48	Town Center at New Forest GP	GP		Approve the plat subject to the conditions listed
49	Ventana Lakes East Sec 2	C3F		Approve the plat subject to the conditions listed
50	Village Storage	C2		Approve the plat subject to the conditions listed
51	Villages of Pine Ridge GP	GP	DEF1	Approve the plat subject to the conditions listed
52	Westfield Ranch Sec 5	C3F		Approve the plat subject to the conditions listed
53	Woodland Lakes Sec 6	C3P		Approve the plat subject to the conditions listed
54	Woodridge Village Mace Drive Street Dedication and Reserves	C3P		Approve the plat subject to the conditions listed
55	Woodridge Village Sec 4	C3P		Approve the plat subject to the conditions listed
56	Yale Street Place	C3F		Approve the plat subject to the conditions listed

B-Replats

57	Anderson Lakes Sec 1	C3R	DEF2	Withdrawn
58	BRI Business Park	C2R	DEF2	Withdrawn
59	Center Complex	C2R		Approve the plat subject to the conditions listed
60	Dunlavy Plaza	C2R		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
61	East River Sec 2	C3R	DEF1	Approve the plat subject to the conditions listed
62	Enclave at Westpark Meadows Townhomes	C3R	DEF1	Approve the plat subject to the conditions listed
63	Forbes Crossing Sec 3	C3R		Defer Applicant request
64	Giddy Up replat no 2 and extension	C2R		Approve the plat subject to the conditions listed
65	Hammock Place	C3R		Approve the plat subject to the conditions listed
66	Heights Moderno	C2R	DEF1	Approve the plat subject to the conditions listed
67	Hyde Park Views	C2R		Defer LGL deed rests review pending
68	Jersey Acres Addition partial replat no 1	C2R	DEF1	Defer Applicant request
69	Knox Place	C2R		Approve the plat subject to the conditions listed
70	Little York IDEA School	C2R		Approve the plat subject to the conditions listed
71	Northside Neo	C2R	DEF1	Approve the plat subject to the conditions listed
72	Patio Homes At Truro	C2R		Approve the plat subject to the conditions listed
73	Primewest Sec 1 Partial Replat no3	C2R		Approve the plat subject to the conditions listed
74	Rainbow Unicorn Funland	C2R		Defer Applicant request
75	Rosemont Estates	C2R		Defer Additional information reqd
76	Safari Kids Bissonnet	C2R	DEF1	Approve the plat subject to the conditions listed
77	Saint Elizabeth Place	C2R	DEF1	Defer Applicant request
78	SH Distribution Center Detention Pond	C2R		Defer Additional information reqd
79	Shady Acres Extension no 3 partial replat no 8	C2R	DEF1	Approve the plat subject to the conditions listed
80	Southmore Enclave	C2R		Approve the plat subject to the conditions listed
81	Spring Brook Village Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
82	Tampa Enclave	C2R		Approve the plat subject to the conditions listed
83	Tierra y Libertad	C2R	DEF2	Approve the plat subject to the conditions listed
84	Tuam Estates	C2R		Approve the plat subject to the conditions listed
85	Van Zandt Estates	C2R		Approve the plat subject to the conditions listed
86	Vargus Reserve on Westpark Drive	C2R	DEF1	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

87	Ashley Pointe Sec 11 partial replat no 1	C3N	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
88	Craig Woods partial replat no 25	C3N		Approve the plat subject to the conditions listed
89	Devonshire Place partial replat no 1	C3N		Defer Questions at previous PC mtg
90	Fullerton Place partial replat no 2	C3N		Approve the plat subject to the conditions listed
91	Lakeside Estates Sec 2 partial replat no 2	C3N	DEF1	Disapprove

Platting Summary**Houston Planning Commission****PC Date: January 31, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
92	Long Point Woods Sec 1 partial replat no 2	C3N	DEF1	Disapprove
93	McCrary Meadows Sec 2 partial replat no 1 and extension	C3N		Approve the plat subject to the conditions listed
94	Newer Heights Village replat no 1	C3N		Approve the plat subject to the conditions listed
95	Newport Sec 6 partial replat no 1 and extension	C3N	DEF1	Grant the requested special exception(s) and Approve the plat subject to the conditions listed
96	Pine Terrace partial replat no 1	C3N		Disapprove

D-Variances

97	Boulevard Place Sec 3 partial replat no 2	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
98	Buffalo Bayou Park	C3R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Cypress Oaks North GP	GP	DEF1	Approve the plat subject to the conditions listed
100	Fairview Addition partial replat no 1	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	Garden Oaks Multifamily	C2R		Defer Applicant request
102	Gulf Business Park	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Houston Tradeport	C3R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
104	Houston Ventures Homes at Houston Avenue	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Katy Lakes GP	GP		Defer Harris County's request
106	Marketplace 249 GP	GP		Approve the GP subject to the conditions listed
107	Marketplace 249 Reserve Sec 1	C2		Approve the plat subject to the conditions listed
108	Ranch at Dos Brisas GP	GP	DEF1	Defer Applicant request
109	Ranch at Dos Brisas Sec 1	C2	DEF1	Defer Applicant request
110	Spring Creek RV Park	C3P	DEF2	Approve the plat subject to the conditions listed
111	Spring Cypress Estates GP	GP		Approve the plat subject to the conditions listed
112	Spring Cypress Estates Sec 1	C2		Approve the plat subject to the conditions listed
113	Tomball ISD at Cypress Rose Hill GP	GP	DEF1	Defer Applicant request
114	Tomball ISD Educational Campus	C3P	DEF1	Defer Additional information reqd
115	Upper Kirby Senior Living	C2R		Defer Applicant request

E-Special Exceptions

116	Amira Sec 6	C3P	DEF2	Approve the plat subject to the conditions listed
117	Cypress Heights Drive Street Dedication Sec 1 and Reserves	C3P	DEF2	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
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F-Reconsideration of Requirements

118	Balmoral Park Lakes East Sec 7	C3F		Defer Harris County's request
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G-Extensions of Approval

119	Beltway Park SH 249	EOA		Approved
120	Enclave at Lone Oak Sec 1	EOA		Approved
121	Enclave at Lone Oak Sec 2	EOA		Approved
122	Hidden Meadow Sec 14	EOA		Approved
123	Magnolia Park Plaza	EOA		Approved
124	Starwood Farms	EOA		Approved
125	Teal Gardens	EOA		Approved
126	Views at Abernathy	EOA		Approved
127	Windsong Business Plaza	EOA		Approved

H-Name Changes

None

I-Certification of Compliance

128	21675 Dogwood Drive	COC		Approve
129	21726 Dogwood Drive	COC		Approve
130	14106 Dartwood Drive	COC		Approve
131	24015 Briar Thicket Drive	COC		Approve
132	23350 Clifwood Drive	COC		Approve
133	19947 South Plantation Estates	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

134	1026 Blackhaw Street	DPV		Withdrawn
135	2512 Southmore Blvd.	DPV		Defer
136	1303 Westheimer Road	DPV		Approve

Hotel/Motel Variance Requests

V	Express Inn located at 8585 Eastex Freeway	HMV		Approve
VI	Equinox located at 2500 Westcreek Lane	HMV		Approve