

# HOUSTON PLANNING COMMISSION

## AGENDA

MARCH 28, 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](http://www.houstonplanning.com)

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

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



## PLANNING & DEVELOPMENT DEPARTMENT

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

# SPEAKER GUIDELINES

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

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

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

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

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

...

**Commission or Group:**

## SPEAKER SIGN IN FORM

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

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

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

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

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

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

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

# **Houston Planning Commission**

## **AGENDA**

**March 28, 2019**

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

### **Call to Order**

### **Director's Report**

### **Approval of the March 14, 2019 Planning Commission Meeting Minutes**

#### **I. 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, and Suvidha Bandi)
- d. Subdivision Plats with Variance Requests (Chad Miller, Homero Guajardo Alegria, Aracely Rodriguez, Lyndy Morris and Suvidha Bandi)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Lyndy Morris and Aracely Rodriguez)
- g. Extension of Approvals (Jose Mendoza)
- h. Name Changes (Jose Mendoza)
- i. Certificates of Compliance (Jose Mendoza)
- j. Administrative
- k. Development Plats with Variance Requests (Eric Pietsch)

#### **II. Establish a public hearing date of April 25, 2019**

- a. De Los Angeles
- b. Gleannloch Farms Office Enclave
- c. Grove at Oak Forest Sec 1 partial replat no 1 and extension
- d. Hyde Park partial replat no 8
- e. Lantana Sec 1 partial replat no 1
- f. Macgregor Terrace Sec 2 partial replat no 1
- g. Newport Sec 7 partial replat no 4
- h. Summerlyn Terrace replat no 1
- i. Traces Sec 1 partial replat no 6

#### **III. Consideration of an Off-Street Parking Variance for property located at 5180 Avenue L (Eric Pietsch)**

#### **IV. Consideration of an Off-Street Parking Variance for property located at 4710 Center Street (Chad Miller)**

#### **V. Consideration of an Off-Street Parking Variance for property located at 606 Dennis Street (Homero Guajardo Alegria)**

#### **VI. Consideration of an Off-Street Parking Variance for property located at 4928 Fulton Street (Jose Mendoza)**

#### **VII. Consideration of an Off-Street Parking Variance for property located at 610 Oxford Street (Jose Mendoza)**

#### **VIII. Public Hearing and Consideration of a Special Minimum Lot Area for portions of the Brady Subdivision – MLSA (David Welch) (Withdrawn)**

#### **IX. Excuse the absences of Commissioners Mares, Morales, Porras-Pirtle, Rodriguez and Rosenberg**

#### **X. Public Comment**

#### **XI. Adjournment**

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

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

**March 14, 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair                      Absent

David Abraham

Susan Alleman

Bill Baldwin

Antoine Bryant                                      Absent

Lisa Clark    Absent

Randall L. Jones                                   Arrived at 2:37 p.m. during Approval of Minutes

Isabel Longoria

Lydia Mares     Absent

Christina Morales                                   Absent

Paul R. Nelson

Linda Porras-Pirtle                                   Absent

Ileana Rodriguez                                   Absent

Ian Rosenberg                                       Absent

Megan R. Sigler

Zafar Tahir

Meera D. Victor                                      Absent

Mark Mooney for

Commissioner James Noack

Maggie Dalton for

The Honorable KP George

Loyd Smith for

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 Margaret Wallace Brown, Interim Director, Planning and Development Department.

## **APPROVAL OF THE FEBRUARY 28, 2019 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the February 28, 2019 Planning Commission meeting minutes as amended.

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

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 92)**

Item(s) removed for separate consideration: **2, 43, 64, and 65.**

Staff recommendation: Approve staff's recommendations for items **1 - 92** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 92** subject to the CPC 101 form conditions.

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

#### **Commissioner Alleman recused herself.**

Staff recommendation: Approve staff's recommendation to approve item **43**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **43**, subject to the CPC 101 form conditions.

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

#### **Commissioner Alleman returned.**

#### **Commissioners Dalton and Sigler recused themselves.**

Staff recommendation: Approve staff's recommendation to approve items **2, 64, and 65**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **2, 64, and 65**, subject to the CPC 101 form conditions.

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

#### **Commissioners Dalton and Sigler returned.**

### **C PUBLIC HEARINGS**

#### **93 Crawford Addition partial 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: **Baldwin**      Second: **Jones**      Vote: **Unanimous**      Abstaining: **None**

Speaker(s): John Brickey - undecided.

#### **94 Gleannloch Farms Office Enclave      C3N      Withdrawn**

**95 Magnolia Park partial replat no 6 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

**96 Memorial Green Sec 2 replat and extension C3N Defer**  
**partial replat no 1**  
Staff recommendation: Defer the application for two weeks per the applicant's request.  
Commission action: Deferred the application for two weeks per the applicant's request.  
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Jeff Boutte, applicant - supportive.

**97 Steeplechase Sec 1 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**98 Traces Sec 1 partial replat no 5 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**99 Westgrove Court partial replat no 1 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: **Tahir** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Mary Lou Henry, applicant – supportive; John Kane, Wesley Maresh, Sue Stockard Schaefer and Gordon Sorrells – opposed.

**100 Westheimer Gardens Extension C3N Defer**  
**partial replat no 8**  
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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**101 Wildwood Glen Sec 1 partial replat no 1 C3N Withdrawn**

**102 Willow Meadows Sec 17 partial replat no 1 C3N 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**103 Windermere partial replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**104 Adelaide Sec 3 C3P Approve**

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

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

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

**Items 105 - 107 were taken together at this time.**

**105 Avex Tract GP GP Approve**

**106 Avex Tract Northeast Drainage and Detention Reserves C3P Approve**

**107 Avex Tract 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) approved the plats subject to the CPC 101 form conditions.

Motion: **Smith** Second: **Alleman** Vote: **Carries** Opposed: **Longoria**

**108 Buck Landing C2R Defer**

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

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

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

**Items 109 and IV were taken together at this time.**

**109 Crossing at Midtown C2 Defer**

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 606 DENNIS STREET Defer**

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

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

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

**110 Gosling Office Park C2 Approve**

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

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

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

**111 Gosling Road Apartments 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**112 Highland Village Estates C3R 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Jerry Tubbs - undecided.

**Items 113 and V were taken together at this time.**

**113 ION C2R Approve**  
**V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED**  
**AT 4201 MAIN STREET**

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, being: 1.) Allow a dual building line for the existing building along Main Street, Wheeler Ave and Fannin Street 2.) Allow new additions, such as footprint expansions and new floors above, within the 25' building line along Main Street, Wheeler Ave and Fannin Street, 3.) Allow canopies to encroach up to zero foot along Main Street, Wheeler Ave and Fannin Street and 4.) to not provide visibility triangles at the intersection of Main Street and Wheeler Street, and Wheeler Ave and Fannin Street, subject to specific conditions: 1.) Preserve minimum 6' unobstructed sidewalks along plat boundary surrounded by Wheeler Ave., Fannin Street and Main Street and provide 5' unobstructed sidewalk along Eagle Street 2.) Maintain and improve existing pedestrian realm and safety buffer for Main Street (15.5') and Fannin Street (19') and maintain and improve existing pedestrian realm along Wheeler Ave. (11'-15.5') with the condition that the nine required streets are donated to the City.

Motion: **Baldwin** Second: **Longoria** Vote: **Carries** Abstaining: **Abraham**

**Items 114 and 115 were taken together at this time.**

**114 Klein Forest GP GP Defer**  
**115 Klein Forest Sec 1 C3P Defer**

Staff recommendation: Defer the applications for two weeks per Harris County's request.

Commission action: Deferred the applications for two weeks per Harris County's request.

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

**116 Knox Court C2R Defer**

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

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

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

**Items 117 and 118 were taken together at this time.**

**117 McCarty Road Landfill TX LP GP GP Approve**  
**118 McCarty Road Landfill TX LP Sec 1 C2 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**119 Sunlight Development C2 Approve**  
**on Spring Cypress Road**

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: **Longoria** Vote: **Unanimous** Abstaining: **None**



**Items 120 and 121 were taken together at this time.**

**120 Willowbend Green GP GP 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.

**121 Willowbend Green Sec 1 C3P Defer**

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

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

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

**122 Woodlands Village of Grogans Mill C3R Approve**  
**Lake Woodlands East Shore Sec 19**

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: **Mooney** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**  
**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**123 Center Complex C2R Defer**

Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.

Commission action: Deferred the application for two weeks per Chapter 42 planning standards

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

Speaker(s): Keith Edgar - undecided.

**124 Roland Road Kat C2 Approve**

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

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

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

**125 Treviso Gardens Sec 3 C3P Defer**

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

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

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

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

**G EXTENSIONS OF APPROVAL**

**126 Atascocita Springs Sec 2 EOA Approve**

**127 Bayou Oaks At West Orem Sec 8 EOA Approve**

**128 Franz Grand Parkway Southeast EOA Approve**

**129 Kuykendahl Plaza EOA Approve**

**130 Millwork Sec 1 EOA Approve**

**131 Puebla Comiskey EOA Approve**

132	Razo Land	EOA	Approve
133	Ruhee Development on Scott	EOA	Approve
134	Sky View Sec 1	EOA	Approve

**H NAME CHANGES**  
**NONE**

**I CERTIFICATES OF COMPLIANCE**

135	19846 S Plantation Estates Dr.	COC	Approve
136	23249 E Community Dr.	COC	Approve
137	21252 Dunn Street	COC	Approve
138	21656 Dunn Street	COC	Approve
139	2595 Peach Creek Drive	COC	Approve
140	23034 S Oak Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 126-140.

Commission action: Approved staff's recommendation for items 126-140.

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

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Items 141 and III were taken together at this time.

141	5180 Avenue L	DPV	Defer
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**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5180 AVENUE L**

Staff recommendation: Deny the variance(s) and disapprove the plat for a proposed commercial development, and 1) to not allow a 6' building line in lieu of the ordinance-required 10' building line along Avenue L; 2) to not allow a 1'-6" building line in lieu of the ordinance-required 10' building line along Edgewood Street, both local streets; and 3) to dedicate 5' for right-of-way widening along Avenue L and Edgewood Street.

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

Motion: **Abraham**      Second: **Tahir**      Vote: **Carries**      Opposed: **Baldwin, Dalton, Jones and Nelson**

Speaker(s): Matthew Healey, Andrea Brennan, applicants and Nick Hall – supportive; Lilly Esparza - opposed.

**II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 11, 2019 FOR:**

- a. Crockett Street Landing partial replat no 1
- b. Devon Estates partial replat no 1
- c. Eagle Landing Townhomes
- d. Garden Oaks First Section partial replat no 1
- e. Goodday Braeswood
- f. Harper Woods partial replat no 1
- g. Harper Woods partial replat no 2
- h. Magnum Manor Sec 1 partial replat no 2
- i. Porter Pixel Place
- j. Quinn Way partial replat no 1

k. Shadyvilla Addition no 1 partial replat no 4

l. Westheimer Gardens partial replat no 3

Staff recommendation: Establish a public hearing date of April 11, 2019 for item II a-l.

Commission action: Established a public hearing date of April 11, 2019 for item II a-l.

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

**Item III was taken and acted upon earlier in the meeting, with Item 141.**

**Item IV was taken and acted upon earlier in the meeting, with Item 109.**

**Item V was taken and acted upon earlier in the meeting, with Item 113.**

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT BLOCK FOR THE 1000 BLOCK OF LUISE STREET, NORTH AND SOUTH SIDES-MLS 744**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Luise Street, North and South sides, MLS 744 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 1000 block of Luise Street, North and South sides, MLS 744 and forwarded to City Council.

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

Speaker(s): Paul Beebe, applicant, Vladimir R. Dela Cruz and Alberto Rodriguez – supportive.

**VII. EXCUSE THE ABSENCE OF COMMISSIONER CLARK**

A motion was made to excuse the absence(s) of Commissioner Clark.

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

**VIII. PUBLIC COMMENT**

Commissioner Baldwin inquired about a previous lot size application that is not on the Agenda.

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:16 p.m.

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

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

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

1	A and A Metals Inc	C2		Approve the plat subject to the conditions listed
2	Aguilla Place	C2	DEF1	Defer Applicant request
3	Allstate BK at Richey	C2		Approve the plat subject to the conditions listed
4	Anderson Lakes GP	GP		Approve the plat subject to the conditions listed
5	Bammel Vista	C2		Approve the plat subject to the conditions listed
6	Barker Cypress Plaza	C2	DEF1	Approve the plat subject to the conditions listed
7	Bellaire Boulevard Street Dedication Sec 2	SP		Defer Chapter 42 planning standards
8	Breckenridge West Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
9	Bridgeland Parkland Village Sec 33	C3F		Approve the plat subject to the conditions listed
10	Camillo Lakes Sec 4	C3F		Approve the plat subject to the conditions listed
11	Crawford Addition partial replat no 2	C3F		Approve the plat subject to the conditions listed
12	Creekside Ranch Sec 11	C3F		Approve the plat subject to the conditions listed
13	Creekside Ranch Sec 12	C3F		Approve the plat subject to the conditions listed
14	Dorchester Place	C2		Approve the plat subject to the conditions listed
15	Egret Houston	C2		Approve the plat subject to the conditions listed
16	Eldridge Park Sec 2	C2		Approve the plat subject to the conditions listed
17	Ella Industrial 2 LLC	C2		Approve the plat subject to the conditions listed
18	Forestwood Sage Sec 1	C2	DEF2	Approve the plat subject to the conditions listed
19	Franz Tract GP	GP		Defer Applicant request
20	Gosling Road Apartments	C3F		Approve the plat subject to the conditions listed
21	Groves Sec 30	C3F		Defer Additional information reqd
22	Indigo and Pon North America Facilities	C2		Approve the plat subject to the conditions listed
23	Lakes of Bella Terra West Sec 4	C3P		Approve the plat subject to the conditions listed
24	Le Family	C1	DEF1	Withdraw
25	Little House Row	C2	DEF1	Approve the plat subject to the conditions listed
26	Longenbaugh Road Street Dedication Sec 2	SP	DEF1	Approve the plat subject to the conditions listed
27	Marcello Lakes Sec 2	C3F		Approve the plat subject to the conditions listed
28	McCrary Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
29	Miramesa Sec 4	C3F		Approve the plat subject to the conditions listed
30	Muoneke Estates GP	GP		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Northgrove Sec 9	C3P		Approve the plat subject to the conditions listed
32	Pasadena ISD Maintenance and Operations Facility	C2		Defer Additional information reqd
33	Pine Briar Addition replat no 1	C3F		Approve the plat subject to the conditions listed
34	Rolk Road Street Dedication	C3F	DEF1	Withdraw
35	Saint Charles Estates	C2		Approve the plat subject to the conditions listed
36	Sam Houston Distribution Center	C3F		Defer Additional information reqd
37	Sheldon ISD High School Sec 1	C3F		Defer Additional information reqd
38	Spring Creek RV Park	C3F	DEF2	Approve the plat subject to the conditions listed
39	Tavola Sec 26	C3P		Approve the plat subject to the conditions listed
40	Tavola Sec 27	C3P		Approve the plat subject to the conditions listed
41	Timber Forest Drive Street Dedication Sec 6	C3P	DEF1	Defer Applicant request
42	Towne Lake Sec 53	C3F		Defer for further study and review
43	Trison Estates	C2		Approve the plat subject to the conditions listed
44	Tulane Court replat no 1	C3F		Approve the plat subject to the conditions listed
45	Ventana Lakes East Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
46	Vistas of Klein Lake GP	GP		Approve the plat subject to the conditions listed
47	Vistas of Klein Lake Sec 3	C3F	DEF2	Approve the plat subject to the conditions listed
48	Westheimer Gardens Extension partial replat no 6	C3F		Approve the plat subject to the conditions listed
49	Woodridge Village Sec 4	C3F		Approve the plat subject to the conditions listed

**B-Replats**

50	Albana Estates	C2R		Approve the plat subject to the conditions listed
51	Blue Spring Homes	C3R		Approve the plat subject to the conditions listed
52	Brahim Oaks	C2R	DEF2	Approve the plat subject to the conditions listed
53	Breaktime Market at Chimney Rock	C2R		Defer Additional information reqd
54	CenterPoint Energy Wallisville Substation	C2R		Approve the plat subject to the conditions listed
55	City Gate East Orem Drive Street Dedication Sec 1	C3R		Approve the plat subject to the conditions listed
56	City Gate Sec 2	C3R		Approve the plat subject to the conditions listed
57	City of Houston Katy Addicks Well No 7	C2R		Approve the plat subject to the conditions listed
58	Cypress Fairbanks ISD Westgreen Boulevard Multi School Site partial replat no 1	C3R		Approve the plat subject to the conditions listed
59	Davis Community Place	C2R		Approve the plat subject to the conditions listed
60	Deen Estate	C2R		Defer Chapter 42 planning standards
61	Development on Edison Street	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Development on McKee Street	C2R	DEF1	Approve the plat subject to the conditions listed
63	Domain Heights	C2R	DEF1	Approve the plat subject to the conditions listed
64	East Way Manor	C2R	DEF1	Defer Chapter 42 planning standards
65	Fairway North Logistics Park	C2R	DEF1	Approve the plat subject to the conditions listed
66	Giddy Up replat no 2 and extension	C2R		Approve the plat subject to the conditions listed
67	Harbor Place	C2R		Approve the plat subject to the conditions listed
68	Loma Linda Estates	C2R		Defer LGL deed rests review pending
69	Montrose Cathedral Corner	C2R		Defer Chapter 42 planning standards
70	Mykawa Estates	C2R	DEF2	Disapprove
71	Nicholson Street Views	C2R		Approve the plat subject to the conditions listed
72	Normandy Crossing at I10	C2R		Approve the plat subject to the conditions listed
73	Orange Spring Homes	C3R		Approve the plat subject to the conditions listed
74	Pham Addition	C2R	DEF2	Withdraw
75	Reyes Plaza	C2R		Approve the plat subject to the conditions listed
76	Shadydale Addition partial replat no 1	C2R		Defer Additional information reqd
77	Timber Crossing East	C3R		Approve the plat subject to the conditions listed
78	Timber Crossing West	C3R		Approve the plat subject to the conditions listed
79	Trevino Landing	C2R		Approve the plat subject to the conditions listed
80	Uhaul Houston Easthaven	C2R		Defer Chapter 42 planning standards

**C-Public Hearings Requiring Notification**

81	Bassey Woods partial replat no 1	C3N		Approve the plat subject to the conditions listed
82	Craig Woods partial replat no 18	C3N		Approve the plat subject to the conditions listed
83	Hyde Park partial replat no 8	C3N		Withdraw
84	Lindale Park Sec 5 partial replat no 2	C3N		Disapprove
85	Macgregor Terrace Sec 2 partial replat no 1	C3N		Withdraw
86	Memorial Green Sec 2 replat and extension partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
87	Westgrove Court partial replat no 1	C3N	DEF1	Deny the requested variance(s) and Approve the plat subject to the conditions listed
88	Westheimer Gardens Extension partial replat no 8	C3N	DEF2	Approve the plat subject to the conditions listed
89	Willow Meadows Sec 17 partial replat no 1	C3N	DEF2	Approve the plat subject to the conditions listed

**D-Variances**

90	Amira GP	GP		Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed
91	Bridgeland Parkland Village Sec 44	C3P		Defer Additional information reqd

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
92	Buck Landing	C2R	DEF1	Defer for further study and review
93	Crossing at Midtown	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
94	Development at Telge replat no 1 and extension	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
95	Hamilton Enclave	C2R		Defer Applicant request
96	Heights Estate	C3P		Withdraw
97	Highland Village Estates	C3R	DEF1	Defer for further study and review
98	Klein Forest GP	GP	DEF2	Approve the plat subject to the conditions listed
99	Klein Forest Sec 1	C3P	DEF2	Withdraw
100	Klein Forest Sec 2	C2		Approve the plat subject to the conditions listed
101	Knox Court	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	Oakmont Crossing	C2R		Defer Additional information reqd
103	Stages Repertory Theatre replat no 1	C2R		Defer Applicant request
104	Sunset Ridge Sec 8	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Willowbend Green Sec 1	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

## E-Special Exceptions

None

## F-Reconsideration of Requirements

106	Center Complex	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Forestwood Sec 8	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Tomball ISD at Cypress Rose Hill GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Treviso Gardens Sec 3	C3P	DEF1	Deny the requested special exception(s) and Approve the plat subject to the conditions listed

## G-Extensions of Approval

110	Gross Office Park	EOA		Approve
111	Mason Ranch Crossing	EOA		Approve
112	Rambo Estates	EOA		Approve
113	Rosehill Reserve Sec 6	EOA		Approve
114	Stone Lake Center	EOA		Approve

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
115	Sunset Ridge West Sec 7 partial replat no 1	EOA	Approve	

**H-Name Changes**

None

**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

116	5180 Avenue L	DPV	Deny
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**Off-Street Parking with Variance Requests**

III	5180 Avenue L	PV	Deny
IV	4710 Center Street	PV	Defer
V	606 Dennis Street	PV	Approve
VI	4928 Fulton Street	PV	Approve
VII	610 Oxford Street	PV	Approve





**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 03/28/2019  
**Plat Name:** A and A Metals Inc  
**Developer:** A&A Metals, Inc., a Texas corporation  
**Applicant:** Windrose  
**App No/Type:** 2019-0550 C2

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

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Total Acreage:	5.9900	Total Reserve Acreage:	5.9900
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	77020	494Q	City

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

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

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

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

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
City Engineer: Detention is required.

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

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 03/28/2019  
**Plat Name:** Aguilla Place  
**Developer:** Besl Investments Corp  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-0259 C2

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

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

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

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)

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

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

1. Provide record documents and information for Ennis St.
2. Plat exceeds dwelling unit density limit.

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

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

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

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

Parks and Recreation: Correct number of existing and incremental dwelling units in table. Correct # of dwelling units fee applied to in Notes #5.

City Engineer: Detention maybe required subject to impervious cover more than 65%.



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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 03/28/2019  
**Plat Name:** Allstate BK at Richey  
**Developer:** ALLSTATE BK REAL ESTATE HOLDINGS, LTD  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2019-0469 C2

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

Total Acreage:	2.8230	Total Reserve Acreage:	2.8230
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	536T	City

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

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

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

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

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

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

City Engineer: Detention is required.

Parks and Recreation: Missing Parks table and "Parks notes" on plat

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 03/28/2019  
**Plat Name:** Anderson Lakes GP  
**Developer:** Liberty Home Builders  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-0512 GP

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

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Total Acreage:	74.1000	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	77053	572W	ETJ

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

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

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

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

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

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

PWE Traffic: 03/20/19:

No comments.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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)



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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 03/28/2019  
**Plat Name:** Bammel Vista  
**Developer:** North Houston Bammel Group, L.P.  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2019-0508 C2

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

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Total Acreage:	3.8212	Total Reserve Acreage:	3.8212
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:	NORTHWEST PARK MUD
County	Zip	Key Map ©	City / ETJ
Harris	77086	371W	ETJ

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

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

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

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

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Limited scope TIA will be required before the review of site development plan addressing driveway locations, median opening and left turn lane requirements.

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



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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 03/28/2019  
**Plat Name:** Barker Cypress Plaza  
**Developer:** Bowden Survey  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-0443 C2

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

Total Acreage:	2.3803	Total Reserve Acreage:	2.3803
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	HC MUD 183
County	Zip	Key Map ©	City / ETJ
Harris	77084	447B	ETJ

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

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

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

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

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)

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)

1. Show all iron Rod locations and coordinates.
2. Correct 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:** 6  
**Action Date:** 03/28/2019  
**Plat Name:** Barker Cypress Plaza  
**Developer:** Bowden Survey  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-0443 C2

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

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City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall 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)

UVE should be checked for making right turn on red by EB traffic on Kieth Harrow Blvd onto Barker Cypress Road.

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



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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 03/28/2019  
**Plat Name:** Bellaire Boulevard Street Dedication Sec 2  
**Developer:** DR Horton  
**Applicant:** Jones | Carter  
**App No/Type:** 2019-0520 SP

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

Total Acreage:	3.9660	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
Fort Bend	77407	526L	ETJ

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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: 03/20/19:

No comments.

Fort Bend Engineer: 1) If the intent is to dedicate the remainder of Bellaire Blvd by separate instrument, remove the 1' reserve from C1, L1, and L2

2) Update "District Names" table to include CAD 9

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

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





**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 03/28/2019  
**Plat Name:** Breckenridge West Sec 1  
**Developer:** D.R.Horton-Texas Ltd., A Texas Ltd., Partnership  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2019-0362 C3F

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

Total Acreage:	17.2080	Total Reserve Acreage:	0.8309
Number of Lots:	93	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 82
County	Zip	Key Map ©	City / ETJ
Harris	77373	293X	ETJ

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

040.1. Show all lot sizes in square feet on the face of the plat.

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.

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

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)

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)

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 03/28/2019  
**Plat Name:** Breckenridge West Sec 1  
**Developer:** D.R.Horton-Texas Ltd., A Texas Ltd., Partnership  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2019-0362 C3F

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

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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)  
Street name is Indigo Forest Street per Comm. Court SNC order.

Aviation: This project may be subject to the Houston Airport System's ordinance No. 08-1052 and No. 09-825.

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



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DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 03/28/2019  
**Plat Name:** Bridgeland Parkland Village Sec 33  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-0525 C3F

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

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Total Acreage:	29.6203	Total Reserve Acreage:	5.1893
Number of Lots:	90	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	77433	366W	ETJ

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
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.
052. Bridgeland Tuckerton Road and Summer Camp Drive Street Dedication and Reserve & Bridgeland Parkland Village Sec 22 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)
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)
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:** 9  
**Action Date:** 03/28/2019  
**Plat Name:** Bridgeland Parkland Village Sec 33  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-0525 C3F

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

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Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: 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)

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

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

Construction plan (Project Number 1901160058) has not been approved.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 03/28/2019  
**Plat Name:** Camillo Lakes Sec 4  
**Developer:** Marcello Lakes Ltd.  
**Applicant:** EHRA  
**App No/Type:** 2019-0538 C3F

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

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Total Acreage:	70.0500	Total Reserve Acreage:	19.0000
Number of Lots:	331	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444M	City/ETJ

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

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Humble Oil and Refining Co; United Gas Pipeline Co; & Kinder Morgan)

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

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

025. Single family residential lots in the suburban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 20 foot building line for any carport or garage.

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

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes: Lots 18-19, Block 1 and Lots 45-46, Block 4 share vehicular access. The staff portion of both lots shall be restricted to shared vehicular access. The staff portions of Flag Lots are restricted for ingress and egress only. No building, structure, wall or fence shall be constructed within the staff portion. (188)

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

157. Provide streets names for each street. (133-134)

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

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:***



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 03/28/2019  
**Plat Name:** Camillo Lakes Sec 4  
**Developer:** Marcello Lakes Ltd.  
**Applicant:** EHRA  
**App No/Type:** 2019-0538 C3F

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

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

Addressing: Adriatic Drive is a continuation of De Petris Drive. The street name should be the same.  
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.  
Harris County Flood Control District: Flood Control review - No comments.  
Parks and Recreation: N/A, Completely within ETJ.  
City Engineer: No comments

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Provide INO letter for pipeline crossings prior to plat recordation  
UVE should be checked at Galileo Way and Clay Road.  
WB left turn lane will be required on Clay Road at Galileo Way.  
Provide 25'x25' ROW cutback at corner of Clay Road and Katy-Hockley Road . The intersection will be signalized in the future.  
ALL-WAY Stop Warrant Study should be provided per TMUTCD Section 2B.07 at Lorenzo Glaze Trail and Galileo Way, and at Adriatic Drive and Galileo Way.  
10' frontage for Lots 18 & 19, Block 1 is not adequate to have driveway of 16' width w/5' radius on each side.  
Lot lines should be revised to have wider frontage.  
County requests to defer plat for modification of lot lines adjacent to flag lots.

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 03/28/2019  
**Plat Name:** Crawford Addition partial replat no 2  
**Developer:** ADVANCE SURVEYING, INC.  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2019-0522 C3F

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

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Total Acreage:	0.3444	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492X	City

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

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

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

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

PWE Traffic: 03/20/19:

No comments.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

City Engineer: Detention is required.

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

Parks and Recreation: Verify incremental dwelling units

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 03/28/2019  
**Plat Name:** Creekside Ranch Sec 11  
**Developer:** Friendswood Development Company  
**Applicant:** Jones | Carter  
**App No/Type:** 2019-0504 C3F

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

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Total Acreage:	18.9400	Total Reserve Acreage:	4.8900
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524T	ETJ

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

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

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

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

Provide pipeline release letter at recordation

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

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

Fort Bend Engineer: 1) Verify Lot 37, Block 1 meets the 5,000sf requirement  
2) Is Reserve G intended to be a park or rec center? If so, reflect in the reserve table  
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. If the criteria conflicts with counties, the more restrictive criteria shall 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  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 03/28/2019  
**Plat Name:** Creekside Ranch Sec 12  
**Developer:** Friendswood Development Company  
**Applicant:** Jones | Carter  
**App No/Type:** 2019-0543 C3F

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

Total Acreage:	14.4200	Total Reserve Acreage:	1.8260
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524T	ETJ

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

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

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

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

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

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

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

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

Fort Bend Engineer: 1) Provide bearings and distance callings for all lots - Block 2 missing several details  
 2) Provide recording information for easements proposed outside the plat boundary  
 3) Temporary turnaround easement will be required at the end of Steele Flower Drive  
 4) Update "District Names" table to include CAD 11  
 5) Submit FP to FBC for formal review  
 6) Submit civil construction plans  
 7) This does not constitute a formal review by FBC as not all review comments have been provided in this portal  
 City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14

**Action Date:** 03/28/2019

**Plat Name:** Dorchester Place

**Developer:** Lily Yanez

**Applicant:** Level Up

**App No/Type:** 2019-0503 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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Total Acreage:	0.1136	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453Q	City

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

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

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

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

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

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

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

City Engineer: 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:** 15  
**Action Date:** 03/28/2019  
**Plat Name:** Egret Houston  
**Developer:** Adkisson Group, Inc.  
**Applicant:** The Pinnell Group, LLC  
**App No/Type:** 2019-0464 C2

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

Total Acreage:	5.2996	Total Reserve Acreage:	5.2996
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:	H.C.U.D. 16
County	Zip	Key Map ©	City / ETJ
Harris	77073	372D	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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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

Limited scope TIA for driveways, median opening and LTL and shared access easement

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 03/28/2019  
**Plat Name:** Eldridge Park Sec 2  
**Developer:** Attorney  
**Applicant:** Windrose  
**App No/Type:** 2019-0501 C2

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

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Total Acreage:	6.2300	Total Reserve Acreage:	6.2300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77083	528P	ETJ

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 146.1. Provide for dedication of cutback(s) 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16

**Action Date:** 03/28/2019

**Plat Name:** Eldridge Park Sec 2

**Developer:** Attorney

**Applicant:** Windrose

**App No/Type:** 2019-0501 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall 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)

UVE should be checked for making right turn on red by EB traffic on Bissonnet Street onto Eldridge Pkwy.

Limited scope TIA will be required before the review of site development plan for evaluation of existing median opening on Eldridge Pkwy not compliant with current Geometric Guidelines. An shared access easement to a median opening at a minimum of 500 feet north of Bissonnet Street per County's current requirement.

EB left turn lane will be required on Bissonnet Street at driveway in line with existing median opening.

25'x25' ROW cutback will be required at corner of Bissonnet Street and Eldridge Pkwy.

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 03/28/2019  
**Plat Name:** Ella Industrial 2 LLC  
**Developer:** Hines  
**Applicant:** Windrose  
**App No/Type:** 2019-0502 C2

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

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Total Acreage:	30.0250	Total Reserve Acreage:	30.0250
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 406
County	Zip	Key Map ©	City / ETJ
Harris	77038	372T	ETJ

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 03/28/2019  
**Plat Name:** Ella Industrial 2 LLC  
**Developer:** Hines  
**Applicant:** Windrose  
**App No/Type:** 2019-0502 C2

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

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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](http://houstonpermittingcenter.org)

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall 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)

NB Left turn lane will be required on Ella Blvd at driveways in line with median opening. Limited scope TIA will be required to determine left turn lane storage.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/28/2019  
**Plat Name:** Forestwood Sage Sec 1  
**Developer:** Kimley-Horn  
**Applicant:** Windrose  
**App No/Type:** 2019-0299 C2

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

Total Acreage:	24.0720	Total Reserve Acreage:	24.0720
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:	HC MUD 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	456R	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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.

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

052. Beaumont Place Street Dedication Sec 1 (2018-1459) 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)

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.

118. Add Drainage Easement plat notes: (211) The following restrictions shall pertain to any drainage easement contained within the boundaries of this plat: 1) Prohibits all properties abutting the easement from the construction of fences or buildings, whether temporary or permanent, and the installation or maintenance of planting or other obstructions to the operation and maintenance of the drainage facility within the drainage easement; and 2) Prohibits any property abutting the drainage easement from drainage directly into the drainage easement except by means of a drainage structure approved by the director of public works and engineering or the authorized public drainage or flood control official.

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.

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. Address Ch. 42, Sec. 134 standards for fencing requirement at stub street.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 03/28/2019  
**Plat Name:** Forestwood Sage Sec 1  
**Developer:** Kimley-Horn  
**Applicant:** Windrose  
**App No/Type:** 2019-0299 C2

**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: Approve  
City Engineer: Detention is required. Missing B.L. on Highway 90.

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

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

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

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

Discuss with city if a variance is needed to not extend Hartman road

Adjust plat boundary to account for gap at northern end of property prior to recordation

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

Documentation of TXDOT driveway approval should be submitted with site plans.

Beaumont place will need to be recorded prior to plat recordation.

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 03/28/2019  
**Plat Name:** Franz Tract GP  
**Developer:** Ersa Grae  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-0509 GP

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	533.5000	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	77377	285Z	ETJ

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#### ***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.

088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)

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

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

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

151. Revise the public street system as indicated on the marked file copy.

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 03/28/2019  
**Plat Name:** Franz Tract GP  
**Developer:** Ersae Grae  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-0509 GP

**Staff Recommendation:**  
Defer Applicant request

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

City Engineer: 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)

Botkins alignment needs to be reviewed with respect to alignment west of Hopfe which a double reserve curve of 2000 foot radii is required

Ensure that alignment for Juergen and Mason roads conform to existing bridge piers at Grand Parkway

Entry road at Mueschke needs to be reviewed for possible signal and roadway geometry with respect to CIP project. County will need to approve location of entry street before section plats are approved. Having main entrance to subdivision this close to existing SH 99 signal would cause operational issues

Cypress Green GP does not show street connection to the north east of proposed Mason Road. Stub will go to nowhere.

Verify if radii along Botkins is 2,000' minimum

Shift Botkins Road a little to the north to fully lie within the Ball tract when road is extended to the west

When section plat is submitted, provide a walking path for school children to elementary school

Previous GP was approved showing all of Juergen Road ROW within property boundary. Entire ROW should be within boundary as major thoroughfare line is within this tract

UVEs will be checked when section plats are submitted.

Plat is requested to be deferred for street pattern changes.

Geometries, alignment and location of roadways will be checked when section plats and/or street dedication plats are submitted.

Traffic impact analysis will be required before the review of site development plan.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 03/28/2019  
**Plat Name:** Gosling Road Apartments  
**Developer:** Cypressbrook Management Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-0551 C3F

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

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Total Acreage:	17.1500	Total Reserve Acreage:	16.2200
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	77389	290H	ETJ

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

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

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

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

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

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

188. Appendix D: Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20

**Action Date:** 03/28/2019

**Plat Name:** Gosling Road Apartments

**Developer:** Cypressbrook Management Company

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2019-0551 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall 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)

Cul-de-sac radii should be 60 feet to match street ROW

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

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

TIA will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lane and coordination with school district for pick-up and -off of students from apartment complex.

Vehicular access should be denied at stubs of Northoak Forest Lane and Bayonne Drive with or without cul-de-sac.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 03/28/2019  
**Plat Name:** Groves Sec 30  
**Developer:** LH Groves, LLC a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2019-0507 C3F

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	17.6100	Total Reserve Acreage:	2.6855
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	ETJ

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

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

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

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

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

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

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

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

Harris County Flood Control District: Flood Control review - No comments.  
 City Engineer: Make sure that the subdivision has detention.

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 by separate instrument prior to plat recordation

All streets are "Private" inside the subdivision. Construction plan (1902190032) has not been approved yet.

All-way stop at reserve B



# PLANNING & DEVELOPMENT DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	22	<b>Staff Recommendation:</b>	Approve the plat subject to the conditions listed
<b>Action Date:</b>	03/28/2019		
<b>Plat Name:</b>	Indigo and Pon North America Facilities		
<b>Developer:</b>	Indigo Houston 13921 North Freeway, LLC, a Delaware limited liability company		
<b>Applicant:</b>	Windrose		
<b>App No/Type:</b>	2019-0513 C2		

Total Acreage:	1.7120	Total Reserve Acreage:	1.7120
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	77090	372G	City

### Conditions and Requirements for Approval

- 012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.
- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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 and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
City Engineer: Detention is required.



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 03/28/2019  
**Plat Name:** Lakes of Bella Terra West Sec 4  
**Developer:** LOB West, Inc  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2019-0478 C3P

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

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Total Acreage:	20.8110	Total Reserve Acreage:	0.6350
Number of Lots:	101	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
Fort Bend	77406	524M	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

012.2.1 Dead-end utility easements are not permitted.

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.

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

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

159. Provide centerline tie.

1. ROW as shown on markup must be dedicated to public prior to the final plat submittal.

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

The below comments were made by other agencies during this review period. These comments 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:** 23  
**Action Date:** 03/28/2019  
**Plat Name:** Lakes of Bella Terra West Sec 4  
**Developer:** LOB West, Inc  
**Applicant:** Benchmark Engineering Corporation  
**App No/Type:** 2019-0478 C3P

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

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Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2  
2) Provide easement recording information that are currently blank  
3) Confirm all lots are greater than 5,000sf - Lot 19, Block 2 Lot 12, Block 1  
4) Update table to reflect CAD 11  
5) Provide recording information for access from Villa De Cani Drive to FM 1093/Westpark Tollway through H.L. & P. fee strip  
6) Submit FP to FBC for formal review  
7) Submit civil construction plans  
8) This does not constitute a formal review by FBC as not all review comments are provided in this portal  
PWE Utility Analysis: Approved  
Harris County Flood Control District: Flood Control review - No comments.  
City Engineer: Make sure that the subdivision has detention.

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 03/28/2019  
**Plat Name:** Le Family  
**Developer:** Le Family  
**Applicant:** Stewart Engineering  
**App No/Type:** 2019-0387 C1

**Staff Recommendation:**  
Withdraw

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Total Acreage:	1.9203	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368C	ETJ

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#### ***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.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 03/28/2019  
**Plat Name:** Little House Row  
**Developer:** LYDIA AFEMAN  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No/Type:** 2019-0419 C2

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

Total Acreage:	0.2290	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	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)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1) Provide min 5' B.L  
2) Add waste water note.

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

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

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &  
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# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 03/28/2019  
**Plat Name:** Longenbaugh Road Street Dedication Sec 2  
**Developer:** Friendswood Development Company  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2019-0427 SP

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

Total Acreage:	0.6600	Total Reserve Acreage:	0.0000
Number of Lots:	0	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404K	ETJ

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

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

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

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

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

1)identify the tract highlighted on the markup as a 40' tract by prescriptive rights

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

The below comments were made by other agencies during this review period. These comments 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: 03/11/19:

No comments.

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)

Alignment of proposed dedication should be checked with existing/proposed ROW on both sides. Nearby intersecting street should be shown.

Verify existing ROW on Longenbaugh Road.



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 03/28/2019  
**Plat Name:** Marcello Lakes Sec 2  
**Developer:** Marcello Lakes Ltd. A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2019-0531 C3F

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

Total Acreage:	56.2300	Total Reserve Acreage:	25.0149
Number of Lots:	134	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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.

186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

1. MUD district needs to be added as an owner to the dedication section and title block.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 03/28/2019  
**Plat Name:** Marcello Lakes Sec 2  
**Developer:** Marcello Lakes Ltd. A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2019-0531 C3F

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

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

Addressing: Please revise proposed name Adriatic Drive. It is an extension of existing De Petris Drive and the name should be the same.

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)

Left Turn Lane on porter

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



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 03/28/2019  
**Plat Name:** McCrary Road Street Dedication Sec 1  
**Developer:** Ventana Development  
**Applicant:** Jones | Carter  
**App No/Type:** 2019-0521 SP

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

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Total Acreage:	3.3100	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
Fort Bend	77406	565C	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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)

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.

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:** 29  
**Action Date:** 03/28/2019  
**Plat Name:** Miramesa Sec 4  
**Developer:** Westin Homes and Properties, L.P.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-0505 C3F

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

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Total Acreage:	11.6600	Total Reserve Acreage:	0.6320
Number of Lots:	48	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	406D	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

012.2.1 Dead-end utility easements are not permitted.

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.

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:** 29

**Action Date:** 03/28/2019

**Plat Name:** Miramesa Sec 4

**Developer:** Westin Homes and Properties, L.P.

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2019-0505 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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)

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.



PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 03/28/2019  
**Plat Name:** Muoneke Estates GP  
**Developer:** Action Surveying  
**Applicant:** Action Surveying  
**App No/Type:** 2019-0468 GP

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

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Total Acreage:	6.8430	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327U	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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

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

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

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

1. All lots must have access and frontage to street, per Ch. 42 standards, for every section within this GP.

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

The below comments were made by other agencies during this review period. These comments 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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

B.L. is missing.

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

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 03/28/2019  
**Plat Name:** Northgrove Sec 9  
**Developer:** Toll Brothers  
**Applicant:** Costello, Inc.  
**App No/Type:** 2019-0488 C3P

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

---

Total Acreage:	49.4000	Total Reserve Acreage:	22.9935
Number of Lots:	88	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/Montgomery	77354	249K	ETJ

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

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

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

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 \*\*\*\*\*.

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

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)

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

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

The below comments were made by other agencies during this review period. These comments 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:** 31  
**Action Date:** 03/28/2019  
**Plat Name:** Northgrove Sec 9  
**Developer:** Toll Brothers  
**Applicant:** Costello, Inc.  
**App No/Type:** 2019-0488 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: Please change street Three Towers Drive. Numerical street names are not allowed.

Three Towers Drive changes direction at Lot 3, Block 1. Another street name is required after the turn.

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



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 03/28/2019  
**Plat Name:** Pasadena ISD Maintenance and Operations Facility  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2019-0530 C2

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	34.7740	Total Reserve Acreage:	34.7740
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576L	City

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

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

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

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

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

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

Provide correct record information for all streets and provide correct ROW information for all adjacent streets.

Provide documentation to staff so ROW width can be verified.

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

The below comments were made by other agencies during this review period. These comments 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 and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

City Engineer: Detention is required.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 03/28/2019  
**Plat Name:** Pine Briar Addition replat no 1  
**Developer:** Lakhani W 21st Street, LLC  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2019-0540 C3F

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

Total Acreage:	0.3007	Total Reserve Acreage:	0.0046
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	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.
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 and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Parks and Recreation: HCAD shows eight lots on this site

Solid Waste: The stacked container layout is not necessary due to the development having enough qualifying frontage to place containers in a single row along W 21st St. Please the Solid Waste Plan to depict container placement in a single row outside of the paved surface of W 21st St.

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



**PLANNING &  
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DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 03/28/2019  
**Plat Name:** Rolk Road Street Dedication  
**Developer:** NOBA 187 LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2019-0403 C3F

**Staff Recommendation:**  
Withdraw

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Total Acreage:	0.3981	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77077	488T	City

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

- 1) site is located within the 500 flood plain, drainage plan is required
- 2) dedication language is required for 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 Traffic: 03/05/19:  
No comments.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 03/28/2019  
**Plat Name:** Saint Charles Estates  
**Developer:** ROC HOMES  
**Applicant:** Level Up  
**App No/Type:** 2019-0455 C2

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

---

Total Acreage:	0.1343	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493R	City

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

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

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

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. Dimension Saint Charles and annotate "As found monumented"
2. Correct Park Sector to 11

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

The below comments were made by other agencies during this review period. These comments 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:** 35  
**Action Date:** 03/28/2019  
**Plat Name:** Saint Charles Estates  
**Developer:** ROC HOMES  
**Applicant:** Level Up  
**App No/Type:** 2019-0455 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](http://houstonpermittingcenter.org)

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.  
Parks and Recreation: Parks sector is incorrect on Saint Charles Estate plat.  
Incorrect Crockett Court plat also uploaded that should not be there.

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



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 03/28/2019  
**Plat Name:** Sam Houston Distribution Center  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-0511 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

---

Total Acreage:	51.8016	Total Reserve Acreage:	48.6391
Number of Lots:	0	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	410B	ETJ

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

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

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

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

1. Add 1 ft reserved and note.
2. Windmill Park Rd may require street name change. Per addressing, further research may be required.

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

The below comments were made by other agencies during this review period. These comments 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:** 36  
**Action Date:** 03/28/2019  
**Plat Name:** Sam Houston Distribution Center  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-0511 C3F

**Staff Recommendation:**  
Defer Additional  
information reqd

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City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

Addressing: Please change Wind Mill Park Rd to Windmill RD

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

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

Determine if an east-west road will be built or provide a temporary public turnaround easement for Fallbrook Pines Drive

UVE should be checked at Fallbrook Pines Drive and Wind Mill Park Road.

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

It should be checked if Wind Mill Park Road should be paved to the west to connect to existing pavement or there are any other natives for adequate traffic circulation.

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37  
**Action Date:** 03/28/2019  
**Plat Name:** Sheldon ISD High School Sec 1  
**Developer:** Sheldon ISD  
**Applicant:** Pacheco Koch Consulting Engineers, Inc.  
**App No/Type:** 2019-0470 C3F

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	185.0260	Total Reserve Acreage:	174.3720
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417S	ETJ

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

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

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

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

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

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)

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

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

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

1. Sheldon Legacy Court Does not meet Street Naming Standards, the suffix of "Court" and "Circle" is reserved for Cul-de-sacs and Turn Arounds.

2. The Alignment of Innovation drive has a reverse curve with no dividing tangent.

3. 1400' intersection spacing must be met along southside of Sheldon Community Drive. Three (3) south facing stub steets must be provided with Sec 1 as per GP markup 2017-1739.

4. Identify Reverse curve and tangent for Panther Stadium Dr.

5. If any ROW is over a pipeline, Letter of no objection must be provided at recordation.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 37

**Action Date:** 03/28/2019

**Plat Name:** Sheldon ISD High School Sec 1

**Developer:** Sheldon ISD

**Applicant:** Pacheco Koch Consulting Engineers, Inc.

**App No/Type:** 2019-0470 C3F

**Staff Recommendation:**

Defer Additional  
information reqd

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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](http://houstonpermittingcenter.org)

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing: Please use another street type for Sheldon Legacy. "Court" is used to designate streets that end at a cul-de-sac or loop.

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)

"Court" is not an appropriate suffix for Sheldon Legacy Court. Change suffix.

Required UVE at Sheldon Legacy Circle and Beltway 8 Service Road has been shown on the Plat and should also be shown on construction plan (Project number 1802280181).

Construction plan (Project Number 1802280181) has not been approved.

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 03/28/2019  
**Plat Name:** Spring Creek RV Park  
**Developer:** Ress Investments, Inc  
**Applicant:** Landpoint  
**App No/Type:** 2019-0335 C3F

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

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Total Acreage:	29.1207	Total Reserve Acreage:	26.9073
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	293P	ETJ

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#### ***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.

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:** 38  
**Action Date:** 03/28/2019  
**Plat Name:** Spring Creek RV Park  
**Developer:** Ress Investments, Inc  
**Applicant:** Landpoint  
**App No/Type:** 2019-0335 C3F

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

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City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - HCFCD will require a dedication of 165' of ROW along the existing natural channel for drainage purposes (see uploaded PDF).

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

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

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .Traffic Impact Analysis will be required before the review of site development plan.

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



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 03/28/2019  
**Plat Name:** Tavola Sec 26  
**Developer:** Friendswood Development Company  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2019-0475 C3P

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

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Total Acreage:	9.0680	Total Reserve Acreage:	0.4400
Number of Lots:	40	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:	East Montgomery Co MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Aragoste Parkway, Connecting Via Romo to Roman Forest, 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)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

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

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

PWE Utility Analysis: Approved  
City Engineer: Make sure that the subdivision has detention.

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





PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 03/28/2019  
**Plat Name:** Tavola Sec 27  
**Developer:** Friendswood Development Company  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2019-0476 C3P

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

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Total Acreage:	16.2200	Total Reserve Acreage:	2.7700
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:	Combination	Utility District:	East Montgomery Co MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Tavola Sec 26 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)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

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

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

PWE Utility Analysis: Approved  
City Engineer: Make sure that the subdivision has detention.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 03/28/2019  
**Plat Name:** Timber Forest Drive Street Dedication Sec 6  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-0410 C3P

**Staff Recommendation:**  
Defer Applicant request

---

Total Acreage:	6.0200	Total Reserve Acreage:	0.7100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Timber Forest Drive Street Dedication Sec 5 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)

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

The below comments were made by other agencies during this review period. These comments 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 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)  
May need maintenance agreement with county for ROW over 100 feet  
Label restriction for reserve A  
Sec 5 will need to be recorded before or simultaneously with this plat  
Plan and Plat should be approved by Harris County CIP Project Manager, Mike Turner (713-274-3687).



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 03/28/2019  
**Plat Name:** Timber Forest Drive Street Dedication Sec 6  
**Developer:** Balmoral LT, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-0410 C3P

**Staff Recommendation:**  
Defer Applicant request

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 03/28/2019  
**Plat Name:** Towne Lake Sec 53  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2019-0524 C3F

**Staff Recommendation:**  
 Defer for further study and  
 review

Total Acreage:	20.5000	Total Reserve Acreage:	3.0380
Number of Lots:	89	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	367N	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)

1. Provide Letter of No objection at recordation.
2. Identify and label all property and property owners on the other side of Greenhouse rd.
3. HCFCD Recommends deferral while Drainage impact study takes place.

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

The below comments were made by other agencies during this review period. These comments 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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Drainage impact study ongoing for this section of Towne Lake  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

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

Provide INO letter for pipeline crossing prior to plat recordation

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

UVE has been shown on the Plat. But there are no records of review of UVE Exhibit. It should be checked.

NB left turn lane will be required on Greenhouse Road at Winding Willow Oak Way if it was not included in Sec 50 construction plan.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 03/28/2019  
**Plat Name:** Trison Estates  
**Developer:** Trison International, Inc.  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2019-0471 C2

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

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Total Acreage:	1.7351	Total Reserve Acreage:	1.7351
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	77044	416M	ETJ

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 03/28/2019  
**Plat Name:** Trison Estates  
**Developer:** Trison International, Inc.  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2019-0471 C2

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

---

PWE Utility Analysis: Approved  
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall 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)  
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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 03/28/2019  
**Plat Name:** Tulane Court replat no 1  
**Developer:** Manco Associates, LC  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2019-0514 C3F

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

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Total Acreage:	0.3608	Total Reserve Acreage:	0.0090
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

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

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

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

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

PWE Traffic: 03/20/19:

Sufficient on-site parking is provided.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

City Engineer: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

Solid Waste: Please the Solid Waste Plan to depict container placement in a single row. There is enough qualifying frontage that stacking containers in front of one another is not necessary.

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 03/28/2019  
**Plat Name:** Ventana Lakes East Sec 4  
**Developer:** H.L.B. Harris Group  
**Applicant:** EHRA  
**App No/Type:** 2019-0400 C3P

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

---

Total Acreage:	30.2300	Total Reserve Acreage:	2.2500
Number of Lots:	139	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	445C	ETJ

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 45  
**Action Date:** 03/28/2019  
**Plat Name:** Ventana Lakes East Sec 4  
**Developer:** H.L.B. Harris Group  
**Applicant:** EHRA  
**App No/Type:** 2019-0400 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)  
Shift Lombardy Fire Trail approximately 140 feet to the east to line up with future median opening along Stockdick School Road  
UVE should be checked at Cortona Ridge Drive and Peek Road.  
SB left turn lane will be required on Peek Road at Cortona Ridge Drive.  
County is requesting deferral for street redesign.  
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)  
Shift Lombardy Fire Trail approximately 140 feet to the east to line up with future median opening along Stockdick School Road  
UVE should be checked at Cortona Ridge Drive and Peek Road.  
SB left turn lane will be required on Peek Road at Cortona Ridge Drive.

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



**PLANNING &  
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DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 03/28/2019  
**Plat Name:** Vistas of Klein Lake GP  
**Developer:** Friendswood Development Compan  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-0463 GP

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

---

Total Acreage:	89.2750	Total Reserve Acreage:	0.0000
Number of Lots:	0	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	77379	290Y	ETJ

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

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

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

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

1) The tract highlighted on the G.P must recorded prior to or simultaneously with Sec 3 of Vistas of Klein Lake.

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

The below comments were made by other agencies during this review period. These comments 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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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:** 47  
**Action Date:** 03/28/2019  
**Plat Name:** Vistas of Klein Lake Sec 3  
**Developer:** Friendswood Development Compan  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-0325 C3F

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

---

Total Acreage:	31.7800	Total Reserve Acreage:	10.7070
Number of Lots:	49	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	77379	290Y	ETJ

---

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

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

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

049.3. 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 \*\*\*\*\*.

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

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

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

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

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

The tract identified in the markup must be recorded prior to or simultaneously with this plat. It should be restricted to uses that are allowed along Type I PAE.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 03/28/2019  
**Plat Name:** Vistas of Klein Lake Sec 3  
**Developer:** Friendswood Development Compan  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-0325 C3F

---

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

City Engineer:

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.



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 03/28/2019  
**Plat Name:** Westheimer Gardens Extension partial replat no 6  
**Developer:** RZ Enterprises  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-0544 C3F

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

Total Acreage:	0.8295	Total Reserve Acreage:	0.0080
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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

PWE Traffic: 03/20/19:

Two on-site parallel parking spaces are provided.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

City Engineer: Detention is required. Master W.M. may be required for 18' shared driveway lots.

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

Parks and Recreation: Total # of incremental dwelling units in parks table on plat does not match staff report.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 03/28/2019  
**Plat Name:** Woodridge Village Sec 4  
**Developer:** Figure Four Partners  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-0466 C3F

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

---

Total Acreage:	6.5090	Total Reserve Acreage:	2.7640
Number of Lots:	15	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:	WOODRIDGE MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297N	ETJ

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

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1) woodridge village drive street dedication Sec 1 must be recorded prior to or simultaneously with this plat.  
2) Show the title block on both pages of the 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: Approved  
City Engineer: Make sure that the subdivision has detention.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 03/28/2019  
**Plat Name:** Albana Estates  
**Developer:** Revolution homes  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-0440 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	77009	453Z	City

---

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

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

134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

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

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Parks and Recreation: Park Sector 17 must be placed in Park Notes on plat.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 03/28/2019  
**Plat Name:** Blue Spring Homes  
**Developer:** M&G Construction  
**Applicant:** Level Up  
**App No/Type:** 2019-0547 C3R

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

---

Total Acreage:	0.9320	Total Reserve Acreage:	0.0092
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	10	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	77080	450U	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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)
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

The below comments were made by other agencies during this review period. These comments 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:** 03/28/2019  
**Plat Name:** Blue Spring Homes  
**Developer:** M&G Construction  
**Applicant:** Level Up  
**App No/Type:** 2019-0547 C3R

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

---

PWE Traffic: 03/20/19:

Sufficient on-site parking is provided.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

City Engineer: Detention is required. Make sure F.H. is shown.  
28' PVT, PAE.

Master W.M. is required for

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

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

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 03/28/2019  
**Plat Name:** Brahim Oaks  
**Developer:** American Construction Services  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-0251 C2R

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

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Total Acreage:	0.2870	Total Reserve Acreage:	0.0000
Number of Lots:	6	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	453V	City

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

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

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

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

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

1) Remove B.L within shared driveway

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

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

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

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

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: Detention maybe required subject to impervious cover more than 65%.  
Make sure that 10' clearance between public utility to the building foundation.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 03/28/2019  
**Plat Name:** Breaktime Market at Chimney Rock  
**Developer:** 5901 Beverly Hill, LTD.  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-0526 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	0.6680	Total Reserve Acreage:	0.6680
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77081	531B	City

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

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

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

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.

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

The below comments were made by other agencies during this review period. These comments 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 and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

City Engineer: Detention is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 03/28/2019  
**Plat Name:** CenterPoint Energy Wallisville Substation  
**Developer:** CenterPoint Energy  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No/Type:** 2019-0405 C2R

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

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Total Acreage:	0.6184	Total Reserve Acreage:	0.6022
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	495A	City

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

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

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

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)

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

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

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

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

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

City Engineer: Detention is required.

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:** 55  
**Action Date:** 03/28/2019  
**Plat Name:** City Gate East Orem Drive Street Dedication Sec 1  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-0498 C3R

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

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Total Acreage:	1.8960	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573K	City

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

008.4. The applicant is required to provide proof of an approved Drainage Plan from Houston Public Works, Floodplain Management and Engineering Services offices at submission of a final plat. This is consistent w/ Chapter 19-13.

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. Future drainage reserve(s) north of East Orem Drive must be recorded prior to or simultaneously with sections east of City Gate Sec 1.

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

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

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

PWE Traffic: 03/20/19:

No comments.

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

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

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  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 03/28/2019  
**Plat Name:** City Gate Sec 2  
**Developer:** D.R. Horton-Texas, LTD.  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-0500 C3R

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

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Total Acreage:	26.9630	Total Reserve Acreage:	1.2720
Number of Lots:	162	Number of Multifamily Units:	0
COH Park Sector:	7	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	77047	573P	City

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

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

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

052. Record detention abutting the plat boundary and north of Orem 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)

Address 2 points of access. 2 points are required for over 150 lots

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

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

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

City Engineer: Make sure that the subdivision has detention.

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



PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 03/28/2019  
**Plat Name:** City of Houston Katy Addicks Well No 7  
**Developer:** City of Houston  
**Applicant:** BGE, Inc.  
**App No/Type:** 2019-0499 C2R

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

Total Acreage:	0.4574	Total Reserve Acreage:	0.4574
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	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	77043	449U	City

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

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

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

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.

Parks and Recreation: No parks table or parks notes on plat

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



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58

**Action Date:** 03/28/2019

**Plat Name:** Cypress Fairbanks ISD Westgreen Boulevard Multi School Site  
partial replat no 1

**Developer:** harris county mud 105

**Applicant:** Van De Wiele & Vogler, Inc.

**App No/Type:** 2019-0356 C3R

**Staff Recommendation:**

Approve the plat subject to  
the conditions listed

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Total Acreage:	0.6416	Total Reserve Acreage:	0.2395
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

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58

**Action Date:** 03/28/2019

**Plat Name:** Cypress Fairbanks ISD Westgreen Boulevard Multi School Site  
partial replat no 1

**Developer:** harris county mud 105

**Applicant:** Van De Wiele & Vogler, Inc.

**App No/Type:** 2019-0356 C3R

**Staff Recommendation:**

Approve the plat subject to  
the conditions listed

---

PWE Utility Analysis: Approved

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

No building is allowed within any public utilities easement.

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)

Name of road is Longenbaugh Road

State reason for Replat. Is this for Longenbaugh Road street dedication?

Add acreage of the property within Plat boundary to match Title.

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



PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 03/28/2019  
**Plat Name:** Davis Community Place  
**Developer:** Kay Davis & Assoc/Mostly Greens  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-0529 C2R

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

Total Acreage:	0.1722	Total Reserve Acreage:	0.1722
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	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 and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
City Engineer: Detention maybe required subject to impervious cover more than 65%.

Parks and Recreation: Missing Parks Table

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 03/28/2019  
**Plat Name:** Deen Estate  
**Developer:** Surviel Surveying  
**Applicant:** SEM SERVICES  
**App No/Type:** 2019-0485 C2R

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

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):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	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.

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

Lot layout and shared driveway configuration is in violation of 42-145. Provide 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.

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.  
Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.  
Parks and Recreation: Incorrect calculations in Park table.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 03/28/2019  
**Plat Name:** Development on Edison Street  
**Developer:** Manriquez Holdings, LLC  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2019-0394 C2R

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

Total Acreage:	0.1263	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	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: 03/05/19:

No comments.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 62  
**Action Date:** 03/28/2019  
**Plat Name:** Development on McKee Street  
**Developer:** Manriquez Holdings, LLC  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2019-0437 C2R

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

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	City

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

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

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

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

PWE Traffic: 03/11/19:

No comments.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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:** 63  
**Action Date:** 03/28/2019  
**Plat Name:** Domain Heights  
**Developer:** City Street Residential  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2019-0456 C2R

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

Total Acreage:	6.1953	Total Reserve Acreage:	6.1953
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

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

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.

012.2. Coordinate utility easements with CenterPoint Energy. Coordinate with CenterPoint for the removal of the 38' alley and provide letters of no objection at recordation. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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

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 mark ups were not addressed and we need to know if widening is needed along West 25th Street.

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

The below comments were made by other agencies during this review period. These comments 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 and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
City Engineer: Detention is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 03/28/2019  
**Plat Name:** East Way Manor  
**Developer:** Prime Texas Surveys LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2019-0417 C2R

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

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Total Acreage:	0.7455	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455P	City

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

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

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

Add shared driveway notes.

Provide revised solid waste plan per the new shared driveway layout.

Redesign Shared Driveway to meet 42-145 standards.

Relocate Parking Reserves to meet 42-186.

Revise Parking Reserves to meet 42-186 and construction code.

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

The below comments were made by other agencies during this review period. These comments 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:** 03/28/2019

**Plat Name:** East Way Manor

**Developer:** Prime Texas Surveys LLC

**Applicant:** SEM SERVICES

**App No/Type:** 2019-0417 C2R

**Staff Recommendation:**

Defer Chapter 42 planning standards

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PWE Traffic: 03/05/19:

The depth of the parking spaces (Reserve A&B) needs to be increased by 8' from 12' to 20'.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

City Engineer: Detention is required.

Make sure that 10' clearance

between public utility to the building foundation.

Solid Waste: The SWP depicts a ditch between the roadway and the container placement area. Please SWP to depict container placement in a location that is accessible by Automated Side Loader equipment.

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





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 03/28/2019  
**Plat Name:** Fairway North Logistics Park  
**Developer:** Lovett Commercial Realty  
**Applicant:** Gruller Surveying  
**App No/Type:** 2019-0382 C2R

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

---

Total Acreage:	66.0625	Total Reserve Acreage:	66.0625
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	77073	373F	ETJ

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

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

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

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

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

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

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

The below comments were made by other agencies during this review period. These comments 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:** 65  
**Action Date:** 03/28/2019  
**Plat Name:** Fairway North Logistics Park  
**Developer:** Lovett Commercial Realty  
**Applicant:** Gruller Surveying  
**App No/Type:** 2019-0382 C2R

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

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Harris County Flood Control District: - This plat can be approved if the easement is provided as described below and shown in the markup.  
- Please provide an additional 55' of easement dedicated to HCFCF in order to satisfy the Watershed Master Plan.  
- Show and identify ROW as indicated in the HCFCF Policy, Criteria, & Procedure Manual (PCPM) Appendix C.  
PWE Utility Analysis: Approve  
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)  
Coordinate with HCFCF 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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org).  
Street name is "East Hardy Road" per our road log.  
Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, future median openings, left turn lanes and truck movements at the intersection of E Hardy Road and Rankin Road. Driveway facing median opening at SE corner of the Plat shall match width of existing driveway on south side of Rankin Road. Along E. Hardy Road minimum of 500' tangent between asphalt taper sections will be required. Extension of three-lane cross section may be needed for that. Major driveway should be located 500' + north of Rankin Road to meet future median opening when E. Hardy Road is expanded to a boulevard.  
ROW hypotenuse L2 at corner of E. Hardy Road and Rankin Road should be revised after dedication of additional 20' of ROW. for 25'x25' cutback.  
E. Hardy Road CIP Project is underway. Plan and Plat should be approved by CIP Project Manager, Dara Griffith (713-274-2358).

Aviation: This project may be subject to the Houston Airport System's ordinance No. 08-1052 and No. 09-825.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 66  
**Action Date:** 03/28/2019  
**Plat Name:** Giddy Up replat no 2 and extension  
**Developer:** Karbach Building, LLC  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2019-0480 C2R

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

---

Total Acreage:	10.3230	Total Reserve Acreage:	10.3230
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451V	City

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

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

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

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

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

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

187.1. 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 03/28/2019  
**Plat Name:** Giddy Up replat no 2 and extension  
**Developer:** Karbach Building, LLC  
**Applicant:** Terra Surveying Company, Inc.  
**App No/Type:** 2019-0480 C2R

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

---

PWE Traffic: 03/20/19:

No comments.

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

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

City Engineer: Detention is required.

Parks and Recreation: Missing parks table on plat

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67

**Action Date:** 03/28/2019

**Plat Name:** Harbor Place

**Developer:** Texas Permits

**Applicant:** PLS CONSTRUCTION LAYOUT, INC

**App No/Type:** 2019-0492 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	495A	City

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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.

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

127. 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)

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 03/28/2019  
**Plat Name:** Harbor Place  
**Developer:** Texas Permits  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2019-0492 C2R

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

---

PWE Traffic: 03/20/19:

No comments.

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

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

Parks and Recreation: Plat is missing parks table and notes regarding unrestricted reserves.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 68  
**Action Date:** 03/28/2019  
**Plat Name:** Loma Linda Estates  
**Developer:** Rezcom  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2019-0510 C2R

**Staff Recommendation:**  
 Defer LGL deed rests  
 review pending

Total Acreage:	0.1722	Total Reserve Acreage:	0.0000
Number of Lots:	2	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:	FIVE CORNERS IMPROVEMENT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77085	571T	City

### Conditions and Requirements for Approval

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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)

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.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed 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.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 03/28/2019  
**Plat Name:** Montrose Cathedral Corner  
**Developer:** na  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-0461 C2R

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

Total Acreage:	0.1578	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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)

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.

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

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

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

134.4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.

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

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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

1. Add deed restricted building line deed references to each setback. Add deed restricted building line note to face of plat.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 03/28/2019  
**Plat Name:** Montrose Cathedral Corner  
**Developer:** na  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-0461 C2R

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

---

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

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

PWE Traffic: 03/20/19:

No comments.

City Engineer: Detention maybe required subject to impervious cover more than 65%.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70

**Action Date:** 03/28/2019

**Plat Name:** Mykawa Estates

**Developer:** Hilario Jiminez

**Applicant:** Paksima Group1

**App No/Type:** 2019-0304 C2R

**Staff Recommendation:**

Disapprove

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Total Acreage:	9.5140	Total Reserve Acreage:	5.4100
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574G	City

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

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

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

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)

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

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

206. Staff recommendation is disapproval for the following reasons.

1. Existing Conditions survey has not been provided.

2. Legal Description in CPL/Metes and Bounds is incorrect and includes Lot 52 which is not part of the subject site.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70

**Action Date:** 03/28/2019

**Plat Name:** Mykawa Estates

**Developer:** Hilario Jiminez

**Applicant:** Paksima Group1

**App No/Type:** 2019-0304 C2R

**Staff Recommendation:**

Disapprove

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PWE Traffic: 02/19/19:

No comments.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

City Engineer: Detention is required.

Parks and Recreation: Parks sector is incorrect on plat.

Unrestricted Reserve note not on plat.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 03/28/2019  
**Plat Name:** Nicholson Street Views  
**Developer:** L & B Limited Company  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-0515 C2R

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

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Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Z	City

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

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

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

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)

073.1. Replat Legal Descriptions shall match the title.

Correct the lot typical layout.

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.  
City Engineer: No comments

Solid Waste: Please submit a Solid Waste Plan to determine eligibility for SWMD collection services.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 03/28/2019  
**Plat Name:** Normandy Crossing at I10  
**Developer:** Normandy Crosssing LP  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-0517 C2R

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

---

Total Acreage:	0.6606	Total Reserve Acreage:	0.6606
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	496M	City

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

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

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

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

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
City Engineer: Detention is required.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 03/28/2019  
**Plat Name:** Orange Spring Homes  
**Developer:** M&G Construction  
**Applicant:** Level Up  
**App No/Type:** 2019-0545 C3R

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

Total Acreage:	0.9235	Total Reserve Acreage:	0.0138
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	10	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	77080	450U	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)

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.

Identify the location of the fire hydrant.

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

The below comments were made by other agencies during this review period. These comments 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: 03/25/19:

Sufficient on-site parking is provided.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

City Engineer: Detention is required.

Make sure F.H. is shown.

Master W.M. is required for 28' PVT, PAE.

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

Solid Waste: The SWP depicts container placement extending beyond the boundary of the proposed development and into the shared driveway.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 03/28/2019  
**Plat Name:** Pham Addition  
**Developer:** Overland Group  
**Applicant:** John Cowan and Associates  
**App No/Type:** 2019-0274 C2R

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	1.0480	Total Reserve Acreage:	1.0480
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574N	City

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

1. Remove survey line along Swingle/AlmedaGenoa.
2. Add Record information for adjacent ROW and Property.
3. Add Deed restricted building line.

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

The below comments were made by other agencies during this review period. These comments 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: 02/19/19:

No comments.

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

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

City Engineer: Detention is required.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75

**Action Date:** 03/28/2019

**Plat Name:** Reyes Plaza

**Developer:** N/A

**Applicant:** South Texas Surveying Associates, Inc.

**App No/Type:** 2019-0460 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

Total Acreage:	0.4911	Total Reserve Acreage:	0.4911
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414L	ETJ

---

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

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

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

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

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

146.1. Provide for dedication of cutback(s) 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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75

**Action Date:** 03/28/2019

**Plat Name:** Reyes Plaza

**Developer:** N/A

**Applicant:** South Texas Surveying Associates, Inc.

**App No/Type:** 2019-0460 C2R

**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](http://houstonpermittingcenter.org)

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)

Verify that a water well and septic with expansion area can fit onto site

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

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

UVE should be checked at Collins Road and US 59 Feeder Road.

ROW cutback at corner of Collins Road and US 59 Feeder Road should be 20'x20'.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 03/28/2019  
**Plat Name:** Shadydale Addition partial replat no 1  
**Developer:** J. MORALES, INC.  
**Applicant:** J.Morales, Inc.  
**App No/Type:** 2019-0462 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

Total Acreage:	0.5170	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454H	City

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

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

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

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

134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.

134.6. The then-current fee in lieu of dedication shall be applied to this number (\_4\_units) of dwelling units.

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

1. Identify Adjacent property and property owners.
2. Lot size table is incorrect.
3. Add all required Dedication/Acknowledgment language.
4. Add Replat paragraph
5. Add reason for replat

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 03/28/2019  
**Plat Name:** Shadydale Addition partial replat no 1  
**Developer:** J. MORALES, INC.  
**Applicant:** J.Morales, Inc.  
**App No/Type:** 2019-0462 C2R

**Staff Recommendation:**  
Defer Additional  
information reqd

---

PWE Traffic: 03/20/19:

No comments.

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

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

City Engineer: Detention is required.

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

Parks and Recreation: THIS PROPERTY IS LOCATE IN THE PARK SECTOR NUMBER \_\_\_\_4\_\_\_\_.

THE THEN-CURRENT FEE IN LIE OF DEDICATION SHALL BE APPLIED TO THE NUMBER (\_4\_\_UNIT\_ OF DWELLING UNITS.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 03/28/2019  
**Plat Name:** Timber Crossing East  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2019-0539 C3R

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

---

Total Acreage:	4.2700	Total Reserve Acreage:	0.4500
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	HC MUD 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	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)

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

1. Provide title with subject site specific legal description at final.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 03/28/2019  
**Plat Name:** Timber Crossing East  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2019-0539 C3R

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

---

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall 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)

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

UVE should be checked at Willow Briar Drive and Ella Blvd, and at Willow Timber Drive and Ella Blvd.

NB left turn lane will be required on Ella Blvd at Willow Timber Dr, and at Willow Briar Dr.

Hypotenuse L1 at corner of Willow Briar Drive and Ella Blvd and L4 at corner of Willow Timber Drive and Ella Blvd should be 28.28' for 20'x20' cutback.

UVE analysis at two corners on Ella

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 03/28/2019  
**Plat Name:** Timber Crossing West  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2019-0542 C3R

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

---

Total Acreage:	19.2500	Total Reserve Acreage:	5.0400
Number of Lots:	86	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:	HC MUD 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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

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

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.

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

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

1. Add notes to face of plat, concerning land use tiers and hazard areas of George Bush Intercontinental Airport (IAH).
2. Coordinate with Harris County Flood Control District before final plat.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 03/28/2019  
**Plat Name:** Timber Crossing West  
**Developer:** KB Home  
**Applicant:** RVi Planning + Landscape Architecture  
**App No/Type:** 2019-0542 C3R

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

---

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

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - Under review channel P145-03-02 is the connector between I 45 and tributary channel P145-03-00 (see uploaded PDF). Changed to no comment at 11:24 AM on 03/28/2019.

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 Darbydale Drive and Willow Timber Drive.

ROW hypotenuse L1 at corner of Darbydale Drive and Willow Timber Drive should be 21.21' for 15'x15' cutback.

Aviation: This project may be subject to the Houston Airport System's ordinance No. 08-1052 and No. 09-825.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 79  
**Action Date:** 03/28/2019  
**Plat Name:** Trevino Landing  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2019-0484 C2R

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

---

Total Acreage:	0.1435	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	534F	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.

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

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

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

1. Adjust Lot area table and required.

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

The below comments were made by other agencies during this review period. These comments 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:** 79  
**Action Date:** 03/28/2019  
**Plat Name:** Trevino Landing  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No/Type:** 2019-0484 C2R

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

---

PWE Traffic: 03/20/19:

No comments.

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

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80  
**Action Date:** 03/28/2019  
**Plat Name:** Uhaul Houston Easthaven  
**Developer:** UHaul Real Estate  
**Applicant:** Red Plains Surveying  
**App No/Type:** 2019-0309 C2R

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

---

Total Acreage:	6.9140	Total Reserve Acreage:	6.9140
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	575H	City

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

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
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.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
189. Appendix E:Certificate for Engineer or Surveyor 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:** 80  
**Action Date:** 03/28/2019  
**Plat Name:** Uhaul Houston Easthaven  
**Developer:** UHaul Real Estate  
**Applicant:** Red Plains Surveying  
**App No/Type:** 2019-0309 C2R

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

---

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

City Engineer: Detention is required.  
B.L. is missing.

Parks and Recreation: N/A Commercial Use

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 81  
**Action Date:** 03/28/2019  
**Plat Name:** Bassey Woods partial replat no 1  
**Developer:** Rezcom  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2019-0330 C3N

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

Total Acreage:	0.2986	Total Reserve Acreage:	0.2986
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454B	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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.  
Parks and Recreation: N/A Commercial - no park info.

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

# Houston Planning Commission

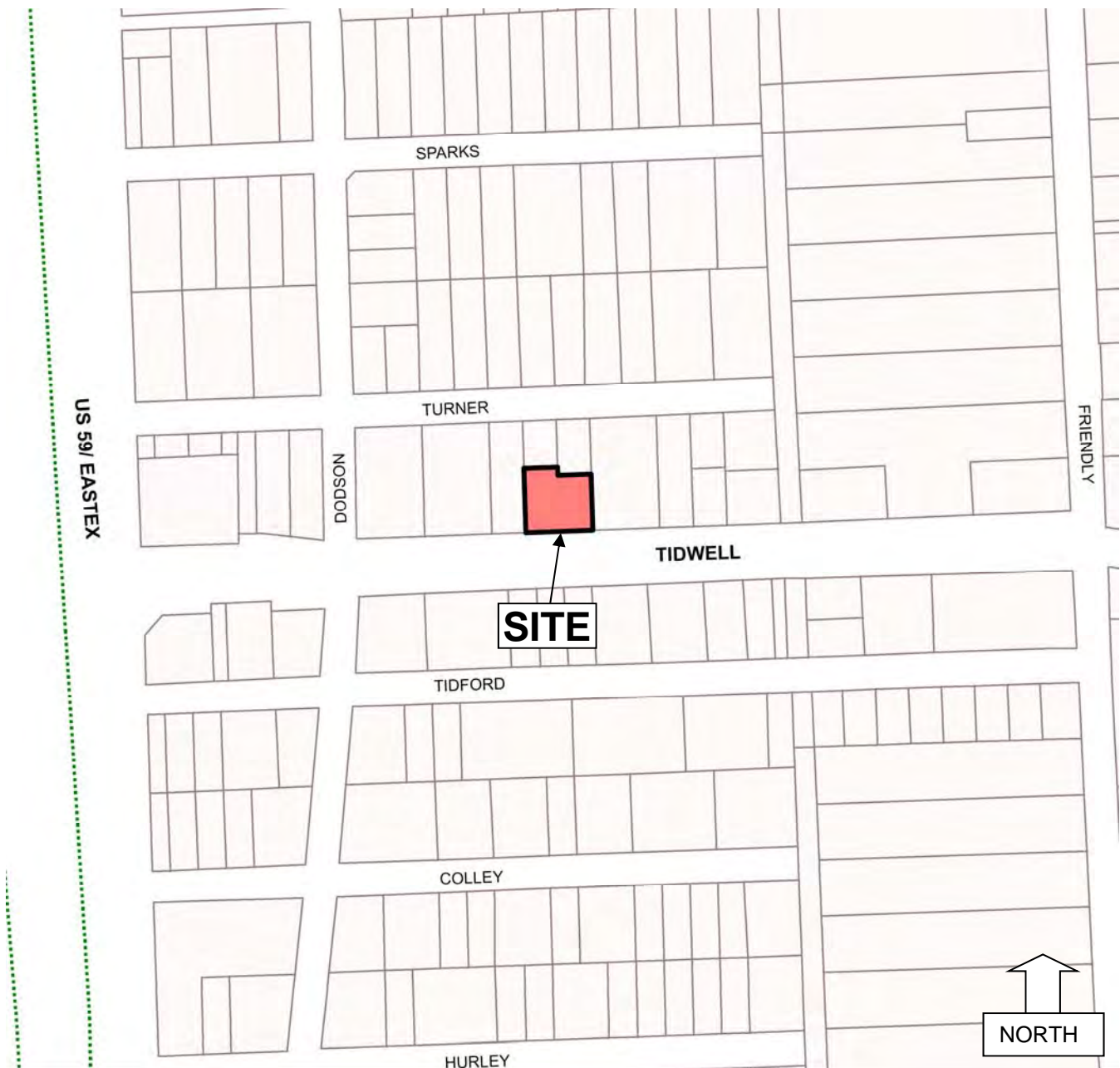
**ITEM: 81**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Bassey Woods partial replat no 1

Applicant: PLS Construction Layout, LLC



**C – Public Hearings**

**Site Location**





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# Houston Planning Commission

**ITEM: 81**

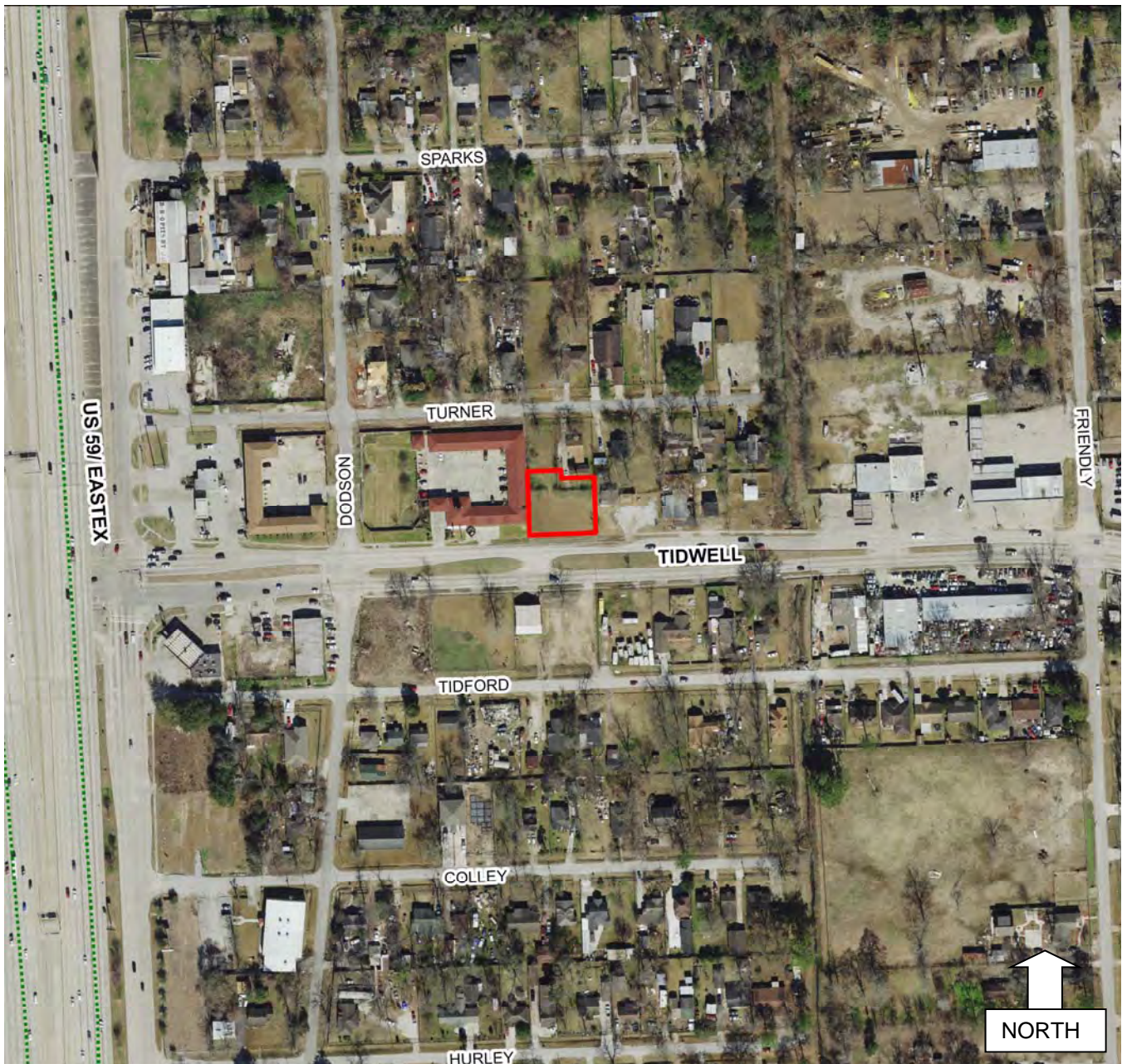
Planning and Development Department

Meeting Date: 03/28/2019

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**Subdivision Name: Bassey Woods partial replat no 1**

**Applicant: PLS Construction Layout, LLC**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 06, 2019

Dear Property Owner:

**Reference Number: 2019-0330**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Bassey Woods Subdivision**". This proposal includes the replatting of a portion of Block 1, Reserves A & B, as recorded at Film Code No. 621034 of the Harris County Map Records. The new subdivision name is "**Bassey Woods partial replat no 1**".

The property is located at north of Tidwell road, east of US 59 and Dodson Street.

The purpose of the partial replat is to create one commercial reserve.

The applicant, Uriel Figueroa, with PLS, on behalf of Rezcom, can be contacted at 713-480-4075

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, March 28, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*



## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 03/28/2019  
**Plat Name:** Craig Woods partial replat no 18  
**Developer:** TXP Investment, LLC  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2019-0130 C3N

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

Total Acreage:	0.2912	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

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

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

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

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

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

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

City Engineer: Detention 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

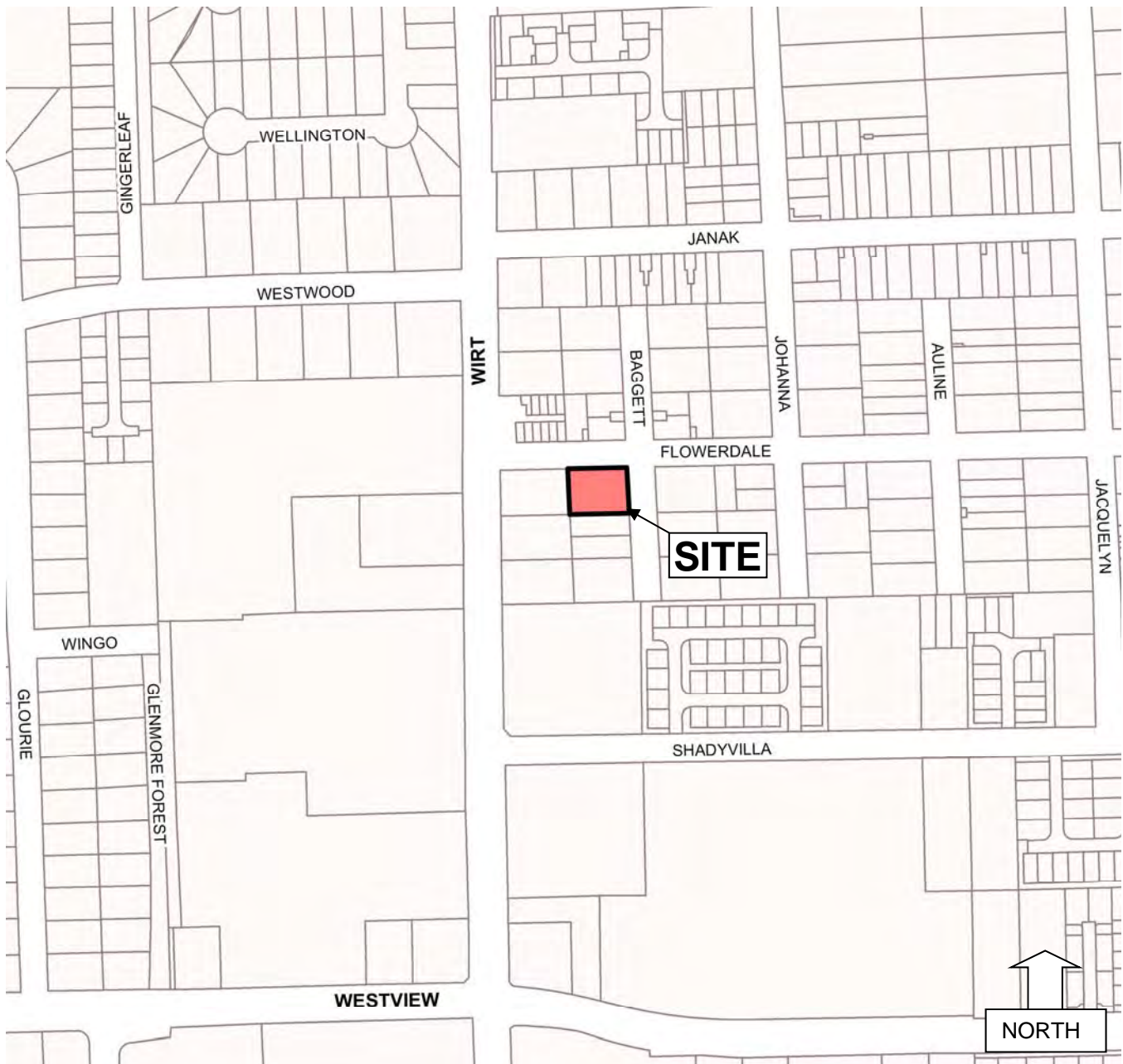
**ITEM: 82**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Craig Woods partial replat no 18**

**Applicant: Richard Grothues Designs**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

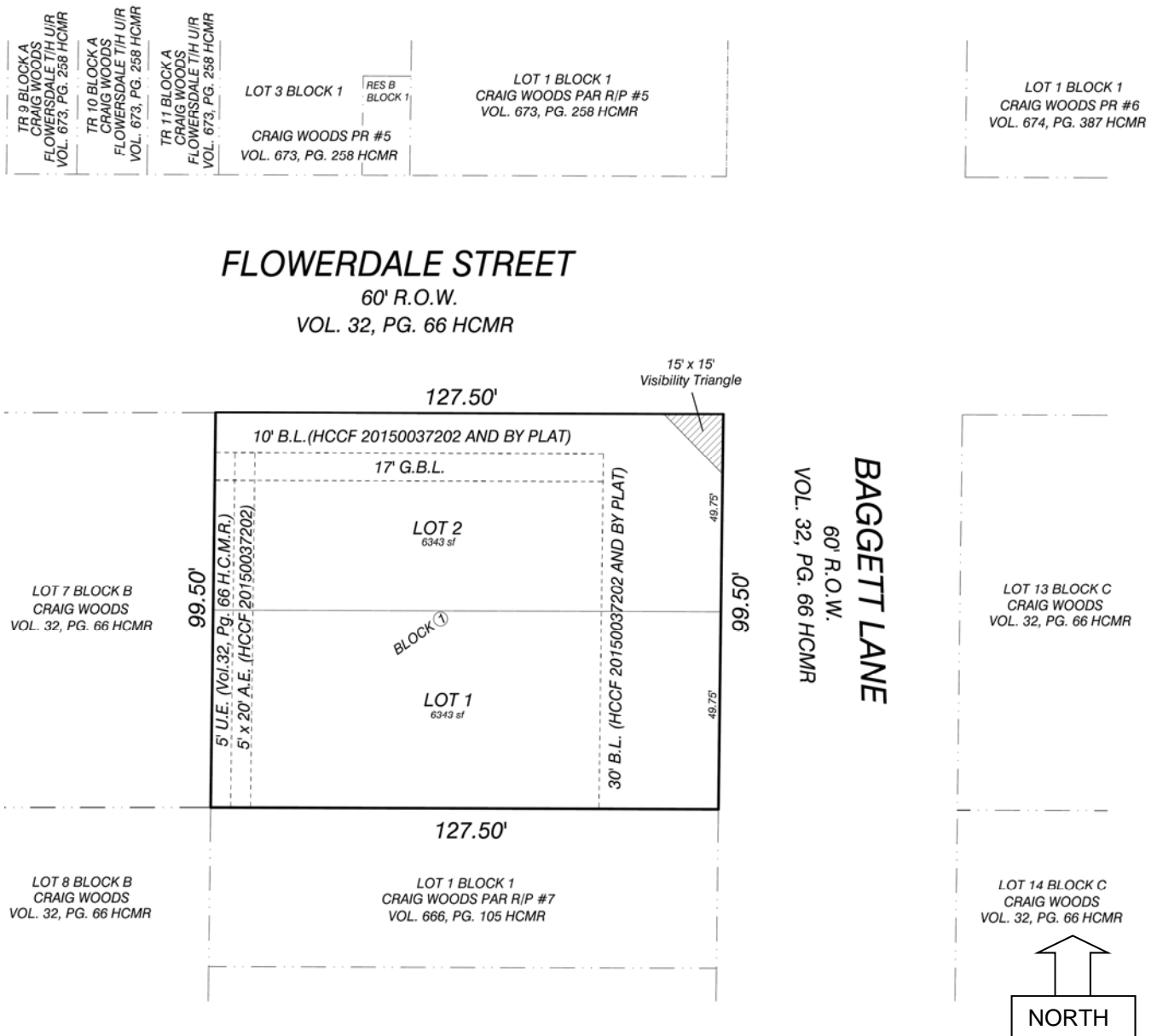
ITEM: 82

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Craig Woods partial replat no 18

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision



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# Houston Planning Commission

**ITEM: 82**

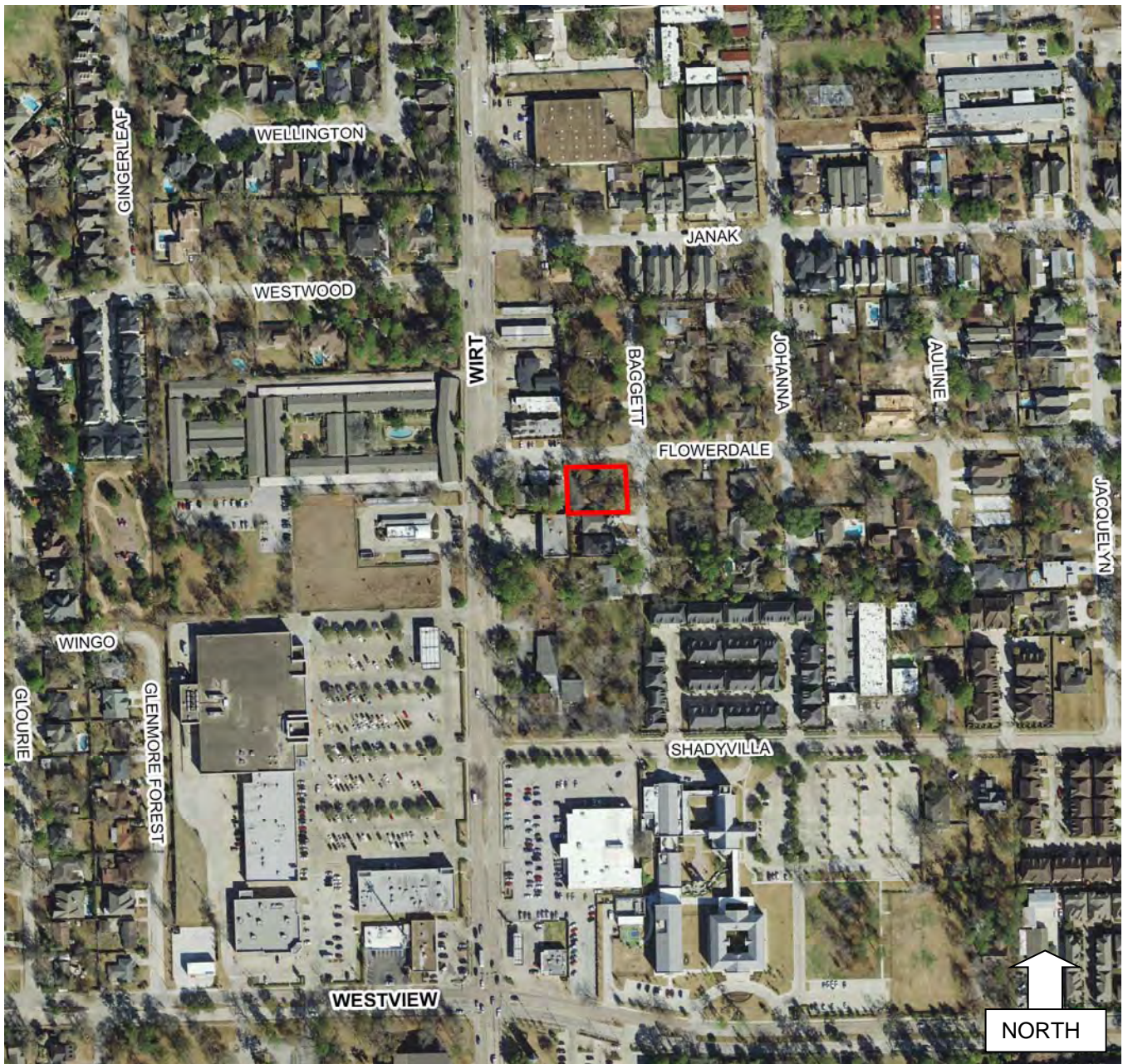
Planning and Development Department

Meeting Date: 03/28/2019

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**Subdivision Name: Craig Woods partial replat no 18**

**Applicant: Richard Grothues Designs**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 06, 2019

Dear Property Owner:

**Reference Number: 2019-0130**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of Lot Twelve (12) in Block B of "**Craig Woods**" as recorded in Vol. 32, Pg. 66 of the Harris County Map Records. The new subdivision name is "**Craig Woods partial replat no 18**".

The property is located at the southwest intersection of Flowerdale Street and Baggett Lane, east of Wirt Road.

The purpose of the replat is to create two (2) lots.

The applicant, Richard Grothues, with Richard Grothues Designs can be contacted at 713-449-9191.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, March 28, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*



## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 03/28/2019  
**Plat Name:** Hyde Park partial replat no 8  
**Developer:** Highgate Ventures, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-0342 C3N

**Staff Recommendation:**  
Withdraw

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Total Acreage:	0.3587	Total Reserve Acreage:	0.0044
Number of Lots:	8	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:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

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#### ***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: 03/26/19:

Will there be a fence along the property line? If so, it will effect the functionality of the parking space at its current location. provide a scaled drawing showing placement of structures in relation to the parking space.

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

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

Parks and Recreation: Change "C" in Parks and Open Space table to read "Incremental Dwelling Units" 7.

City Engineer: Detention is required.

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: 83**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Hyde Park partial replat no 8

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**



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# Houston Planning Commission

## ITEM: 83

Planning and Development Department

Meeting Date: 03/28/2019

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Subdivision Name: Hyde Park partial replat no 8

Applicant: Total Surveyors, Inc.



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**C – Public Hearings**

**Aerial**

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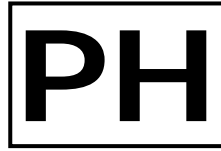




**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 05, 2019

Dear Property Owner:

**Reference Number: 2019-0342**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of Lots One (1), Two (2), and the East one-half of Lot Three (3) in Block 6 of "**Hyde Park**" as recorded in Vol. 1, Pg. 117 of the Harris County Map Records. The new subdivision name is "**Hyde Park partial replat no 8**".

The property is located at the northwest intersection of Missouri Street and Waugh Drive, north of Westheimer.

The purpose of the replat is to create 8 lots and 1 reserve.

The applicant, Kevin Kolb, with Total Surveyors Inc., can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, March 28, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*

## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 84  
**Action Date:** 03/28/2019  
**Plat Name:** Lindale Park Sec 5 partial replat no 2  
**Developer:** Rainbow Unicorn  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2019-0294 C3N

**Staff Recommendation:**  
Disapprove

---

Total Acreage:	0.2700	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

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

206. Staff recommendation is disapproval for the following reasons. 182. Replat does not comply with the notification requirements described by the Local Government Code Section 212.015 and/or Chapter 42. (49) The applicant did not provide proof of notice to staff within the 16 days prior to the public hearing date

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

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Parks and Recreation: Incorrect Park Sector 1 shown on plat, correct Park Sector is 17.  
Solid Waste: Please submit a Solid Waste Plan to determine SWMD collection eligibility.

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

# Houston Planning Commission

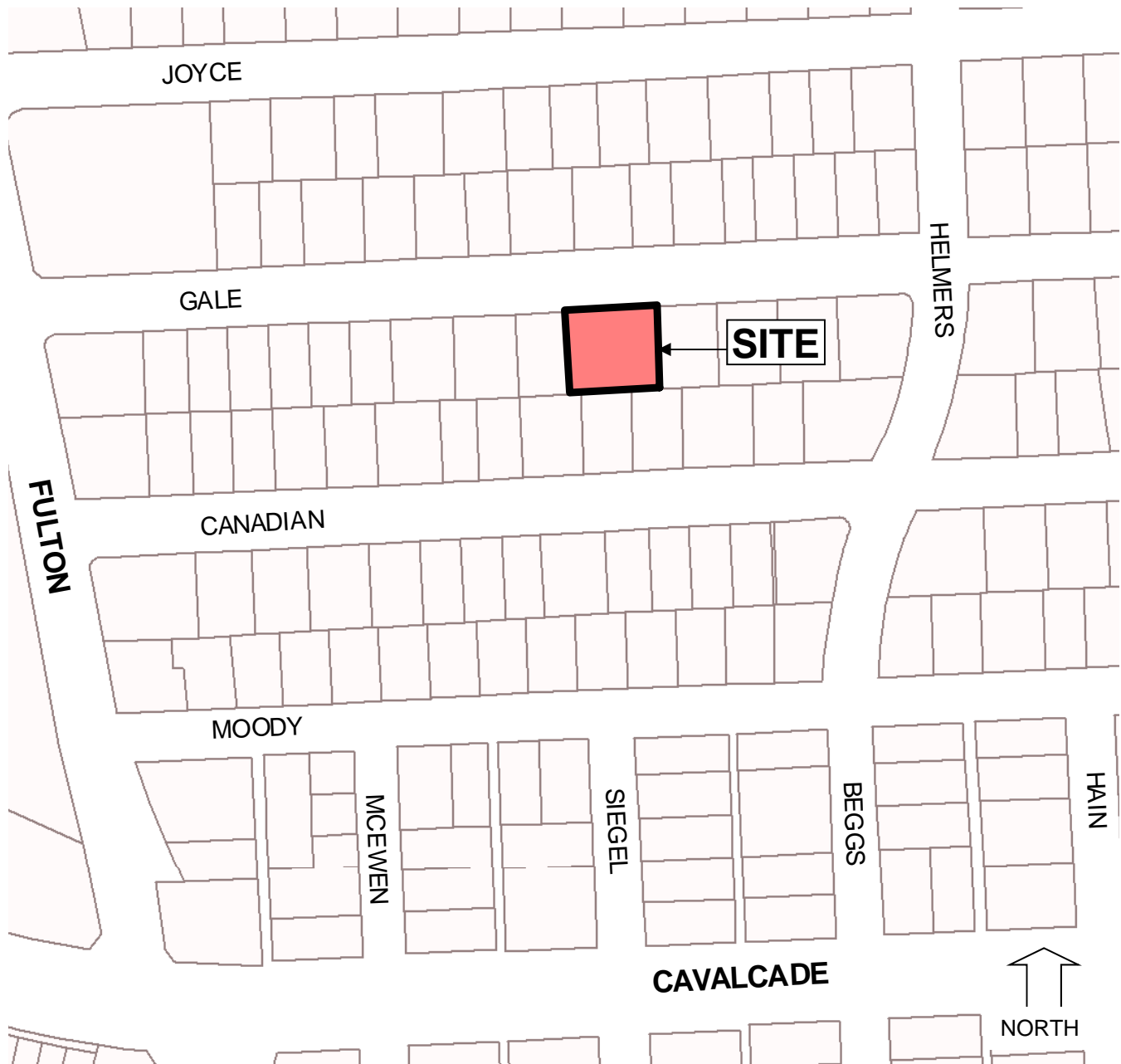
**ITEM: 84**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Lindale Park Sec 5 partial replat no 2

Applicant: ICMC Group Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Lindale Park Sec 5 partial replat no 2

Applicant: ICMC Group Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 84

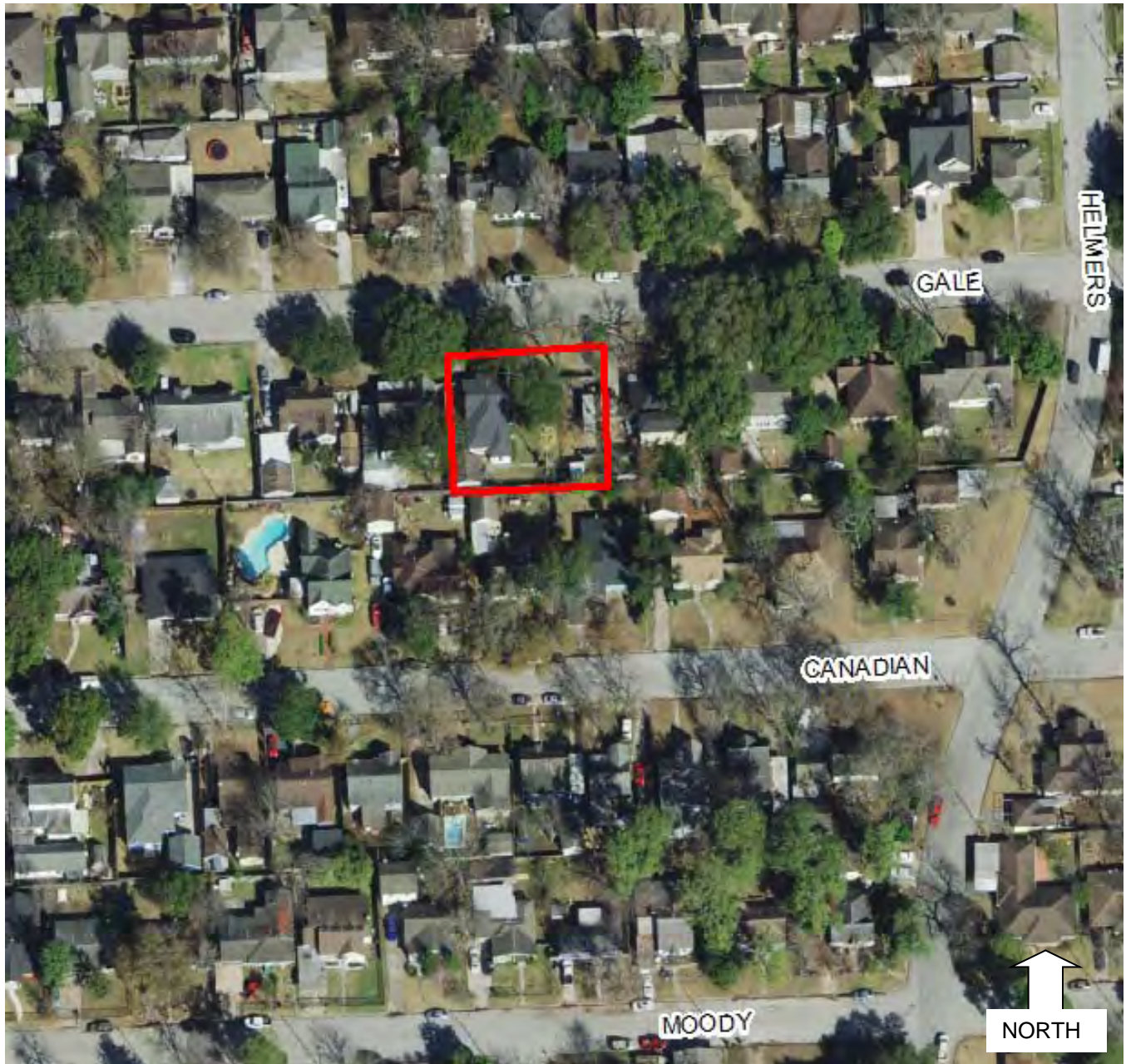
Planning and Development Department

Meeting Date: 03/28/2019

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Subdivision Name: Lindale Park Sec 5 partial replat no 2

Applicant: ICMC Group Inc.



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**C – Public Hearings**

**Aerial**

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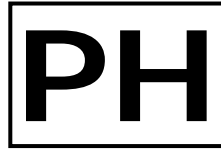
# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 7<sup>th</sup>, 2019

Dear Property Owner:

**Reference Number: 2019-0294**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Lindale Park Sec 5**". This proposal includes the replatting of the West ½' of Lot 6, all of Lot 7 and the East 37½' of Lot 8, Block 28, as recorded in Volume 998, Page 724 of the Harris County Deed Records. The new subdivision name is "**Lindale Park Sec 5 partial replat no 2**".

The property is located along and south of Gale Street between Fulton Street and Helmers Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Gina Poveda, with ICMC Group Inc., can be contacted at 713-681-5757.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, March 28, 2018 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*

## ***Terminology***

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85

**Action Date:** 03/28/2019

**Plat Name:** Macgregor Terrace Sec 2 partial replat no 1

**Developer:** Charles D. Gooden Consulting Engineers

**Applicant:** United Engineers, Inc.

**App No/Type:** 2019-0291 C3N

**Staff Recommendation:**

Withdraw

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Total Acreage:	1.2658	Total Reserve Acreage:	0.0500
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	15	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	77021	534J	City

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#### ***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: 85**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1**

**Applicant: United Engineers, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

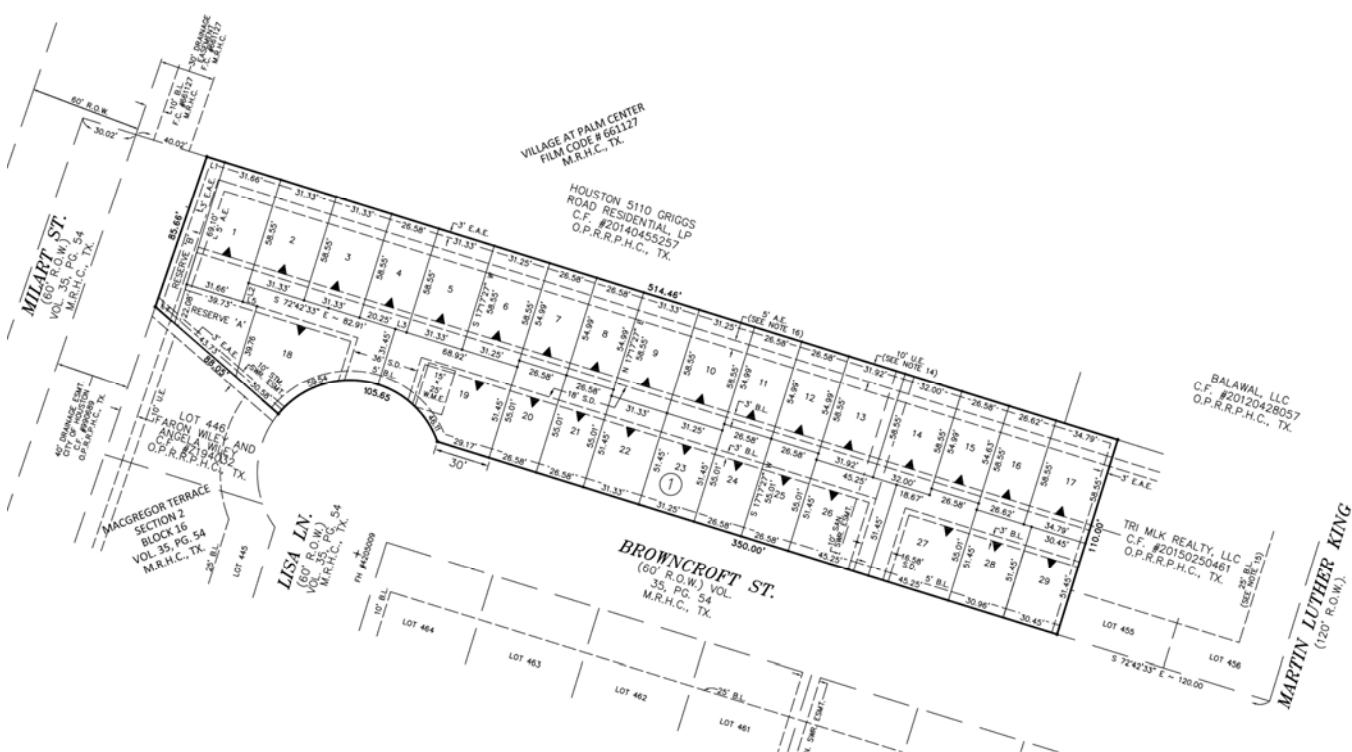
ITEM: 85

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1

Applicant: United Engineers, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

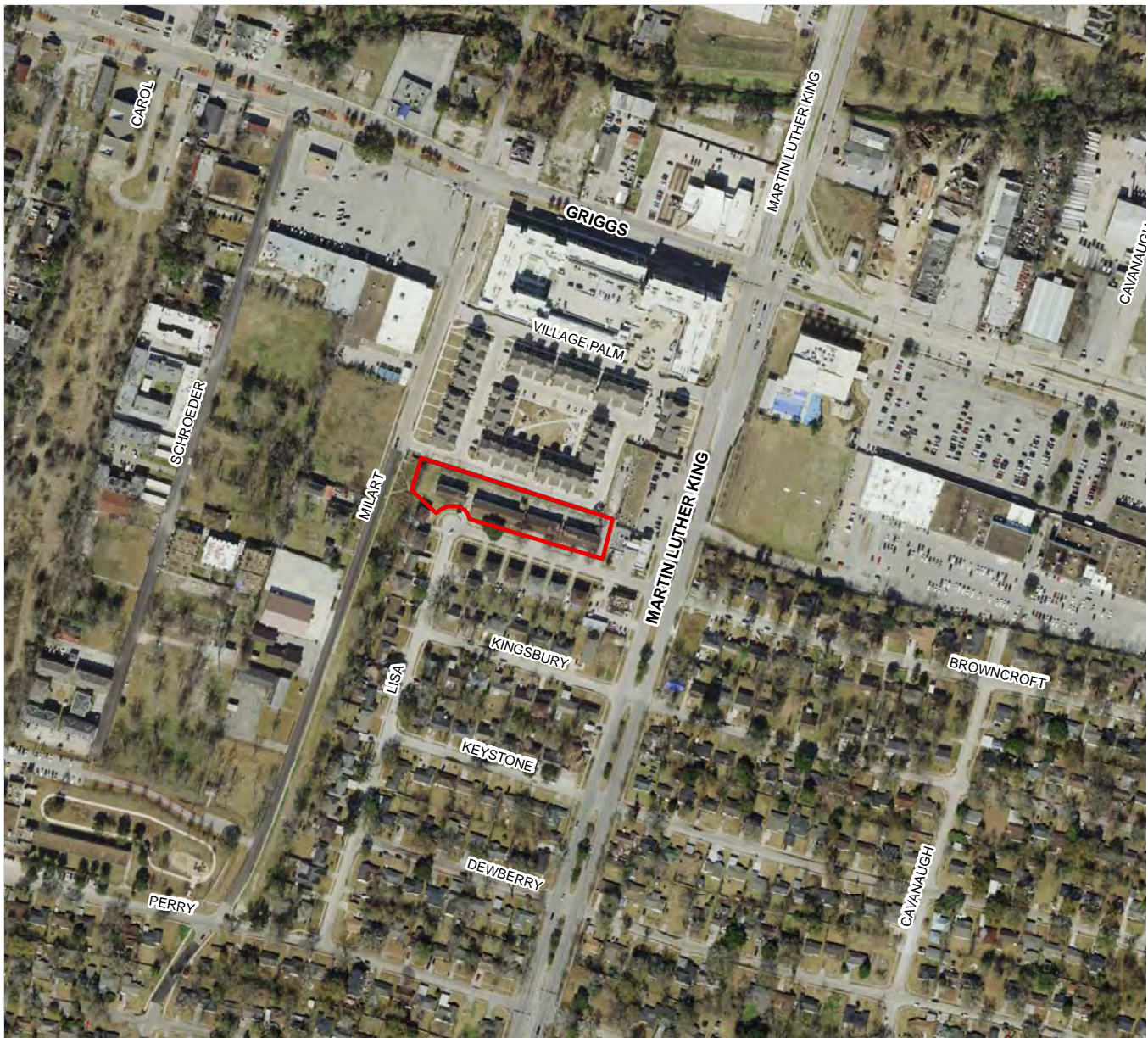
**ITEM: 85**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1

Applicant: United Engineers, Inc.



NORTH

**C – Public Hearings**

**Aerial**



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

March 7<sup>th</sup>, 2019

Dear Property Owner:

**Reference Number: 2019-0291**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**MacGregor Terrace Sec 2**". This proposal includes the replatting of all of Lots 447 thru 454, Block 16, as recorded in Volume 35, Page 54 of the Harris County Map Records. The new subdivision name is "**MacGregor Terrace Sec 2 partial replat no 1**".

The property is located at the Northern intersection Browncroft Street and Lisa Lane. The purpose of the replat is to create twenty-nine (29) single-family residential lots and two (2) restricted reserves in a shared driveway. The applicant, Eddie Allen, with United Engineers, Inc., on behalf of Charles D. Gooden Consulting Engineers, can be contacted at 713-271-2900.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, March 28, 2018 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*



## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 03/28/2019  
**Plat Name:** Memorial Green Sec 2 replat and extension partial replat no 1  
**Developer:** Litchfield Memorial Residential, LLC  
**Applicant:** Windrose  
**App No/Type:** 2019-0254 C3N

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

---

Total Acreage:	0.7183	Total Reserve Acreage:	0.0000
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	9	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	77024	489M	City

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

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

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

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.

PWE Traffic: 03/12/19:

This is a rearranging of the lots in one section of a larger development that has previously been approved. The number of lots are not changing and thus, no additional parking spaces are 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](http://houstonpermittingcenter.org)

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

City Engineer: Master W.M. is required.

Make sure that the subdivision has detention.

Parks and Recreation: Missing Parks Table

# Houston Planning Commission

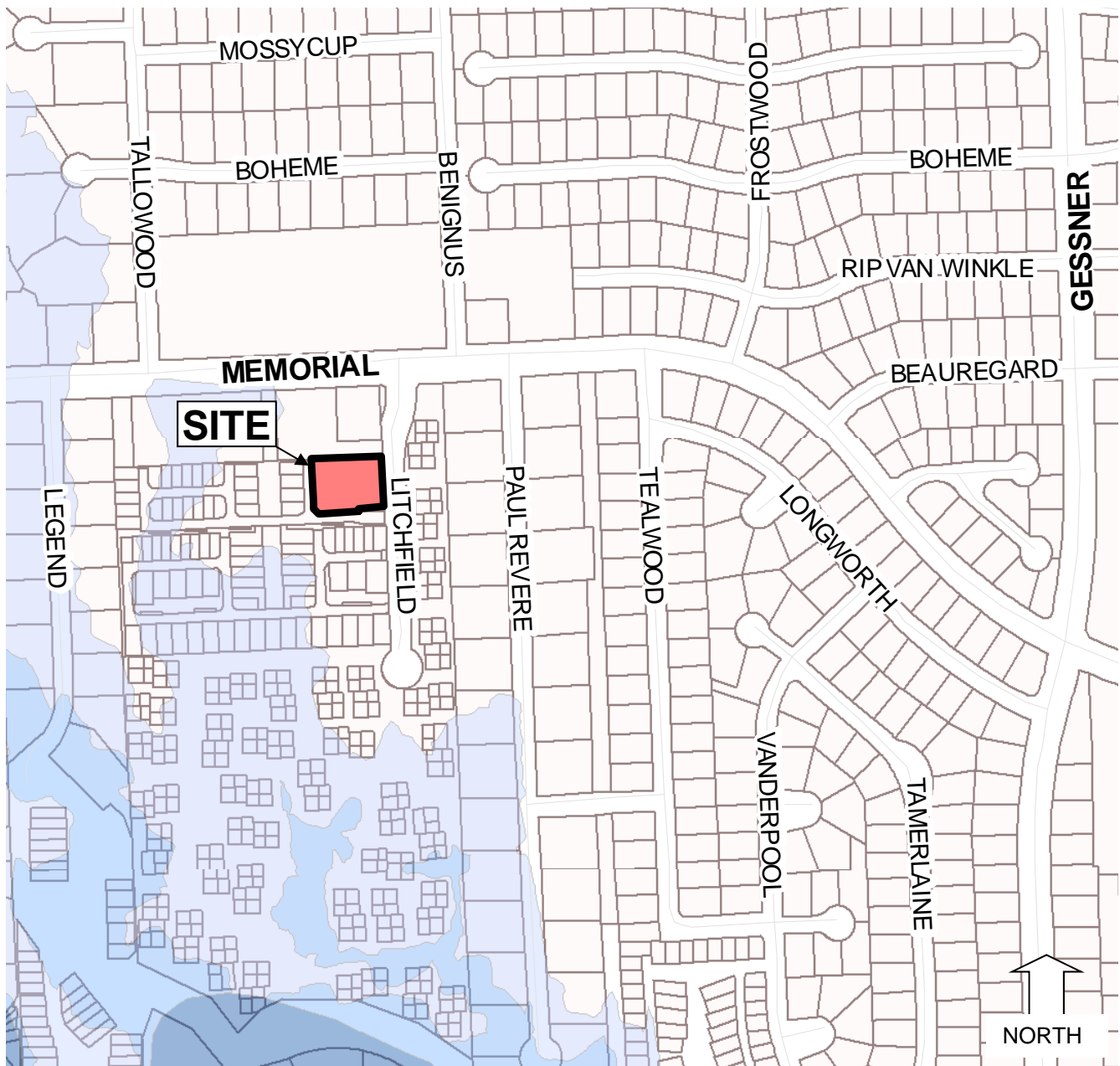
**ITEM: 86**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Memorial Green Sec 2 replat and extension partial replat no 1 (DEF 1)**

**Applicant: Windrose**



**C – Public Hearings**

**Site Location**

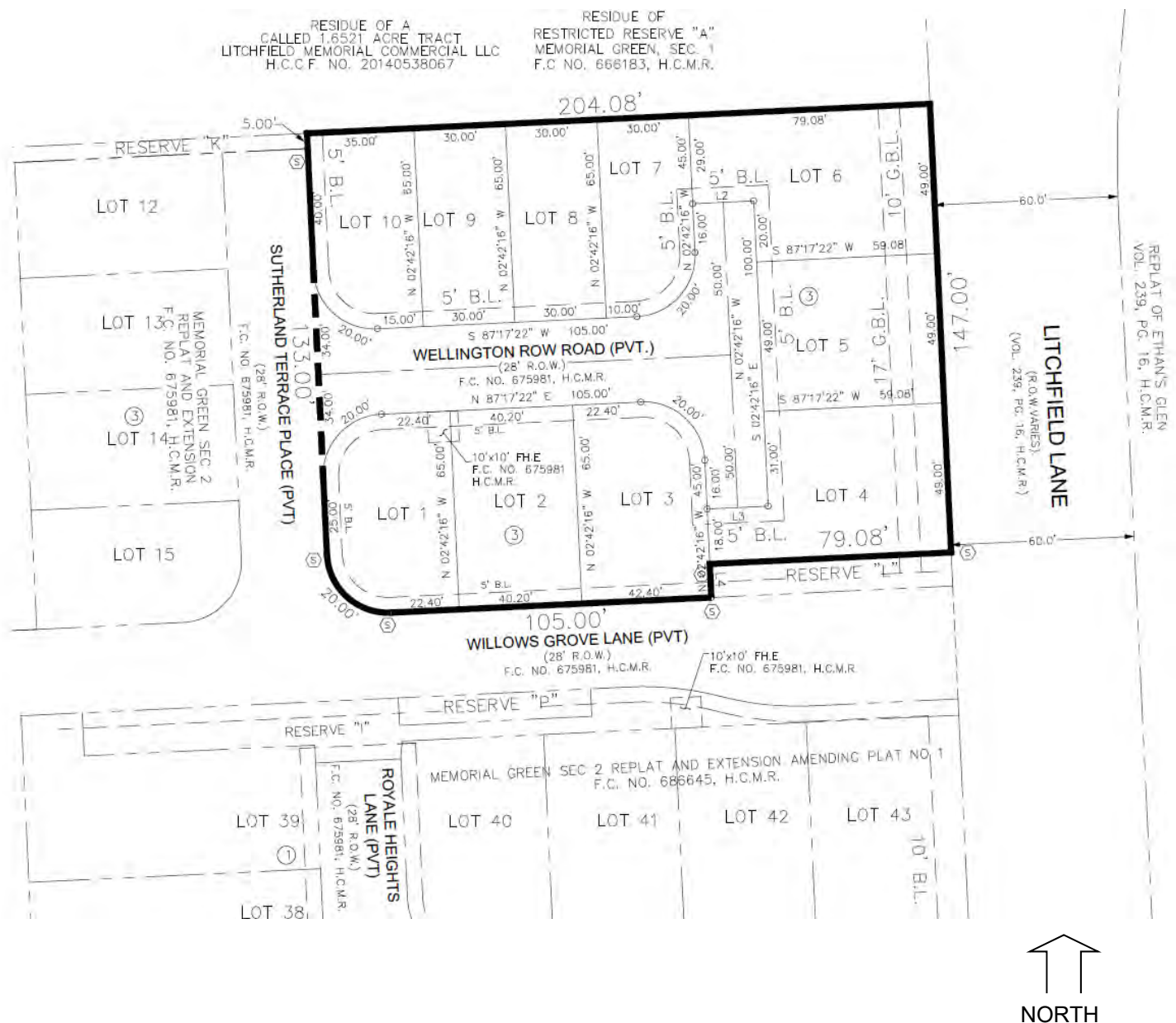
**ITEM: 86**

## Planning and Development Department

**Meeting Date: 03/28/2019**

**Subdivision Name: Memorial Green Sec 2 replat and extension partial replat no 1 (DEF 1)**

**Applicant: Windrose**



## C – Public Hearings with Variance

## Subdivision



# Houston Planning Commission

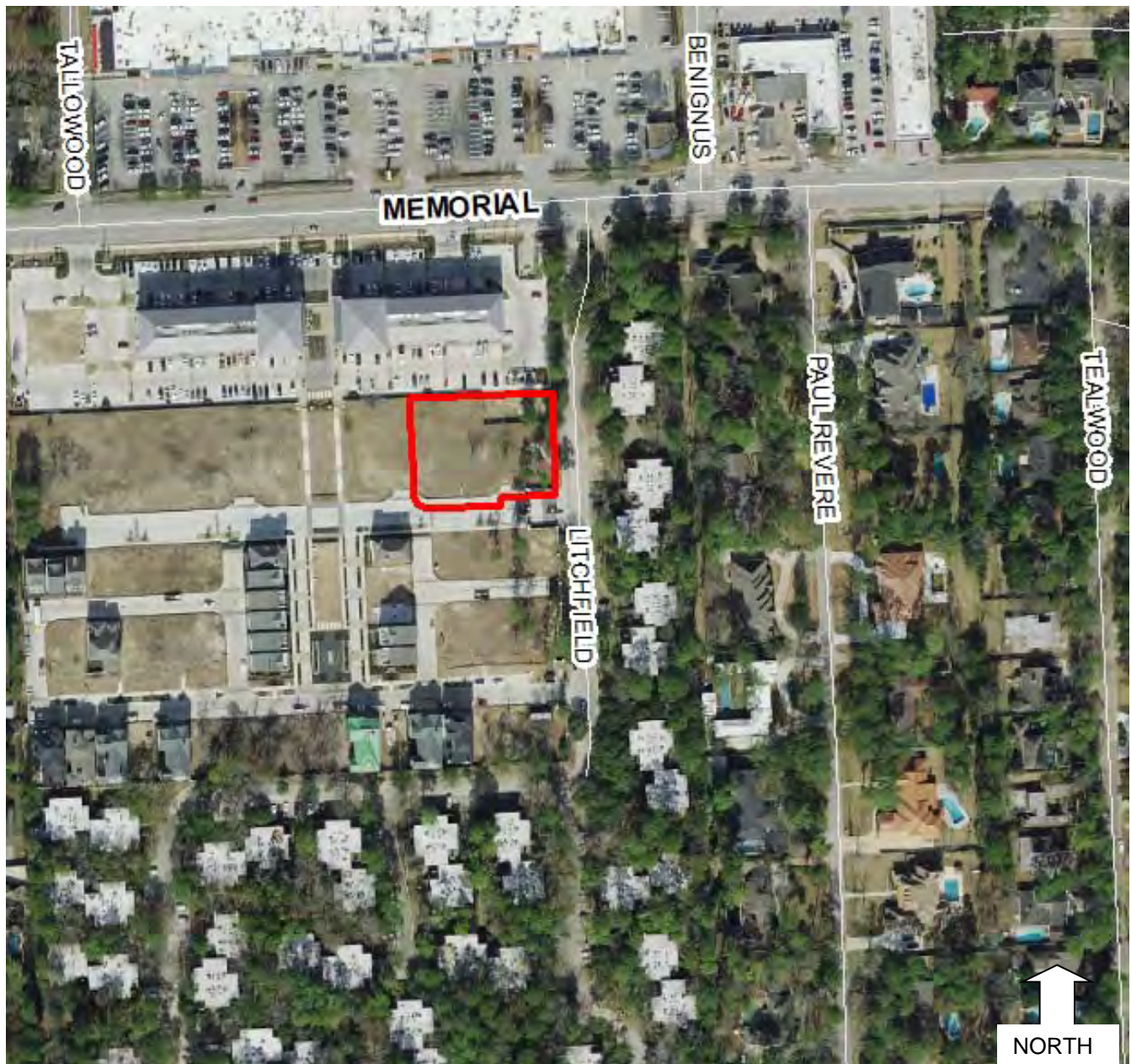
**ITEM: 86**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Memorial Green Sec 2 replat and extension partial replat no 1 (DEF 1)

Applicant: Windrose



**C – Public Hearings**

**Aerial**



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 03/28/2019  
**Plat Name:** Westgrove Court partial replat no 1  
**Developer:** Ascot Meadow, LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2019-0216 C3N

**Staff Recommendation:**  
Deny the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.3976	Total Reserve Acreage:	0.3976
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	77027	492S	City

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

017. A 15-foot front building line is allowed in the City limits along a major thoroughfare (< 80 feet ROW) when certain standards have been met. Add BL 153 illustration and notes to the face of the plat. (153)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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

The below comments were made by other agencies during this review period. These comments 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:** 87  
**Action Date:** 03/28/2019  
**Plat Name:** Westgrove Court partial replat no 1  
**Developer:** Ascot Meadow, LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2019-0216 C3N

**Staff Recommendation:**  
Deny the requested variance(s) and Approve the plat subject to the conditions listed

---

PWE Traffic: 03/11/19:

No comments.

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

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

City Engineer: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

Coordination with METRO is required at the time the applicant is applying for permits. Contact METRO at [busstops@ridemetro.org](mailto:busstops@ridemetro.org). Coordination with METRO is required for relocation of existing bus stop Bus Stop ID 128 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 location.

Parks and Recreation: Do not see Parks Table on plat

Metro: METRO is coordinating internally to determine if optimization work is being planned for the stop adjacent to this site.

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



# Houston Planning Commission

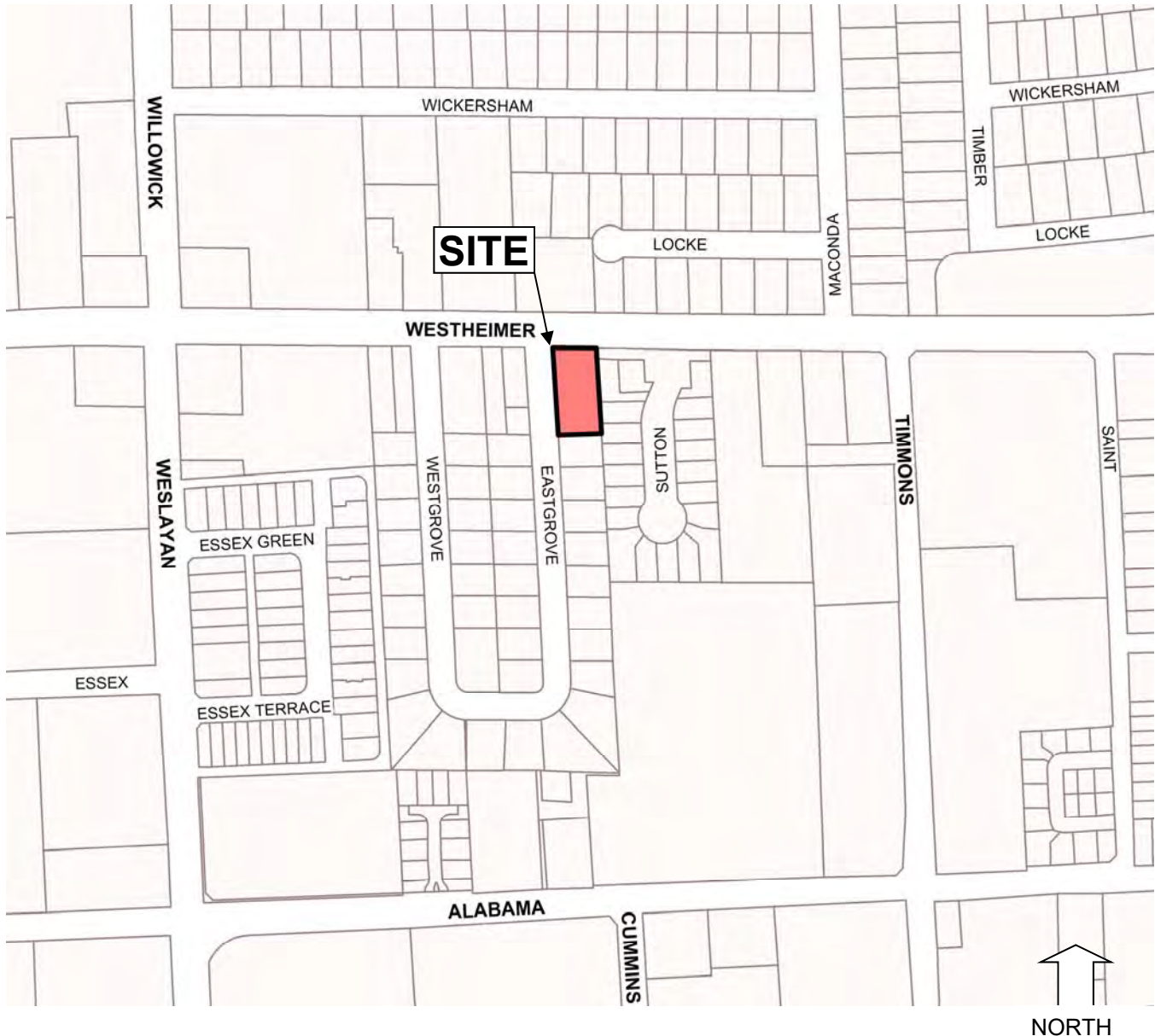
**ITEM: 87**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Westgrove Court partial replat no 1 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



**C – Public Hearings with Variance    Site Location**



# Houston Planning Commission

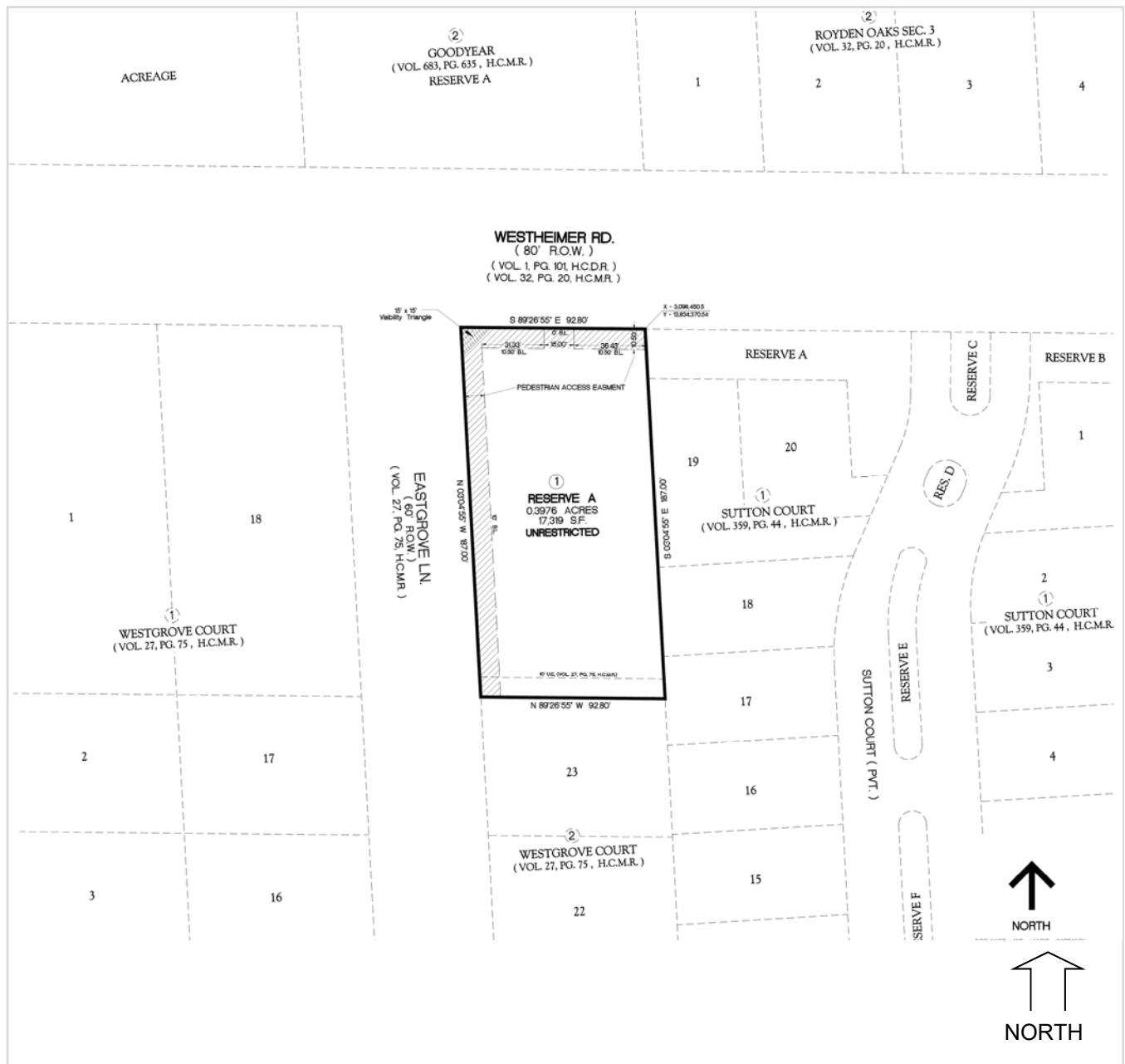
ITEM: 87

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Westgrove Court partial replat no 1 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission

## ITEM: 87

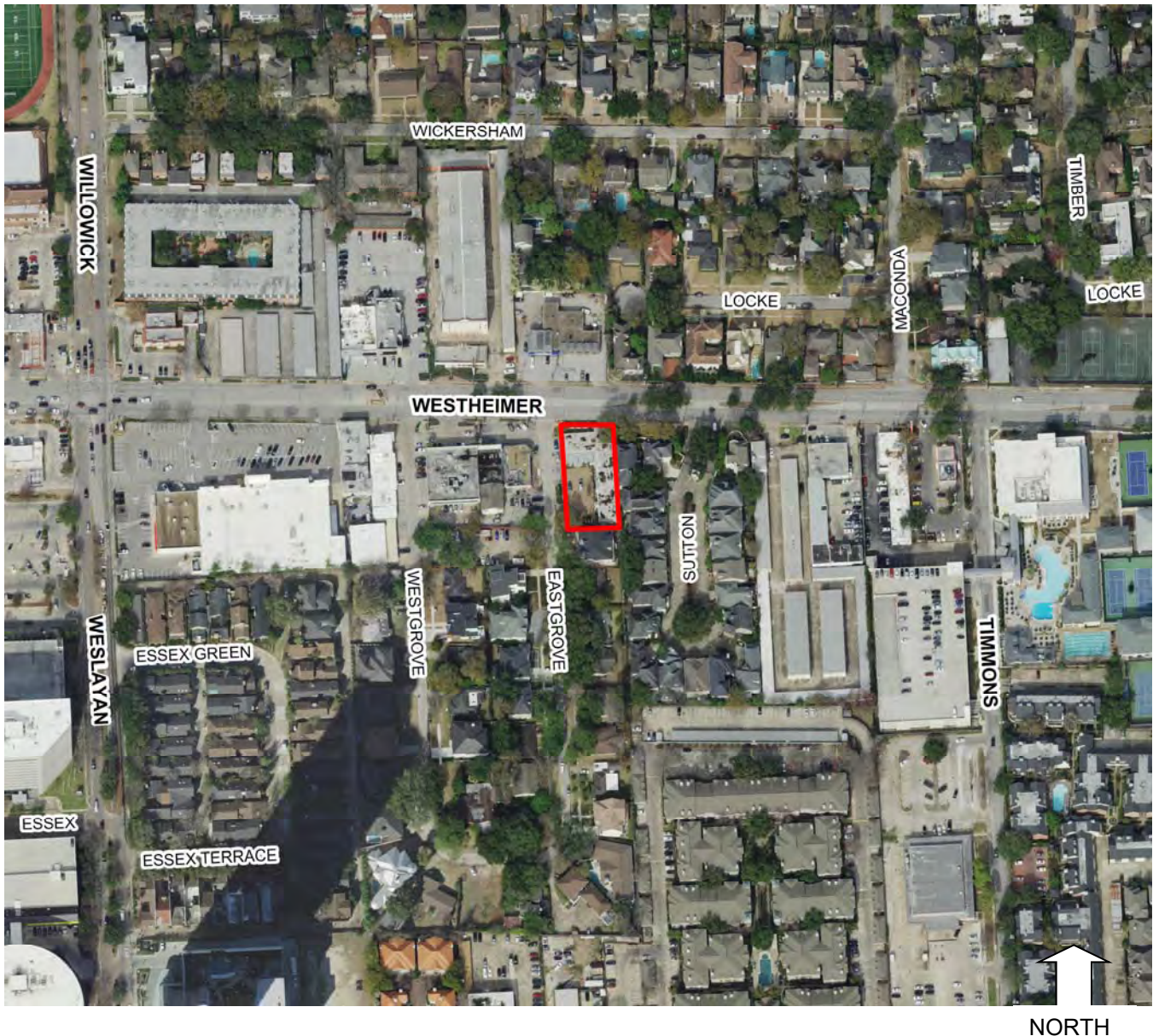
Planning and Development Department

Meeting Date: 03/28/2019

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Subdivision Name: Westgrove Court partial replat no 1 (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.

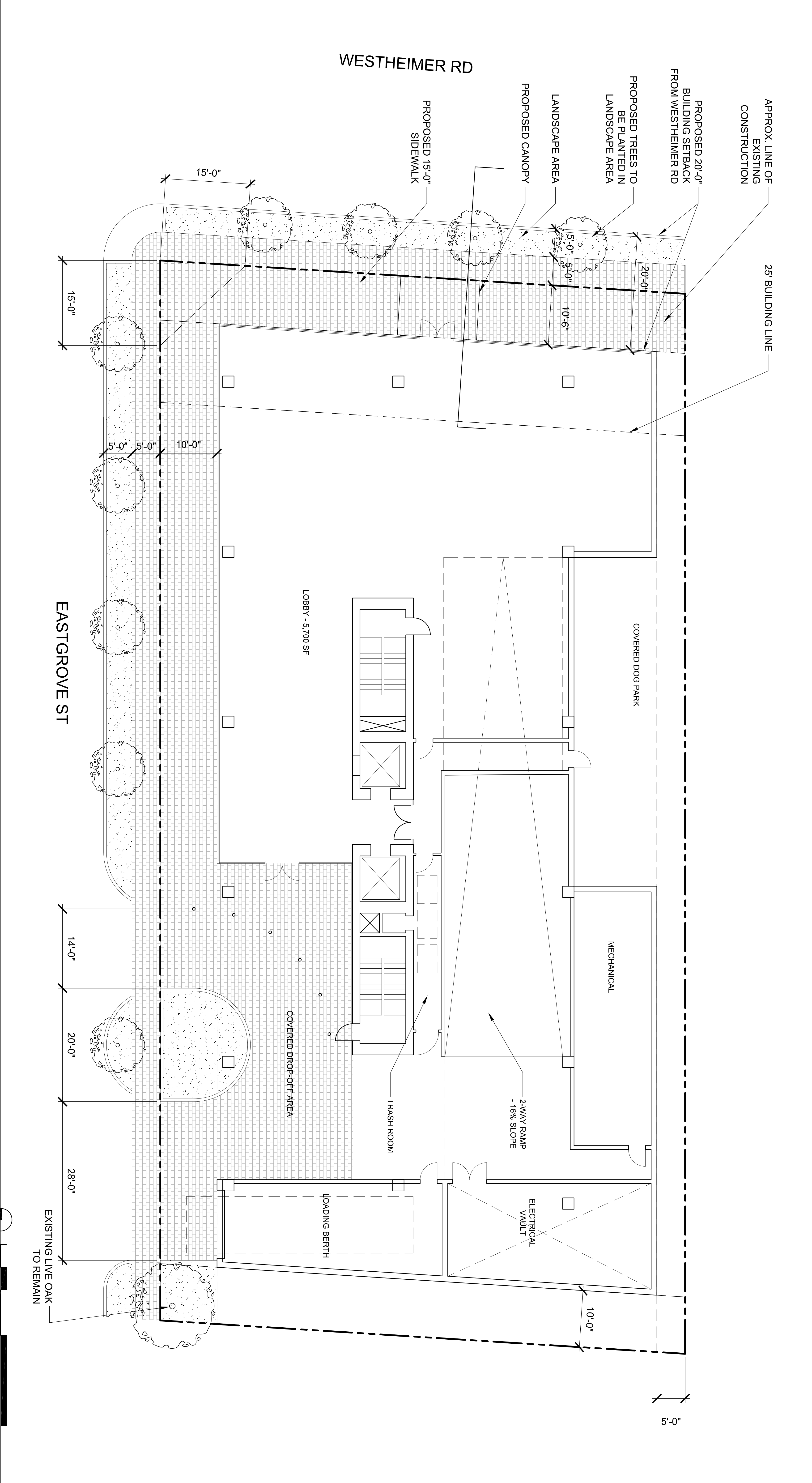


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C – Public Hearings with Variance

Aerial

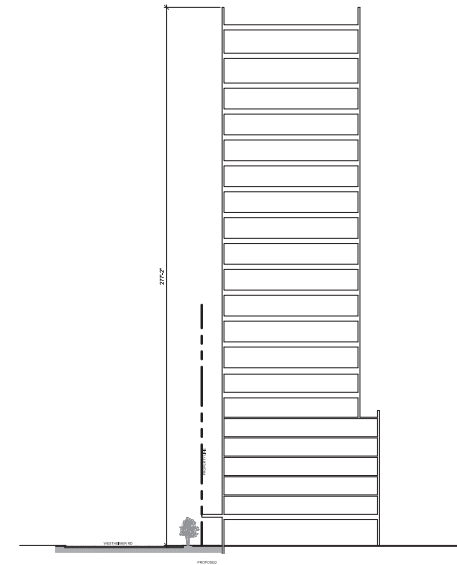
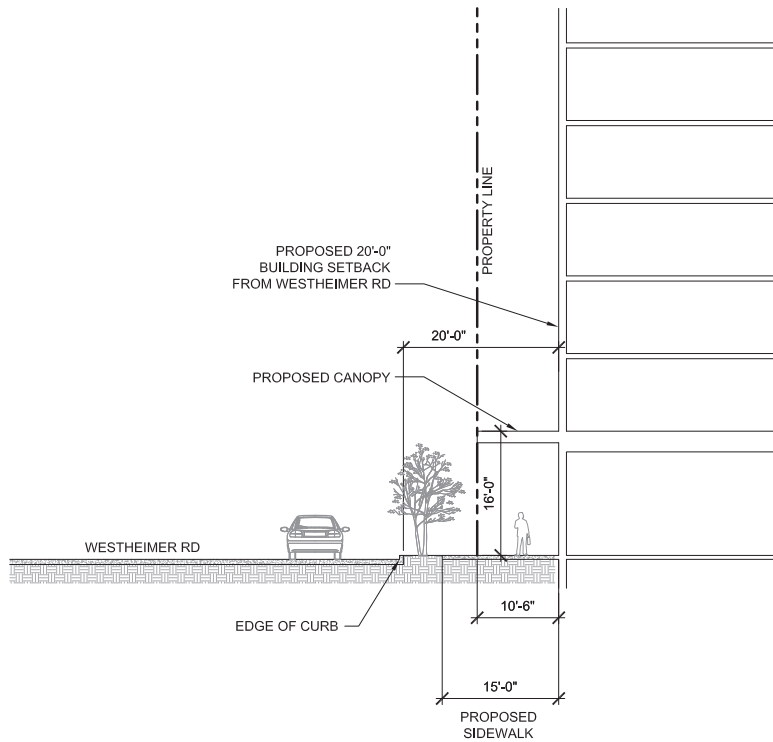
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# SECTION

## STREET SECTION

## OVERALL SECTION



3723 WESTHEIMER RD  
a project for  
RANDALL DAVIS COMPANY

HOUSTON

24 APRIL 2007

01707

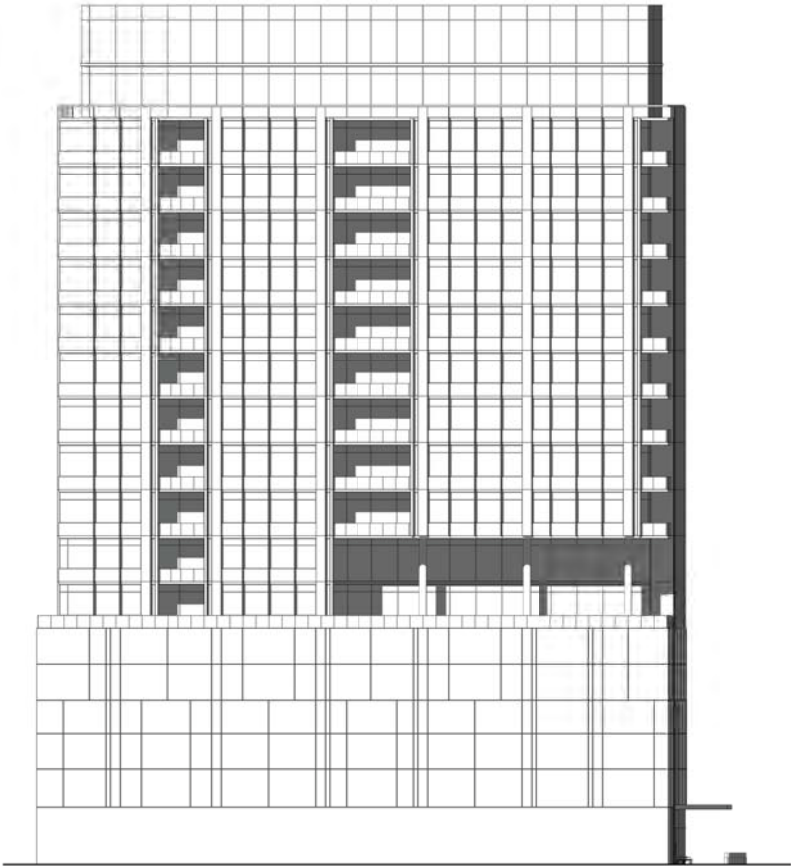
TEXAS

powers  
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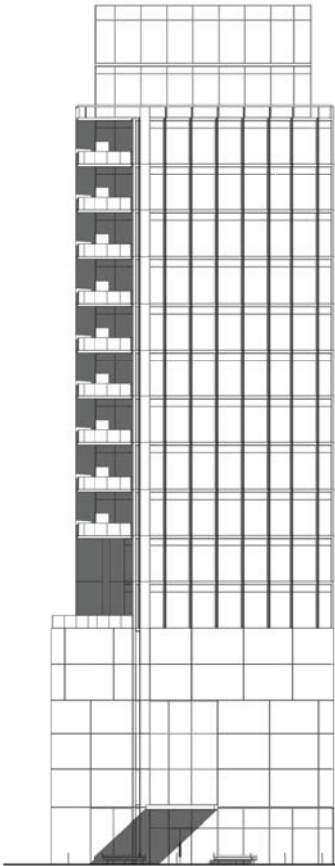
# NORTH & EAST ELEVATIONS

ELEVATIONS

SCALE: 1/16" = 1'-0"



EAST ELEVATION  
SCALE: 1/16" = 1'-0"



NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

- ROOF LEVEL 234'-4"
- Level 20 218'-4"
- Level 19 203'-8"
- Level 18 191'-0"
- Level 16 178'-4"
- Level 17 165'-8"
- Level 14 153'-0"
- Level 13 140'-4"
- Level 12 127'-8"
- Level 11 115'-0"
- Level 10 102'-4"
- Level 09 89'-8"
- Level 08 77'-0"
- Level 07 64'-4"
- Level 06 54'-8"
- Level 05 45'-0"
- Level 04 35'-4"
- Level 03 25'-8"
- Level 02 16'-0"
- Level 01 0'

RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

3723 WESTHEIMER  
A PROJECT FOR  
RANDALL DAVIS COMPANY

HOUSTON

12/05/18

TEXAS

Author XXXXXX

powers  
brown  
archi-  
tecture



## STREETSCAPE CONCEPT

VIEW FROM EASTGROVE AND WESTHEIMER



RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

**3723 WESTHEIMER**  
A PROJECT FOR  
**RANDALL DAVIS COMPANY**

HOUSTON

12/05/18

TEXAS

**powers  
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tecture**  
Author XXXXXX



## VARIANCE Request Information Form

**Application Number:** 2019-0216

**Plat Name:** Westgrove Court partial replat no 1

**Applicant:** Vernon G. Henry & Associates, Inc.

**Date Submitted:** 02/04/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a reduced building line along Westheimer (10.5'); To allow a canopy up to the property line for a stretch of 15' along Westheimer

**Chapter 42 Section:** 152

**Chapter 42 Reference:**

42-152.- Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

This is the site of the Krispen Furniture store that was originally constructed in 1962. This is in a commercial area of Westheimer Road just east of Wesleyan. Directly across the street are a 7-story medical office building that is under construction, a public storage facility just west of that, and a planned 8-story apartment building under construction at the northeast corner of Wesleyan and Westheimer. To the west across Eastgrove Lane are several other small retail and commercial establishments. Directly to the east is a small townhome community and then another public storage facility just east of that. To the south is a single family neighborhood. This site has frontage on Westheimer Road with a planned right of way of 80'. Under the performance standards currently in the ordinance, others would be entitled to a 15' building line for multifamily. The developer is proposing to locate the building 20' from the back of the curb on Westheimer Road. This 20' pedestrian realm will include a 5' safety buffer that will include a planting strip, street trees, and overhead powerlines. This means the building will be 10.5' from the property line on Westheimer. The building will be 10' from the property line on Eastgrove Lane with the same 15' wide sidewalk and 5' planting strip. These parameters for the pedestrian realm are in line with what the walkable places committee has proposed recently. In addition to bringing the building up closer to the street and providing a buffer for pedestrians, the frontages of both Westheimer and Eastgrove will be almost entirely glass on the first floor. This will ensure there are always eyes on the street. The developer is also proposing to have an art wall within this area, which will be the lobby for the condominium. There will be only one driveway cut, which will be located on the southeast corner of the property along Eastgrove Lane. The developer also requests to have a canopy up to the property line to protect people entering the building lobby from the elements. The original plat of Westgrove Court had 10' setback lines along Westheimer and Eastgrove. These setbacks took up 16% of the developable land on the property. The existing building seems to have ignored these setbacks because it is built up to the property line on Eastgrove and about 4' from the property line on Westheimer.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This has long been a commercial property, but has an inadequate pedestrian realm. Currently Westheimer has approximately a 3.5' sidewalk and no trees. The current building is mostly walled off on Eastgrove and has pocket parallel parking on the side of the building along with a loading area. The proposed development will have 15' wide sidewalks and will make the area much more inviting for pedestrians. This is in line with what the walkable places committee is trying to accomplish. In addition, this property was originally platted with much less stringent setback requirements. If a 25' setback is imposed, 23% of the property will be taken up by the setbacks, which is inequitable and creates a hardship.



**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent is to have non single family face major thoroughfares.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

This development will encourage pedestrian activity along the major thoroughfare, Westheimer, and Eastgrove Lane. Redeveloping properties along major thoroughfares in this way will encourage people to walk and patronize nearby businesses. Encouraging this more active lifestyle is a benefit to the public.

**(5) Economic hardship is not the sole justification of the variance.**

The hardship is creating a pedestrian friendly urban development. Under strict interpretation of the ordinance, a 25' setback would mean 23% of the property could not be used for development and would create a more suburban style development. Introducing density into our urban core is a key to getting cars off the road for commuting and creating walkable places. Residents of this condominium will be less than one mile from multiple grocery stores, movie theater, myriad restaurants and businesses, and a major employment center, Greenway Plaza. It is also right in between two major activity centers (Greenway Plaza and the Galleria).



**Application No:** 2019-0216

**Agenda Item:** 87

**PC Action Date:** 03/28/2019

**Plat Name:** Westgrove Court partial replat no 1

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** Deny 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)**

To allow a reduced building line along Westheimer (10.5'); To allow a canopy up to the property line for a stretch of 15' along Westheimer;

**Basis of Recommendation:**

Subject site is located at the intersection of Westheimer and Eastgrove streets, east of Wesleyan in Houston City limits. The reason for replat is to create one unrestricted reserve and the applicant is requesting a variance to allow a reduced BL of 10.5' BL for the structure and 0' BL for the canopy for a stretch of 15' along Westheimer instead of the required 25'.

Staff is not in support of the variance requests.

Subject site is a replat of Lot 24, block 2 of Westgrove Court subdivision platted in 1948. In 2006 special min lot size application was filed for this subdivision to protect the neighborhood character.

This is approx. 0.4 acre rectangular shaped lot that housed a furniture store. Currently, the applicant is proposing a 20-story condominium building with 50 units on the site and is requesting a reduced BL variance. The site has frontage on Westheimer Road which has a ROW of 80'. Chapter 42 allows for reduced BL on properties that have frontage on major thoroughfares with ROW 80' or less. Therefore, the applicant's claim of 25' BL requirement creating suburban style development as the hardship is not justified. This is self-imposed as the project may qualify for a reduced BL of 15' along Westheimer.

Staff also received comments from CenterPoint Energy stating that due to existing overhead infrastructure along the Westheimer Road ROW, they object to the reduced BL variances.

Review by legal department indicates that the plat does not violate any deed restrictions on the face of the plat or those filed separately. Staff's recommendation is to deny the requested variance and approve the plat subject to Chapter 42 BL.

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of the ordinance will not create impractical development as the performance standards allow of reduced BL along major thoroughfares with ROW 80' or less.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The site has frontage on Westheimer Road which has a ROW of 80'. Chapter 42 allows for reduced BL on properties that have frontage on major thoroughfares with ROW 80' or less. Therefore, the applicant's claim of 25' BL requirement creating suburban style development as the hardship is not justified. This is self-imposed as the project may qualify for a reduced BL of 15' along Westheimer.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of the chapter will not be preserved if the variance is granted. The applicant could comply with the performance standards within the ordinance.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will be injurious to public health and safety as the structure will be too close to the street and may create visibility issues. Center point also has posed objection to this variance as there is over infrastructure and the structure may be too close.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is the sole justification for this variance and the applicant has the option to comply with performance standards available in the ordinance for major thoroughfares with ROW 80' or less.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 03/28/2019  
**Plat Name:** Westheimer Gardens Extension partial replat no 8  
**Developer:** RZ Enterprises  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-0139 C3N

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

---

Total Acreage:	0.2473	Total Reserve Acreage:	0.0079
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491T	City

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 03/28/2019  
**Plat Name:** Westheimer Gardens Extension partial replat no 8  
**Developer:** RZ Enterprises  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-0139 C3N

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

---

PWE Traffic: 02/26/19:

Head-in parking spaces placed at the back of 18' shared driveways that are orientated parallel to the driveway do not work.

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

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

Solid Waste: Area depicted in SWP for container placement must remain a flat surface after development completion and containers must not extend more than 5' into the paved surface of the roadway.

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. 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

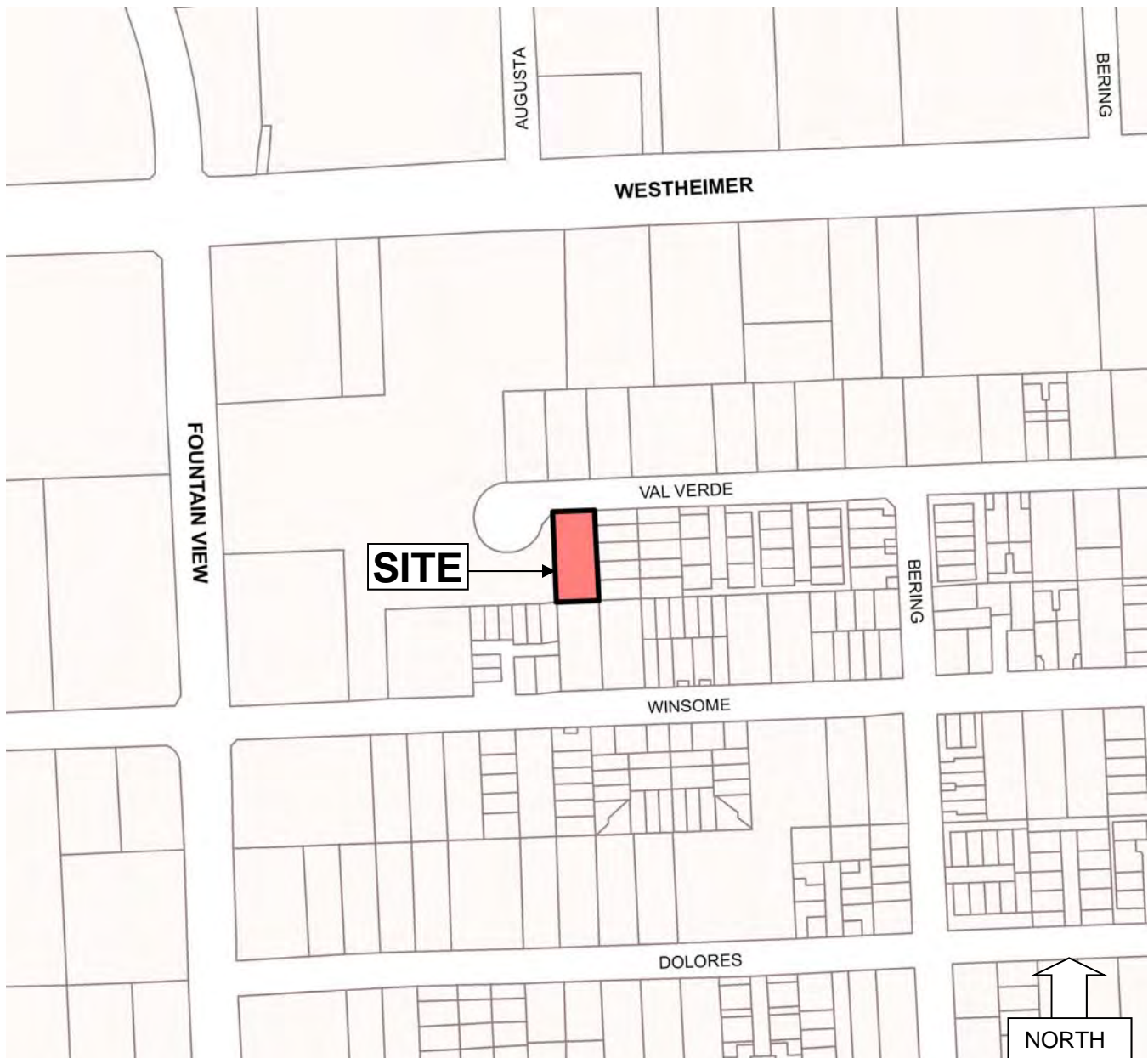
**ITEM: 88**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Westheimer Gardens Extension partial replat no 8 (DEF 2)**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

ITEM: 88

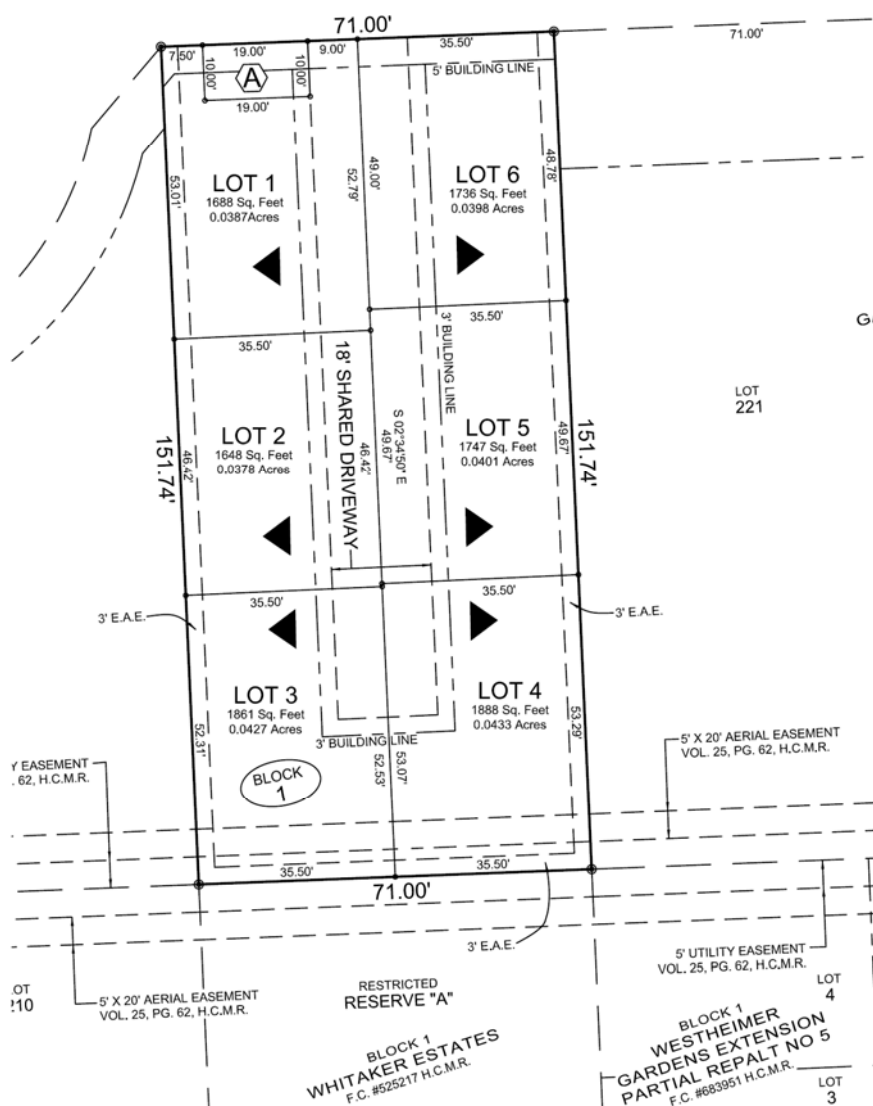
Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 8 (DEF 2)

Applicant: Total Surveyors, Inc.

VAL VERDE LANE  
(60' PUBLIC R.O.W.)  
(VOL. 25, PG. 52, H.C.M.R.)  
(F.C. #384049, H.C.M.R.)



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 88**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 8  
(DEF 2)

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

February 7, 2019

Dear Property Owner:

**Reference Number: 2019-0139**

The Houston Planning and Development Department has received a subdivision plat application to allow the **partial** replatting of "**Westheimer Gardens Extension**". This proposal includes the replatting of a portion of **Lot 220**, as recorded in **Volume 25, Page 62, H.C.M.R.** of the Harris County Map Records. The new subdivision name is "**Westheimer Gardens Extension partial replat no 8**".

The property is located at **South of Westheimer, East of Fountain View Drive along Vel Verde St.** The purpose of the partial replat is to **create 6 single family lots, one reserve and one shared driveway.**

The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.**, on behalf of **RZ Enterprises**, can be contacted at **281-479-8719**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, February 28, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros  
Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie  
Controller: Chris B. Brown

## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 03/28/2019  
**Plat Name:** Willow Meadows Sec 17 partial replat no 1  
**Developer:** Rob Ryan Construction  
**Applicant:** Melissa's platting service  
**App No/Type:** 2019-0093 C3N

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

Total Acreage:	0.3869	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77096	531R	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) Drainage plan required at final

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

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

PWE Traffic: 02/26/19:

No comments.

PWE Utility Analysis: Approved

City Engineer: Detention is required.

In the floodplain, need drainage plan.

No building is allowed within any public utilities.

Harris County Flood Control District: Flood Control review - Need to show and label Channel D100-00-00 'Brays Bayou' also HCFCD Fee and top of banks (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

**ITEM: 89**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Willow Meadows Sec 17 partial replat no 1 (DEF 2)**

**Applicant: Melissa's Platting Service**



**C – Public Hearings**

**Site Location**

## Subdivision



# Houston Planning Commission

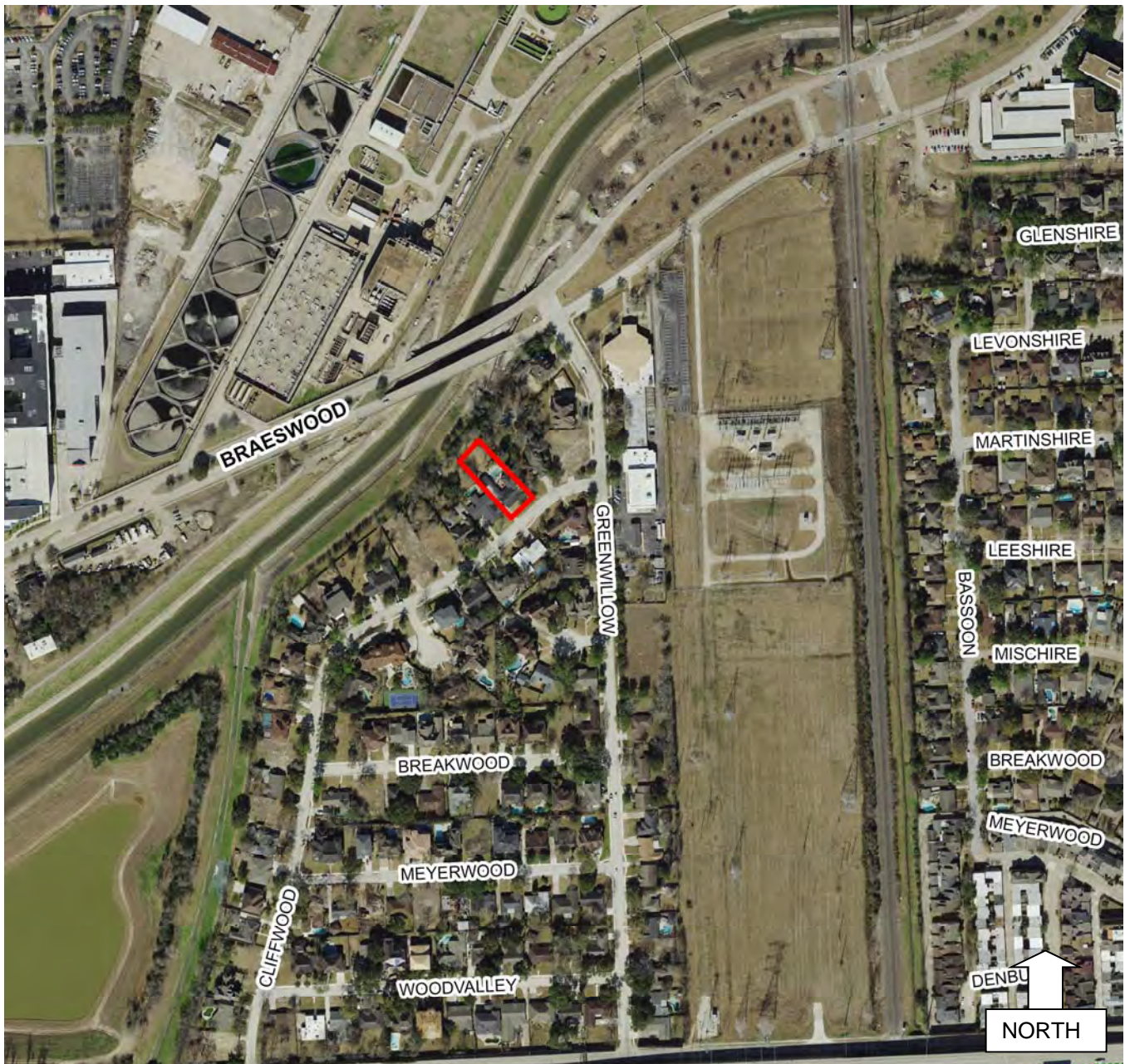
**ITEM: 89**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Willow Meadows Sec 17 partial replat no 1 (DEF 2)

Applicant: Melissa's Platting Service



**C – Public Hearings**

**Aerial**





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

February 7, 2019

Dear Property Owner:

**Reference Number: 2019-0093**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Willow Meadows Sec 17**". This proposal includes the replatting of Lot 23 of Block 35 and a portion of South Braeswood Blvd, as recorded in Volume 55 Page 60 of the Harris County Map Records. The new subdivision name is "**Willow Meadows Sec 17 partial replat no 1**".

The property is located **South of Braeswood Blvd, West of Greenwillow Dr along Cliffwood Dr**. The purpose of the replat is to **create one (1) single family lot and remove a rear building line**. The applicant, **Roy Rodela**, with **Melissa's platting service.**, on behalf of **Rob Ryan Construction**, can be contacted at **281-300-0445**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, February 28, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

*See reverse side for useful information*

## ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 03/28/2019  
**Plat Name:** Amira GP  
**Developer:** GP 344 Ltd / Beazer Homes Texas  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-0535 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and special  
exception(s) and Approve  
the plat subject to the  
conditions listed

---

Total Acreage:	372.4000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

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

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

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

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

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

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

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

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

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90

**Action Date:** 03/28/2019

**Plat Name:** Amira GP

**Developer:** GP 344 Ltd / Beazer Homes Texas

**Applicant:** META Planning + Design, LLC

**App No/Type:** 2019-0535 GP

**Staff Recommendation:**

Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed

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

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

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats

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

Sec 1 thru Sec 7 have been reviewed. UVEs, ROW, left turn lane and traffic signal requirements will be checked when future section plats are submitted.

County has no objections to variances

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

# Houston Planning Commission

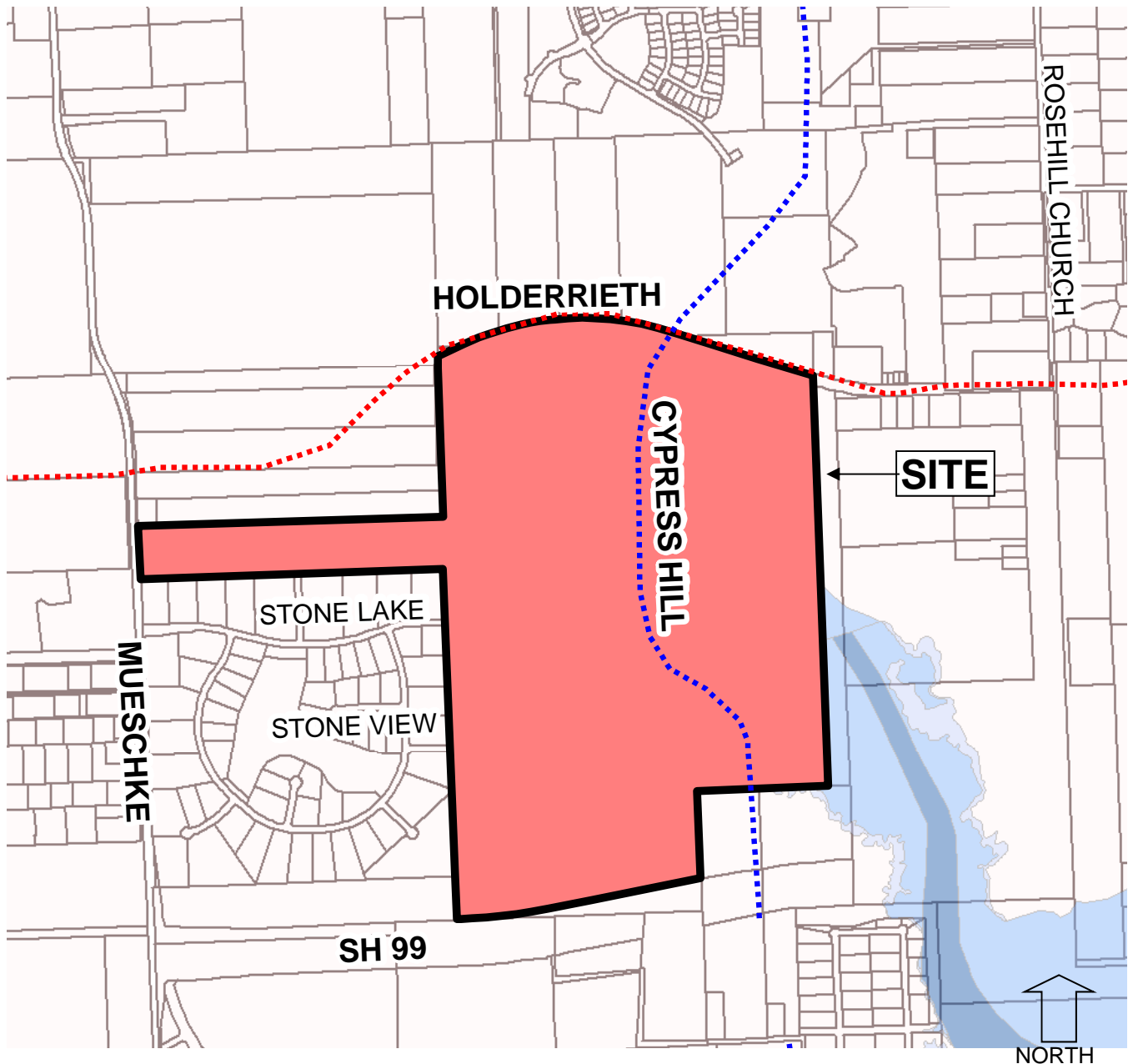
**ITEM: 90**

Planning and Development Department

Meeting Date: 03/28/2018

Subdivision Name: Amira GP

Applicant: META Planning + Design, LLC



**D – Variances**

**Site Location**

## Planning and Development Department

**Meeting Date: 03/28/2018**

**Applicant: META Planning + Design, LLC**





# Houston Planning Commission

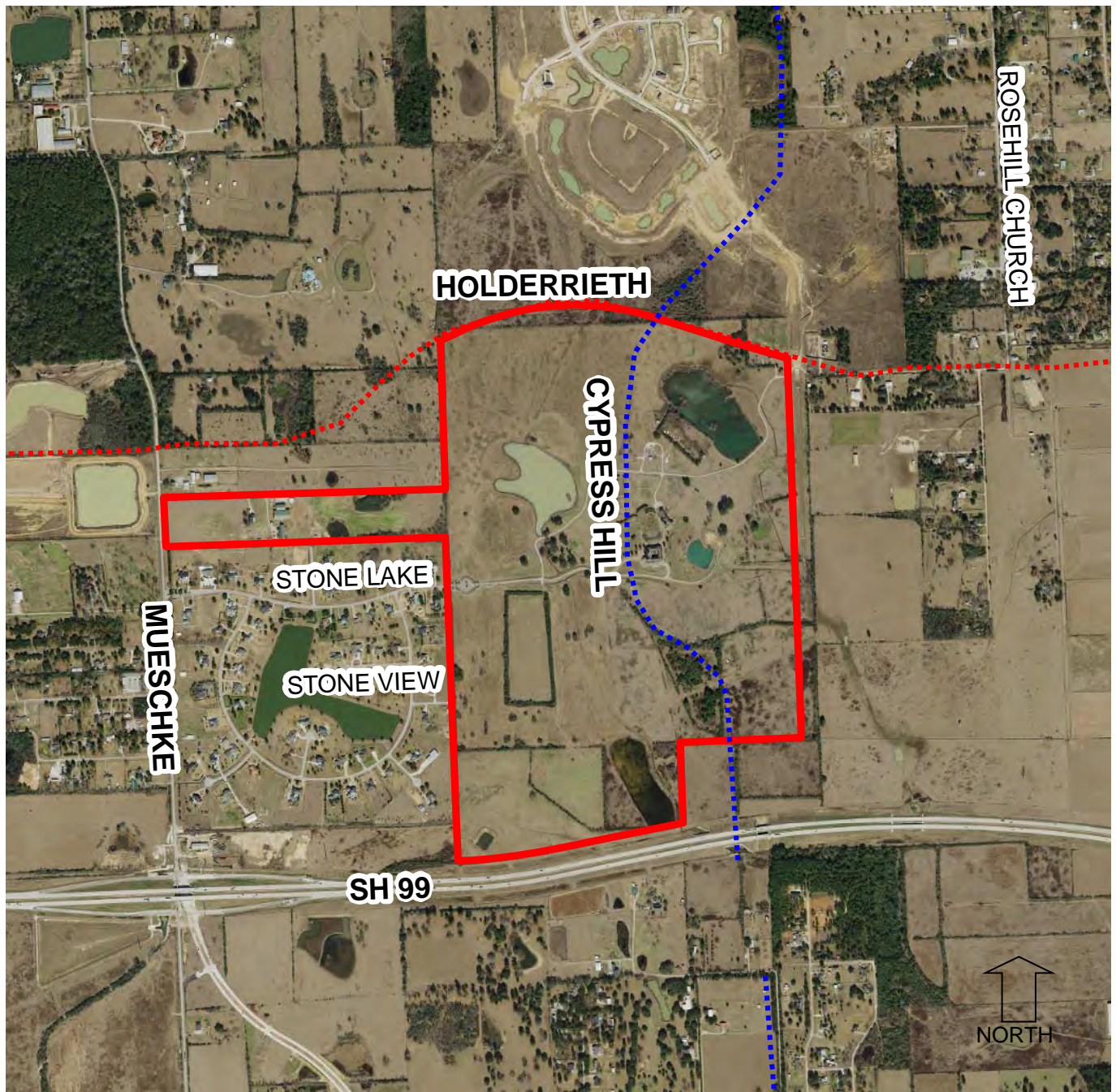
ITEM: 90

Planning and Development Department

Meeting Date: 03/28/2018

Subdivision Name: Amira GP

Applicant: META Planning + Design, LLC



D – Variances

Aerial





a variance exhibit for  
**AMIRA GP**  
 ±371.8 ACRES OF LAND  
 prepared for  
**BEAZER HOMES TEXAS**  
**HOLDINGS, INC. & GP 344, LTD.**

**META**  
 PLANNING + DESIGN  
 Katy, Texas 77494  
 Tel: 281-810-1422

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SCALE  
 0 100 200 400

MTA-0436  
 MARCH 27, 2019



## VARIANCE Request Information Form

**Application Number:** 2019-0535

**Plat Name:** Amira GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 03/18/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow an intersection spacing of  $\pm 2,380'$  along the east side of major collector Cypress Heights Drive.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(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;**

Amira is a  $\pm 372.4$ -acre developing single-family residential community located northwest of central Houston in Harris County. The project boundary touches the Grand Parkway to the south, existing major thoroughfare Mueschke Road to the west, and future major thoroughfare Holderrieth Rd to the north. Additionally, the designated major collector Cypress Heights Drive runs north-south through the development. Cypress Heights Drive meanders through the subject development, with proposed single-family residential sections on both sides of the collector. Along the east side of Cypress Heights Dr, minimal local street connections are proposed, and only two of the proposed intersections are connected to one another. The local streets to either side of the collector utilize a series of curvilinear loops to navigate around the existing ponds on the subject site, which are being preserved and expanded as part of the development. Most notably, the proposed street pattern east of Cypress Heights Dr is circling around either side of the existing ranch house and lake at the center of the development, which are being converted into the community recreation center. Although the local streets connect behind the recreation center, the distance between intersections along Cypress Heights Dr is greater than the standard 1400'. Measuring along the centerline of the collector, the proposed intersection spacing is approximately  $\pm 2377'$ . Although over 1400', this distance is also in keeping with the intent of Chapter 42-128 (a)(2) regarding intersection spacing along collectors, and Cypress Heights Dr is a major collector, with a boulevard paving section and two travel lanes each way, functioning much like a thoroughfare, which has an intersection spacing of 2600'. Furthermore, additional local street intersections within the residential sections east of the collector street would not substantially alter the traffic patterns of the community. The residential sections east of Cypress Heights Dr are backed by an existing 180' drainage channel to the east, major thoroughfare Holderrieth Rd to the north, and an easement corridor and detention outfall to the south, all of which limit the viability of other traffic routes. More critically, the depth of the residential area on this side of the community is not substantial, especially since the street pattern needs to avoid the existing pond and house, meaning that most traffic will naturally circle around the recreation center and back to Cypress Heights Dr, even in the event of other available routes. The proposed street pattern adequately funnels traffic to Cypress Heights Dr, and providing additional local street connections, either internally or out to the collector, would not noticeably improve the available routes to do so.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The designated collector street network provides superior circulation within the subject site, while the local street pattern is working with the existing context of the site to preserve natural amenities for the benefit of the community, all of which are pre-existing conditions not created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The local street pattern provides adequate internal loops meeting the intent of the requirements for residential interlocal traffic, while the collector street pattern will properly funnel traffic through the community without need of any additional connections, therefore preserving and maintaining the intent and general purposes of this chapter for traffic circulation throughout the development.

**(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 intersections or traffic routes, nor frustrate local traffic circulation, and is therefore not injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The existing centrally-located amenities and the benefits of the collector street network are the justifications for the granting of the variance.





## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2019-0535

**Plat Name:** Amira GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 03/18/2019

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of  $\pm 1680'$  along the northern project boundary, between Mueschke Road and an unnamed proposed future stub street to the northern boundary.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

**(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;**

Amira is a  $\pm 372.4$ -acre developing single-family residential community located northwest of central Houston in Harris County. The project boundary touches the Grand Parkway to the south, existing major thoroughfare Mueschke Road to the west, and future major thoroughfare Holderrieth Rd to the north. Additionally, the designated major collector Cypress Heights Drive runs north-south through the development. The developer has previously platted an internal east-west unloaded collector, Amira Drive, which is not required by the Houston Major Thoroughfare and Freeway Plan. Amira Drive connects major thoroughfare Mueschke Road with major collector Cypress Heights Drive, in keeping with the intent of 42-128(a)(2) regarding intersection spacing on collector streets. Cypress Heights Drive meanders through the subject development, getting closer and further from Mueschke Rd, with the average distance requiring 2 or 3 intersections between them. Along the north side of Amira Drive, one stub street into future development has already been proposed – Black Bay Drive. The subject application proposes an additional stub street from Amira Drive north to the project boundary and the adjacent acreage tracts. This new stub street is located  $\pm 1680'$  east of Mueschke Rd along the project boundary, but only  $\pm 1,131'$  west of Black Bay Drive. If centered between Mueschke Rd and Black Bay Drive, the proposed stub street would be barely 1% over the required 1400'; at the proposed off-center location, the distance between Mueschke Rd and the proposed new stub street is about 20% greater than the standard. Since the adjacent tract is one of several long, narrow parcels in a row, redevelopment with multiple stub streets would be impractical and complicated to achieve, and multiple stub streets would be increasingly unlikely to be extended from tract to tract. Therefore, a second stub street in this distance would be unlikely to result in improved local traffic circulation in the long term. Additionally, the surrounding grid of collectors and thoroughfares will provide for regional circulation in keeping with the intent of the ordinance.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed intersection spacing is the most likely to be extended by future redevelopment, whereas additional stub streets are less practical for extension, and therefore the proposed special exception will achieve the results for interlocal intersection spacing contemplated by the standards of Chapter 42.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification is a 20% deviation from the standards of this chapter.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The established collector street system, and the practical likelihood of stub street extension, will preserve and maintain the intent and general purposes of this chapter.

**(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 create any unsafe traffic conditions, nor frustrate local traffic circulation, and thus will not be injurious to the public health, safety, or welfare.



## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2019-0535

**Plat Name:** Amira GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 03/18/2019

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of  $\pm 1430'$  along the north-western project boundary, between Amira Drive and future Holderrieth Road.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

**(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;**

Amira is a  $\pm 372.4$ -acre developing single-family residential community located northwest of central Houston in Harris County. The project boundary touches the Grand Parkway to the south, existing major thoroughfare Mueschke Road to the west, and future major thoroughfare Holderrieth Rd to the north. Additionally, the designated major collector Cypress Heights Drive runs north-south through the development. The developer has previously platted an internal east-west unloaded collector, Amira Drive, which is not required by the Houston Major Thoroughfare and Freeway Plan. Amira Drive connects major thoroughfare Mueschke Road with major collector Cypress Heights Drive, and Cypress Heights Drive connects to major thoroughfare Holderrieth Rd on the north and the Grand Parkway on the south, creating a thoroughfare/collector grid in keeping with the intent of 42-128(a)(2) regarding intersection spacing on collector streets. Along the northwestern boundary, Amira Drive curves north near the property corner while Holderrieth Rd curves to the south, creating an intersection spacing of about  $\pm 1429'$  between the thoroughfare and the collector street. This distance is just barely over the 1400' spacing for local street intersections. Additionally, a stub to the west has limited opportunities for extension. The acreage tracts to the west are a series of long, narrow parcels in a row, across which Holderrieth Rd cuts diagonally to a predetermined intersection location with Mueschke Road, narrowing the distance between Holderrieth Rd and Amira Drive outside the subject application. Unless the adjacent tracts are consolidated, a local street across any one of them would have to be extended piecemeal, with uncertain outcomes. The intersection opportunities and median cut locations along Mueschke Rd have already been carefully determined, so any additionally local streets would have a better chance connecting to Holderrieth Rd. However, the subject application already includes a connection to Holderrieth Rd just inside the project boundary, making further connections superfluous. Ultimately, a stub to the west into one of the adjacent narrow parcels would be impractical and complicated to extend, and would be of minimal benefit with the two thoroughfares so close nearby.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed intersection spacing is a minor deviation in a corner between a collector street and two thoroughfares, which provide ample access without the complications of extending a stub street across multiple acreage tracts.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification is a 2% deviation from the standards of this chapter and is not disproportionate to the requirement.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**



Within the subject application is a network of local streets meeting the standards of this chapter, while outside the subject boundary, the requested intersection spacing narrows with the curve of the street, also meeting the ordinance. The proposed pattern of local streets, collectors, and thoroughfares will preserve and maintain the intent and general purposes of this chapter.

**(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 create any unsafe traffic conditions, nor frustrate local traffic circulation, and thus will not be injurious to the public health, safety, or welfare.



## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2019-0535

**Plat Name:** Amira GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 03/18/2019

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow an intersection spacing of  $\pm 1600'$  along the north side of Amira Drive between the future extensions of local street Black Bay Drive and major collector Cypress Heights Drive.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

### Statement of Facts

**(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;**

Amira is a  $\pm 372.4$ -acre developing single-family residential community located northwest of central Houston in Harris County. The project boundary touches the Grand Parkway to the south, existing major thoroughfare Mueschke Road to the west, and future major thoroughfare Holderrieth Road to the north. Additionally, the designated major collector Cypress Heights Drive runs north-south through the development. The developer has previously platted an internal east-west unloaded collector, Amira Drive, which is not required by the Houston Major Thoroughfare and Freeway Plan. Amira Drive connects major thoroughfare Mueschke Road with major collector Cypress Heights Drive, in keeping with the intent of 42-128(a)(2) regarding intersection spacing on collector streets. Cypress Heights Drive meanders through the subject development, getting closer and further from Mueschke Rd, with the average distance requiring 2 or 3 intersections between them. Along the north side of Amira Drive, the subject application proposes two local streets to the north – one stub street into acreage tracts not a part of this development, and one previously established stub street into future areas of Amira – called Black Bay Drive. A stub to the back of the return was platted for Black Bay Drive as a part of the Amira Drive plat. The distance along Amira Drive between the stub of Black Bay Drive and the stub of Cypress Heights Drive is about  $\pm 1597'$ , which is about 14% over the 1400' intersection spacing requirement. There is an existing lake on-site north of Amira Drive, with a drainage corridor traversing southeast into previously platted areas of the community. The existing lake is being improved and expanded as an amenity feature as well as being used for the detention volume required for the development. This lake limits the circulation possibilities immediately north of Amira Drive. The local street pattern loops around the lake, but only the collector street crosses the drainage corridor. Another connection to Amira Drive from the proposed local street pattern would not significantly improve traffic circulation, since it would be on the east side of the lake close to Cypress Heights Drive. As a designated major collector, Cypress Heights Drive provides excellent traffic circulation through the subject site and beyond, and the developer's provision of Amira Drive as an additional collector street binds the collector/thoroughfare network into a grid that will handle all regional circulation. The internal local street pattern includes connections to this grid to the north, east, and south – providing ample internal traffic circulation opportunities. An additional connection on the north side of Amira Drive would not have any practical benefit in these conditions.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

An additional connection to Amira Drive would not substantially improve traffic circulation, while the proposed local street pattern is the best arrangement to circumnavigate the existing lake, and therefore the proposed special exception will achieve the results contemplated by the standards of Chapter 42.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification is a 14% deviation from the standards of this chapter.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

The established collector street system, and the multiple local street connections to the collectors and thoroughfares, will preserve and maintain the intent and general purposes of this chapter.

**(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 create any unsafe traffic conditions, nor frustrate local traffic circulation, and thus will not be injurious to the public health, safety, or welfare.



**Application No:** 2019-0535

**Agenda Item:** 90

**PC Action Date:** 03/28/2019

**Plat Name:** Amira GP

**Applicant:** META Planning + Design, LLC

**Staff Recommendation:** Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 128

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow an intersection spacing of  $\pm 2,380'$  along the east side of major collector Cypress Heights Drive.;

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow an intersection spacing of  $\pm 1430'$  along the north-western project boundary, between Amira Drive and future Holderrieth Road.; To allow an intersection spacing of  $\pm 1680'$  along the northern project boundary, between Mueschke Road and an unnamed proposed future stub street to the northern boundary.; To allow an intersection spacing of  $\pm 1600'$  along the north side of Amira Drive between the future extensions of local street Black Bay Drive and major collector Cypress Heights Drive.;

**Basis of Recommendation:**

The property is located In Houston's ETJ, in Harris County, east of Mueschke Road and north of Grand Parkway.

The applicant is requesting one variance and three special exceptions:

1. Variance No. 1: To allow an intersection spacing of approximately 2, 380' along the east side of major collector Cypress Heights Drive.
2. Special Exception No. 1: To allow an intersection of about 1,680' along Amira Drive between Mueschke Road and a proposed future stub street along the northern boundary, with a 20% deviation from the standards.
3. Secial Exception No. 2: To allow an intersection spacing of about 1,430' along the north-western boundary between Amira Drive and future Holderrieth Road, with a 2% deviation from the standards. This modification will not be disproportionate to the requirement.
4. Special Exception No. 3: To allow an intersection spacing of about 1,600' along the north side of Amira Drive between the future extension of local street Black Bay Drive and major collector Cypress Heights Drive, with 14% deviation from the standards.

Staff is in support of the requests.

Amira GP proposes a single-family residential development. This development abuts Mueschke Road to the west, future Holderrieth Road to the north and Grand Parkway to the south. A major collector, Cypress Heights Drive, also bisects the property that runs in a north-south direction. This GP offers an adequate street pattern with sufficient continuous streets that will accommodate future traffic generated by this development.

On the east side of Cypress Heights Drive, there is an existing home and a lake that will be used as a community recreational center. Therefore, the applicant is requesting a variance to allow an intersection spacing of 2380' along the east side of Cypress Heights Drive. Granting of this variance will not be injurious to public safety as the overall traffic will be served by an adequate street pattern.

Along the northern GP boundary, two north stub streets are required along Amira Drive between Mueschke Road and future Black Bay Drive. The applicant is requesting a special exception to allow an intersection spacing of about 1680' to provide one north stub street instead of the required two stub streets. This modification is a 20% deviation from the standards.

Along the northwestern GP boundary, the applicant is requesting a special exception to allow an intersection spacing of about 1430' between future Holderrieth Road and Amira Drive. This modification is a 2% deviation from the standards and is not disproportionate to the requirement.

The applicant is also requesting a special exception to allow an intersection spacing of about 1600' along the north side of Amira Drive between future Black Bay Drive and Cypress Heights Drive. This modification is a 14% deviation from the standards of this chapter.

Harris County has voiced no objections; therefore, staff recommends approving the requested variance and special exceptions and approving the GP subject to the CPC 101 form conditions.

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## **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Amira GP proposes a single-family residential development. This development abuts Mueschke Road to the west, future Holderrieth Road to the north and Grand Parkway to the south. A major collector, Cypress Heights Drive, also bisects the property that runs in a north-south direction. This GP offers an adequate street pattern with sufficient continuous streets that will accommodate future traffic generated by this development.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The GP abuts multiple major thoroughfares and is bisected by a major collector that runs in a north-south direction throughout the property. The GP offers numerous street connections to ensure adequate traffic circulation within the general area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Granting of the variance would still meet the intent of the ordinance. This GP offers an adequate street pattern with sufficient continuous streets that will accommodate future traffic generated by this development. Special Exception No. 1 is a 20% deviation from the standards. Special Exception No. 2 is a 2% deviation from the standards and will not be disproportionate to the requirement. Special Exception No. 3 is a 14% deviation from the standards.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to public safety. The GP proposes adequate street connections and numerous continuous streets to accommodate future traffic. Special Exception No. 1 is a 20% deviation from the standards. Special Exception No. 2 is a 2% deviation from the standards and will not be disproportionate to the requirement. Special Exception No. 3 is a 14% deviation from the standards.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The overall GP offers an adequate street pattern to ensure traffic circulation within the area.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 03/28/2019  
**Plat Name:** Bridgeland Parkland Village Sec 44  
**Developer:** Bridgeland Development, LP  
**Applicant:** HR Green Development  
**App No/Type:** 2019-0367 C3P

**Staff Recommendation:**  
Defer Additional  
information reqd

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Total Acreage:	7.4100	Total Reserve Acreage:	0.4000
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	ETJ

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

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

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

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

052. Bridgeland Parkland Village Sec 33 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)

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

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

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

Provide draft document of the proposed temporary access easement for 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.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 03/28/2019  
**Plat Name:** Bridgeland Parkland Village Sec 44  
**Developer:** Bridgeland Development, LP  
**Applicant:** HR Green Development  
**App No/Type:** 2019-0367 C3P

**Staff Recommendation:**  
Defer Additional  
information reqd

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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)

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

Sec 33 will need to be recorded prior to or simultaneously with this plat

Access easement will need to be recorded prior to plat recordation

Plat is requested to be deferred for further study of access easement 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: 91**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Bridgeland Parkland Village Sec 44**

**Applicant: HR Green Development**



**D – Variances**

**Site Location**

# Houston Planning Commission

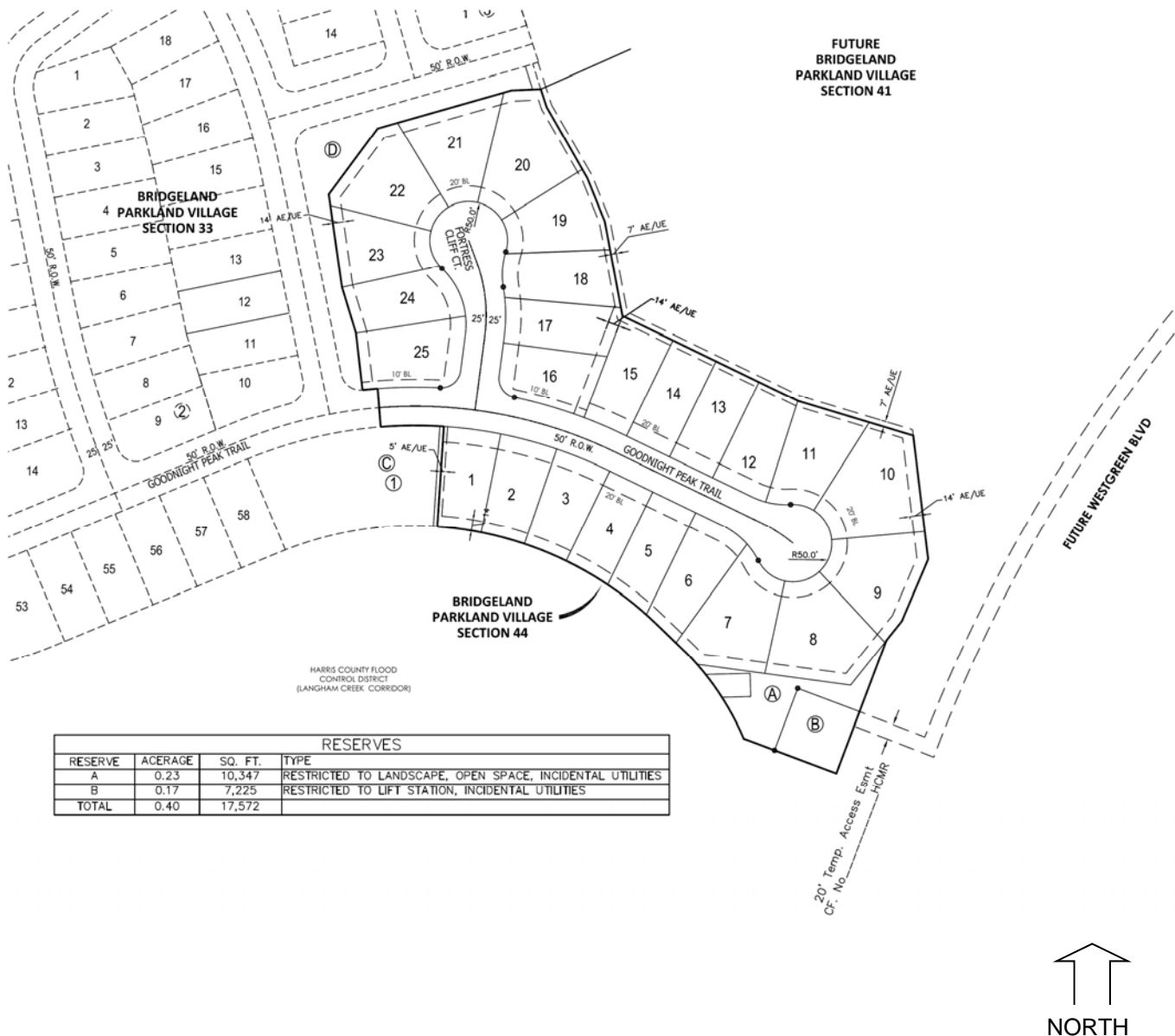
## ITEM: 91

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Bridgeland Parkland Village Sec 44

Applicant: HR Green Development



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 91

Planning and Development Department

Meeting Date: 03/28/2019

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**Subdivision Name: Bridgeland Parkland Village Sec 44**

**Applicant: HR Green Development**



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**D – Variances**

**Aerial**

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**Application Number:** 2019-0367

**Plat Name:** Bridgeland Parkland Village Sec 44

**Applicant:** HR Green Development

**Date Submitted:** 03/01/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Request a variance of R.O.W. frontage to the proposed lift station reserve considering a temporary access easement. will provide access to the proposed lift station reserve in the interim between dedication of Westgreen Boulevard.

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

(c) Each reserve shall meet the following requirements for minimum size, the type of width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve. Type of Reserve: Restricted Reserve - Lift Station; Minimum Size: Minimum size required by the design manual; Type of Street: Public street or type 1 permanent access easement; Minimum Street Width: 50 feet; Minimum Street Frontage: 20 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 dedication of Westgreen Boulevard is not necessary until the future single family sections are proposed. The proposed lift station will have access to public R.O.W. in the future, but until Westgreen Boulevard is necessary for development a temporary access easement will provide access to the lift station reserve.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The development is a master plan community with and approved general plan. The development will dedicate and construct future Westgreen Boulevard which will provide access to the lift station site.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Parkland Village Section 44 includes dedication of a reserve for Lift Station purposes. The boundary of Parkland Village Section 44 is not adjacent to Westgreen Boulevard because the area east of the section is part of the Langham Creek Expansion phase 2 fill plan that has not started. The reserve area between Westgreen Boulevard and Parkland Village Section 44 will be dedicated with Westgreen Boulevard once the Langham Creek Phase II project is complete. We request a variance of access to the lift station by "Future" public street or type 1 permanent access easement. To provide access to the lift station, a temporary access easement will be recorded with the county clerk and a temporary construction haul road will be constructed. Westgreen Boulevard, as part of the Bridgeland Parkland Village General Plan will be constructed after the Langham Creek Phase II project is complete. The plat for Westgreen Boulevard will provide permanent access to the lift station.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The access to the lift station will be from a recorded temporary access easement that will be dissolved at the dedication of Westgreen Boulevard. This does not pose a risk to the public.

**(5) Economic hardship is not the sole justification of the variance.**

The developer intends to construct Westgreen Boulevard when it is necessary for access to their future single family sections.





**Application No:** 2019-0367

**Agenda Item:** 91

**PC Action Date:** 03/28/2019

**Plat Name:** Bridgeland Parkland Village Sec 44

**Applicant:** HR Green Development

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections: 190**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

[Request a variance of R.O.W. frontage to the proposed lift station reserve considering a temporary access easement. will provide access to the proposed lift station reserve in the interim between dedication of Westgreen Boulevard.;](#)

**Basis of Recommendation:**

[The property is located In Houston's ETJ, in Harris County, east of future Mason Road, south of future Tuckerton Road, west of Westgreen Boulevard and north of future West Road .](#)

[The applicant is requesting a variance to allow a lift station to have frontage on a temporary access easement instead of a public street.](#)

[Staff's recommendation is to defer the plat to allow the applicant to provide revised information by noon next Wednesday.](#)

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**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

[n/a](#)

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

[n/a](#)

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

[n/a](#)

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

[n/a](#)

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

[n/a](#)

**(5) Economic hardship is not the sole justification of the variance.**

[n/a](#)



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 03/28/2019  
**Plat Name:** Buck Landing  
**Developer:** Bena Enterprises LLC  
**Applicant:** Veronica Little  
**App No/Type:** 2019-0384 C2R

**Staff Recommendation:**  
Defer for further study and  
review

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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

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

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

190.3. Add 'Margaret Wallace Brown, Secretary' as Secretary in the Planning Commission certificate.

207.1. Staff requests a two week deferral for further study and review of Press Street

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

The below comments were made by other agencies during this review period. These comments 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 and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Make sure that 10' clearance between public utility to the building foundation.

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

# Houston Planning Commission

**ITEM: 92**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Buck Landing (DEF 1)**

**Applicant: Houston Permit Expediter**



**D – Variances**

**Site Location**

# Houston Planning Commission

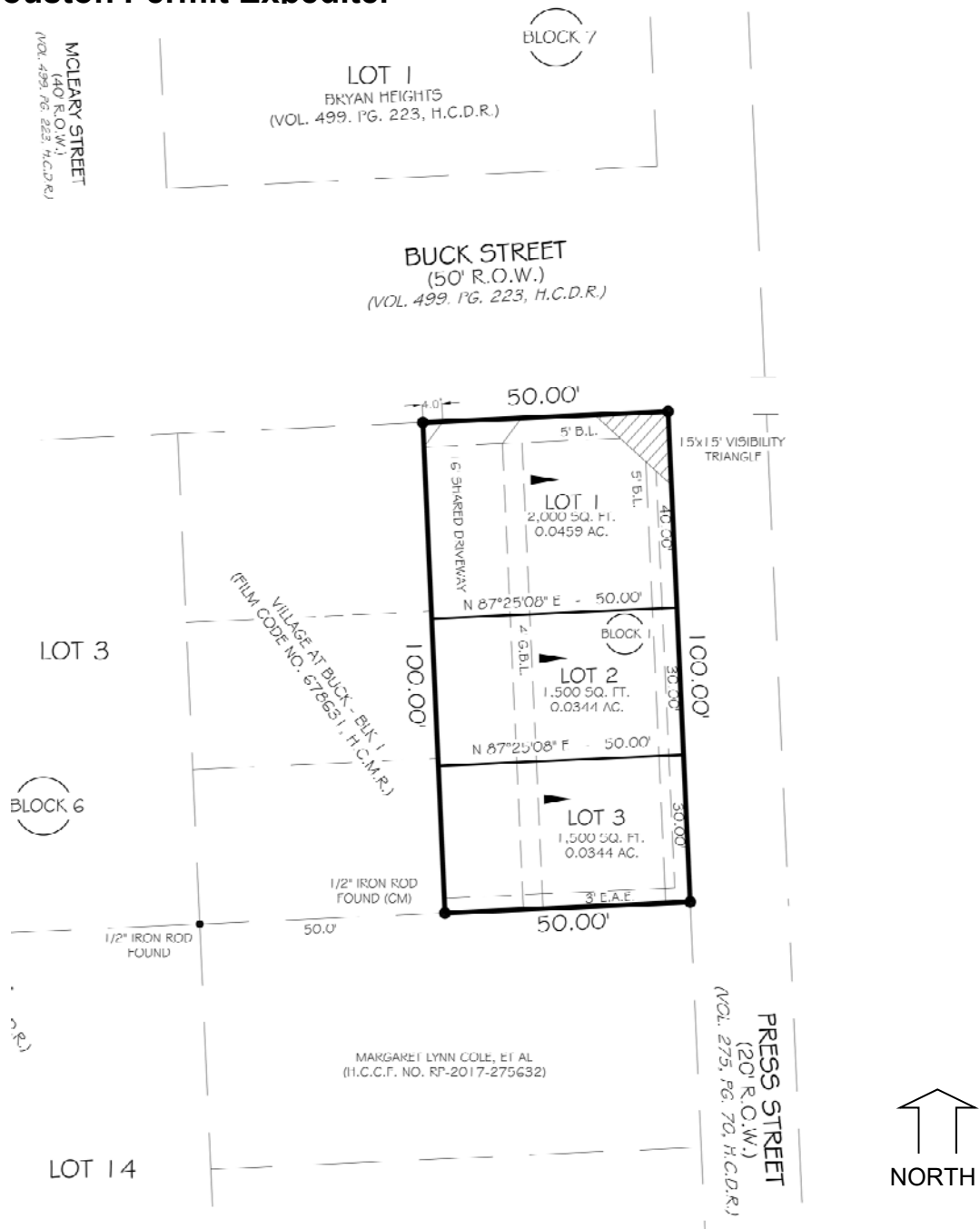
## ITEM: 92

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Buck Landing (DEF 1)

Applicant: Houston Permit Expediter



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 92

Planning and Development Department

Meeting Date: 03/28/2019

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Subdivision Name: Buck Landing (DEF1)

Applicant: Houston Permit Expediter



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**D – Variances**

**Aerial**

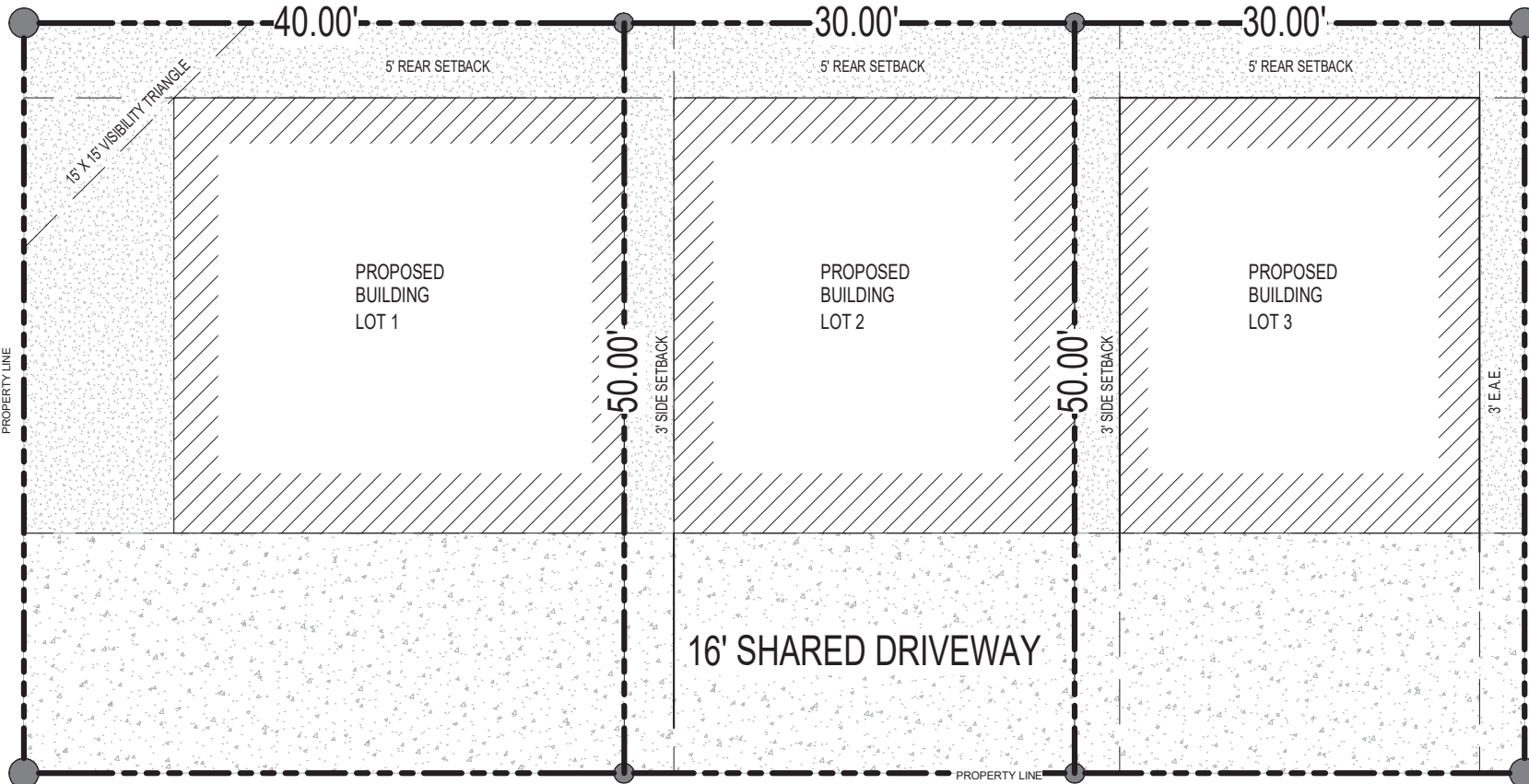
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BUCK ST.

N 87°25'08" E 50.00'

PROPERTY LINE



13' X 15' VISIBILITY TRIANGLE

40.00'

5' REAR SETBACK

PROPOSED  
BUILDING  
LOT 1

S 02°34'52" E 100.00'

30.00'

5' REAR SETBACK

PROPOSED  
BUILDING  
LOT 2

30.00'

5' REAR SETBACK

PROPOSED  
BUILDING  
LOT 3

50.00'

3' SIDE SETBACK

50.00'

3' SIDE SETBACK

3' E.A.E.

PROPERTY LINE

16' SHARED DRIVEWAY

N 02°34'52" W 100.00'

S 87°25'08" W 50.00'





ADDRESS :4120 BUCK STREET  
HOUSTON, TEXAS 77020

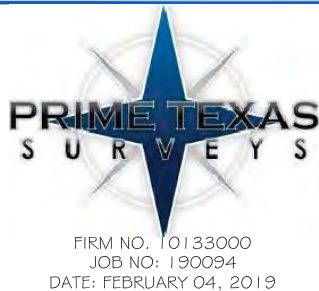
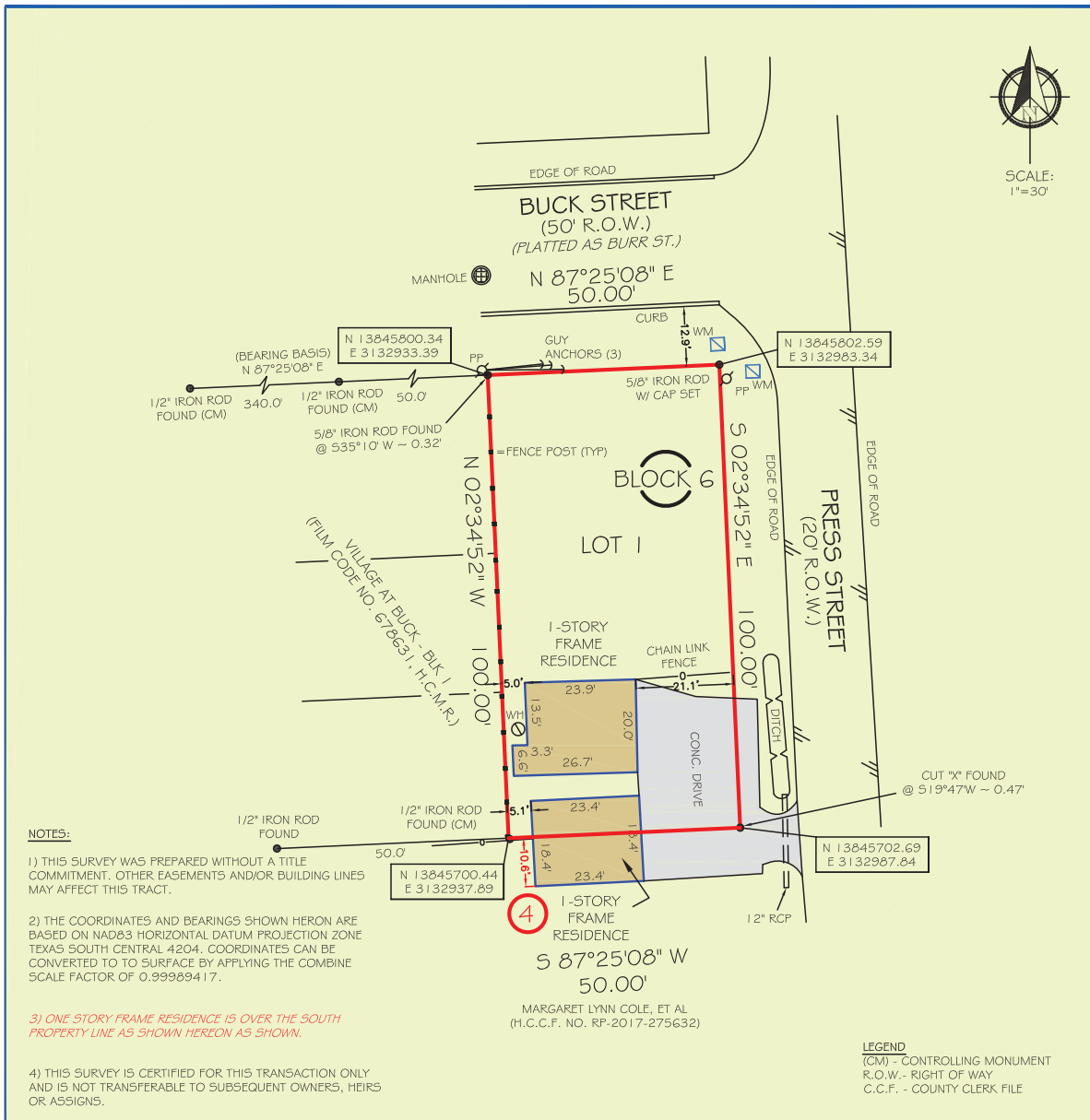
CLIENT :NIA HAUS, LLC

TITLE CO :N/A

GF NO :N/A

LENDER :N/A

A STANDARD LAND SURVEY OF  
LOT 1, BLOCK 6  
BRYAN HEIGHTS  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 499, PAGE 223  
OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS



FIRM NO: 10133000  
JOB NO: 190094  
DATE: FEBRUARY 04, 2019

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT ANY SHOWN HEREON.

FLOOD INFORMATION

\*BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48201 C0690N REVISION DATE: 01-06-2017. \*DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.



JOHN D. FISHER  
R.P.L.S. NO. 6153

PRIME TEXAS SURVEYS  
2417 NORTH FWY  
HOUSTON TX, 77009

WWW.PRIMETXSURVEYS.COM  
ORDERS@PRIMETXSURVEYS.COM

DIR 713-864-2400  
FAX 713-869-1008



## VARIANCE Request Information Form

**Application Number:** 2019-0384

**Plat Name:** Buck Landing

**Applicant:** Veronica Little

**Date Submitted:** 03/02/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is sought not to dedicate 15' to Press Street for ROW purposes

**Chapter 42 Section:** 42-122

**Chapter 42 Reference:**

Sec. 42-122 - Rights-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local Streets: (1) 50 feet if adjacent to exclusively single-family residential lots.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The subject property is located within the city limits of the City of Houston. It is south of Buck Street and east of Press Street. The property owner was originally proposing front loading lots to meet market demands. After meeting with City Staff, it was suggested saving on-street parking in the public ROW would be more beneficial for the community. Now the developer has changed the proposal from front loading to shared-driveway "alley" type of access for safety for the development's residents and the surrounding neighborhood. We are requested not to dedicate 30' to Press Street. Press Street is an alley like street next to railroad ROW, and it dead ends with little to no traffic traveling through it. It would be impractical and strict application of the ordinance would make the project infeasible and prevent for this development to bring more people back into the City.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

All of the properties, within the immediate boundary, platted and traffic flows west to IH-10. A north/south connection on Press Street is which was created at this ROW width back in the 1900's was not created by the developer. It has been an existing condition since the platting of the land. Making Press Street, a full 50' ROW would not improve traffic circulation.

**(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. Press Street has been functioning "as is" for generations of this neighborhood character.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The three lots subdivision is being platted in a safer manner by reducing the number of driveways. The proposed single-family residence will comply with all requirements of the Houston Permitting Center and other Chapter 42 requirements.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The existing character of this street network is the justification of this variance.



**Application No:** 2019-0384

**Agenda Item:** 92

**PC Action Date:** 03/28/2019

**Plat Name:** Buck Landing

**Applicant:** Veronica Little

**Staff Recommendation:** [Defer for further study and review](#)

**Chapter 42 Sections:** **42-122**

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[A variance is sought not to dedicate 15' to Press Street for ROW purposes;](#)

**Basis of Recommendation:**

The site is located west of Hirsch Road, south of Interstate I 10 East, at the southwest intersection of Press Street and Buck Street. The applicant is requesting a variance to not dedicate 15' of right of way widening to Press Street, a 20' wide local street. Staff recommends deferring the application for two weeks for further study and review of Press Street.

**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:** 93  
**Action Date:** 03/28/2019  
**Plat Name:** Crossing at Midtown  
**Developer:** PJ Jamea  
**Applicant:** Windrose  
**App No/Type:** 2019-0240 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.8035	Total Reserve Acreage:	0.8035
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	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)

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

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

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

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

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

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

City Engineer: Detention is required. 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: 93**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Crossing at Midtown (DEF 1)**

**Applicant: Windrose**



**D – Variances**

**Site Location**

# Houston Planning Commission

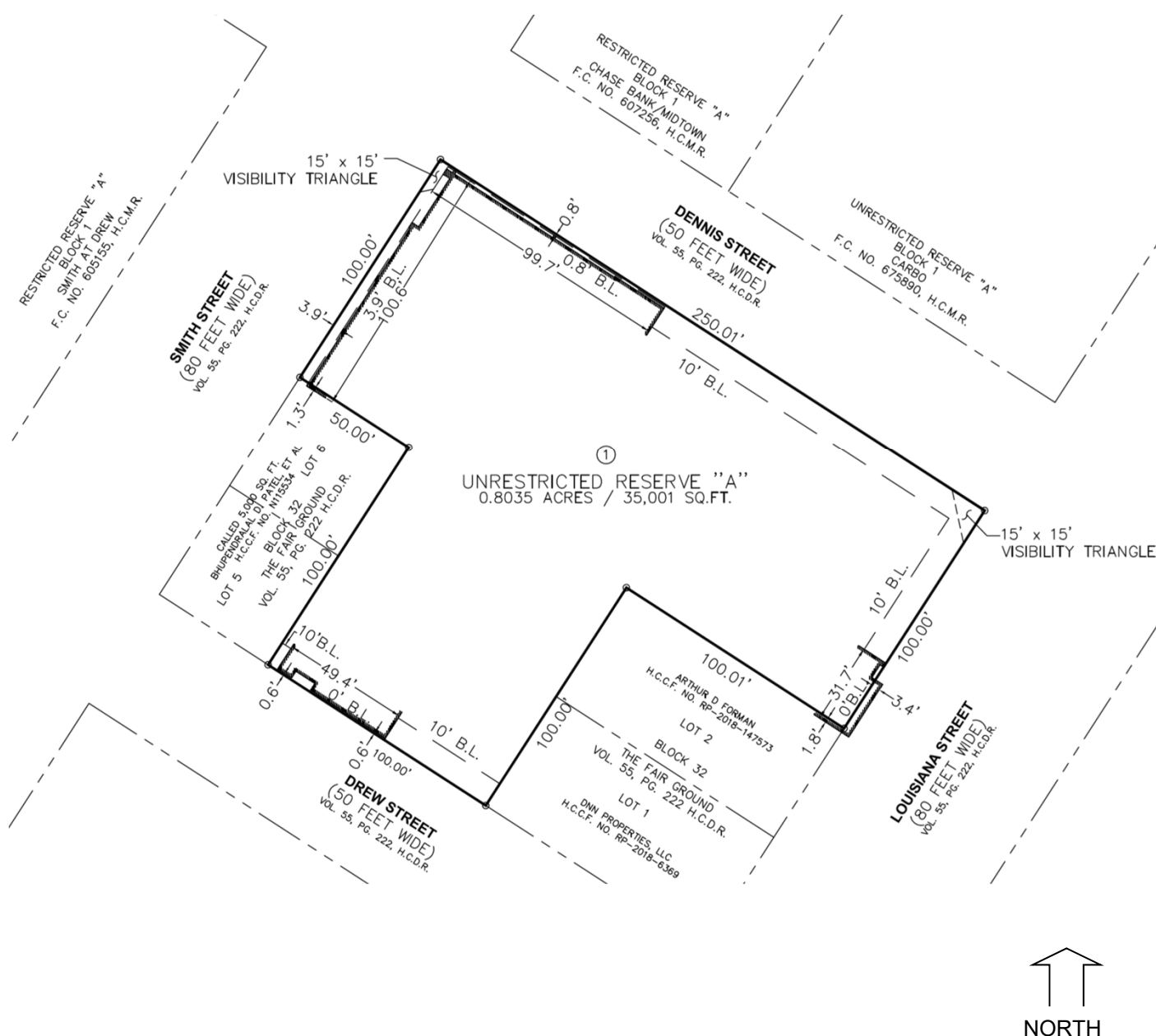
## ITEM: 93

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Crossing at Midtown (DEF 1)

Applicant: Windrose



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 93

Planning and Development Department

Meeting Date: 03/28/2019

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Subdivision Name: Crossing at Midtown (DEF 1)

Applicant: Windrose



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**D – Variances**

**Aerial**

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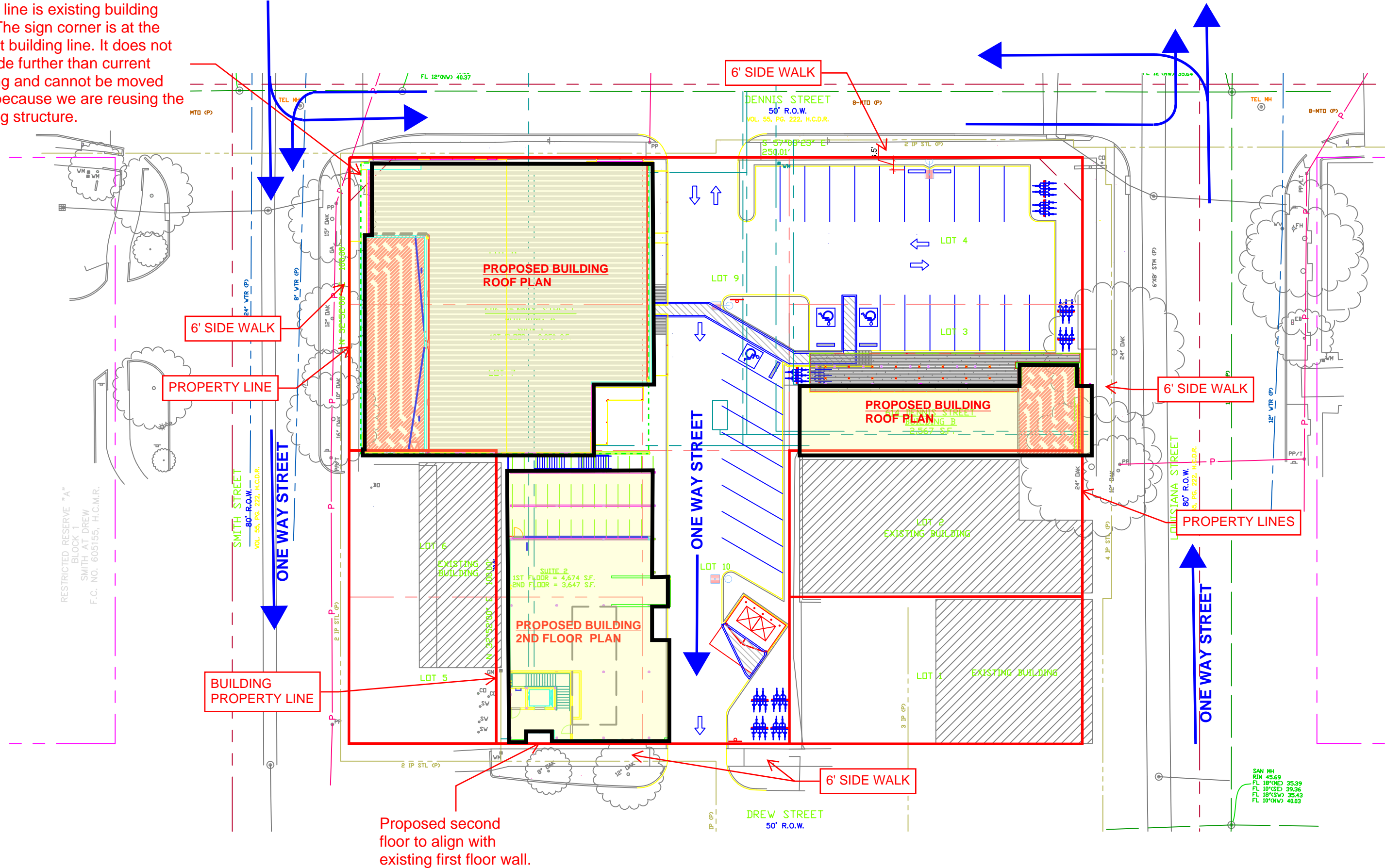








Green line is existing building line. The sign corner is at the current building line. It does not protrude further than current building and cannot be moved back because we are reusing the existing structure.



PROPOSED SITE PLAN

**identity**ARCHITECTS

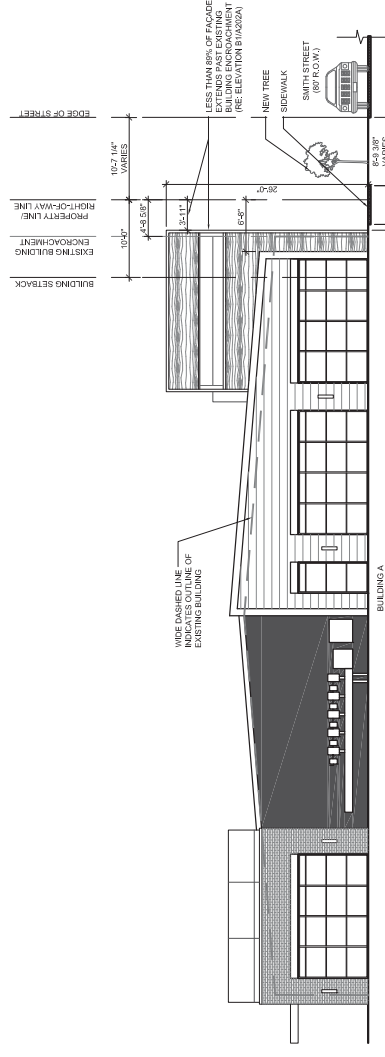
111 Travis Street, Houston, Texas 77002  
Voice 713.595.2150, Fax 713.595.2198



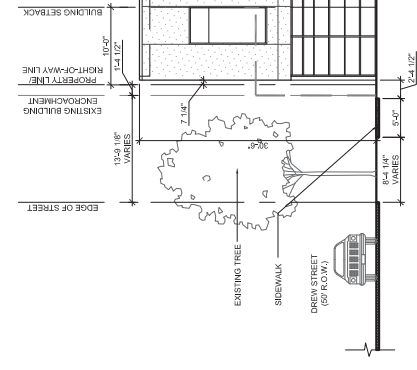
606 & 614 Dennis Retail Conversion

March 16, 2016  
606 & 614 Dennis St.  
Houston, Texas  
18164-00\_PROPOSED - SITE PLAN.dwg 9:25 AM

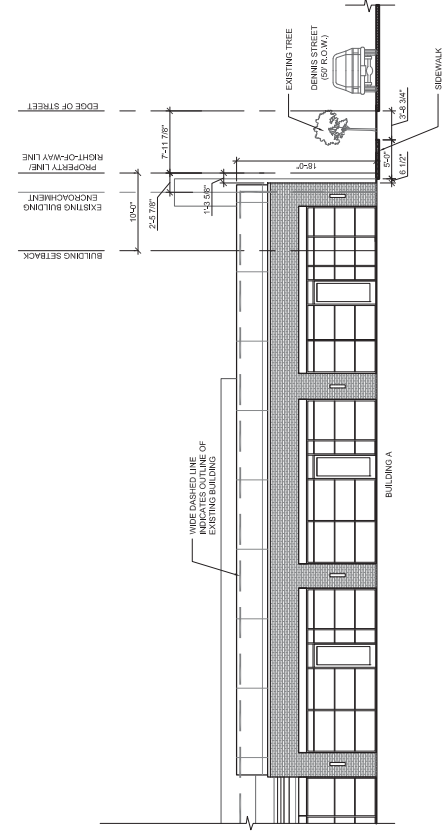
THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



SITE SECTION - SMITH STREET  
SCALE: 1/8" = 1'-0"



SITE SECTION - DREW STREET  
SCALE: 1/8" = 1'-0"

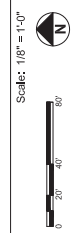


SITE SECTION - DENNIS STREET  
SCALE: 1/8" = 1'-0"

SITE SECTIONS

**identity**ARCHITECTS

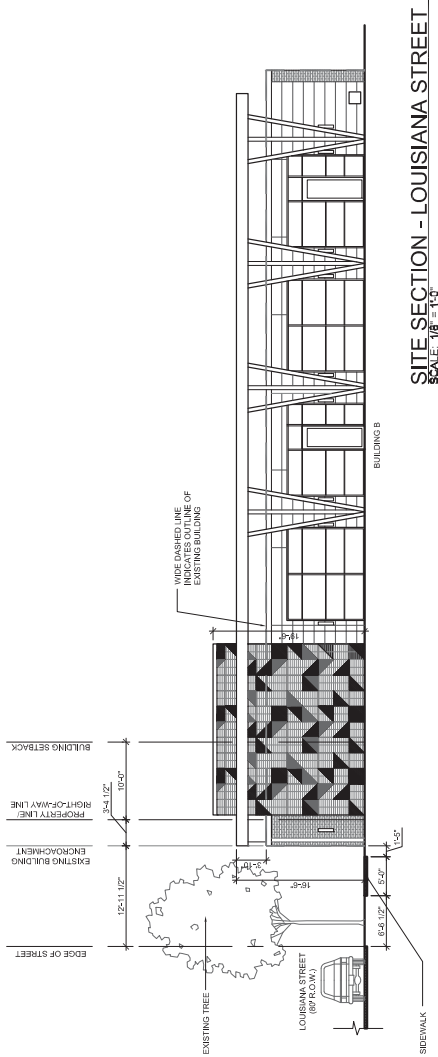
111 Travis Street, Houston, Texas 77002  
Voice 713.595.2150, Fax 713.595.2198



**OXBERRY**GROUP

DENNIS STREET RETAIL CONVERSION  
BUILDING A

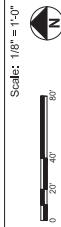
Friday, February 08, 2019  
606 DENNIS STREET  
HOUSTON, TX  
18164-00\_exhibit\_Easting Vs Newing 1:51 AM  
THE DRAWING IS FOR INFORMATION PURPOSES ONLY. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF identityARCHITECTS. identityARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.



SITE SECTIONS

**identity**ARCHITECTS

111 Travis Street, Houston, Texas 77002  
Voice 713.595.2150, Fax 713.595.2198



**OXBERRY**GROUP

DENNIS STREET RETAIL CONVERSION  
BUILDING B

Friday, February 08, 2019

614 DENNIS STREET  
HOUSTON, TX  
18164-00\_exhibit\_Esking Vs Newkang 1/32 AIA

THE DRAWING IS FOR INFORMATION PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.





DESCRIPTION	DATE	AMOUNT	REMARKS
...	...	...	...

[illegible]

## GENERAL NOTES

[illegible]

## SURVEYOR'S CERTIFICATION

TO: 403 WASH, LLC  
PACIFIC NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS SUPERVISED UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED LANDS, AND THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THE SURVEYED LANDS ARE IN ACCORDANCE WITH THE RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA. THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF THE PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY IV SURVEY. IF THIS SURVEY IS A CATEGORY I, II, III, OR IV SURVEY, TO THE CATEGORY OF ANY OTHER SURVEY, THIS SURVEY IS NOT A CATEGORY I, II, III, OR IV SURVEY.



**ROBERT KRESS**

DATE 09/07/2018

NO SURVEY

0456

COPIES OF THIS REPORT ARE AVAILABLE FOR REVIEW AT THE FOLLOWING ADDRESS:

STATE OF CALIFORNIA  
DEPARTMENT OF WATER RESOURCES  
DIVISION OF HYDROLOGIC SERVICES  
1001 L STREET, SUITE 200  
SACRAMENTO, CA 95833-9001

FOR INFORMATION ONLY - NOT TO BE USED FOR ANY OTHER PURPOSE



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AND SURVEYING | PLATTING

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FIRM REGISTRATION NO. 101980 • WWW.BOSTERBERG.COM

LAND TITLE SURVEY AND  
TOPOGRAPHIC SURVEY OF  
0.8035 AC./35,001 SQ. FT.  
SITUATED IN THE  
OBEDIENCE SMITH SURVEY  
ABSTRACT NO. 696  
HARRIS COUNTY, TEXAS

RECEIVED BY:	PD	CHECKED BY:	PK	JOB NO.	54847
TRAIN BY:	C.P.	DATE:	AUGUST 2018	SHEET NO.	1 OF 1

[illegible][illegible]

### FLOOD INFORMATION

FIRM		FLOOD INSURANCE RATE MAP	
HARRIS COUNTY, TEXAS		AND INCORPORATED ARIAS	
PANEL NO. OF 1150		PANEL 4401-1	
DATE: 04/11/97	TIME: 1:47 PM	NAME: JAMES	DATE: 04/11/97
LOCATION:		NUMBER:	
DESCRIPTION:		DATE:	
REMARKS:		TIME:	
FLOOD INSURANCE RATE MAP		PANEL 4401-1	
HARRIS COUNTY, TEXAS		AND INCORPORATED ARIAS	
PANEL NO. OF 1150		PANEL 4401-1	
DATE: 04/11/97	TIME: 1:47 PM	NAME: JAMES	DATE: 04/11/97
LOCATION:		NUMBER:	
DESCRIPTION:		DATE:	
REMARKS:		TIME:	

MAF NUMBER  
4401-1-000000

MAP REVISED:  
JUNE 13, 2007

Polard Emergency Management Agency





**Application Number:** 2019-0240

**Plat Name:** Crossing at Midtown

**Applicant:** Windrose

**Date Submitted:** 02/04/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a 0.8-foot building line along a portion of Dennis Street; to allow a zero-foot building line along a portion of Louisiana Street; to allow a zero-foot building line along a portion of Drew Street; to allow 3.9-foot building line along Smith Street; and to encroach into the visibility triangle at the intersection of Dennis and Smith Streets.

**Chapter 42 Section:** 150; 161

**Chapter 42 Reference:**

Section 42-150 "Building Line Requirement", paragraph (d) states, "The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Local Street, All others – 10 feet." Sec. 42-161. – Visibility triangles. "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**

**(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 in Midtown on Dennis Street between Smith and Louisiana and extends south to Drew Street. The site contains existing masonry buildings that have been on the property since the mid 1960s. The applicant plans to remodel the structures to create new modern retail and restaurant facilities by utilizing existing structural elements within each building. The remodel will modify the building footprints and height. Redeveloping this property as planned will create a unique facility that will contribute to the urban character of the developing Midtown district. The applicant is applying for a variance to reduce the required ten-foot building line to 0.8-foot along a portion of Dennis Street; to zero-foot along a portion of Louisiana Street; to zero-foot along a portion of Drew Street; to 3.9-foot along Smith Street; and to encroach into the required visibility triangle at the intersection of Dennis and Smith Streets. This allowance would match the prevailing development on site and provide uniform interaction with the pedestrian-friendly retail store fronts and street scape in Midtown, which is consistent with the City's goal of developing Midtown as an Urban pedestrian friendly district. The applicant is proposing to enhance the pedestrian realm by widening existing sidewalks where possible without damaging existing street trees. The applicant is requesting a 0.8-foot building line on Dennis Street to add new metal framing and a new exterior finish around the existing rigid frame and columns. The existing awning above the entry is to be removed and a slab added at the recessed entry to complete the façade. The applicant is also proposing to add new insulation that meets International Energy Construction Code standards which will be covered with a variety of veneer (tile, brick, and siding). On Louisiana Street the applicant is requesting a zero-foot building line along a portion of the street because the existing structure encroaches into the right-of-way a distance of 3.4-feet. The applicant is proposing to increase the height of the roof, add a clerestory to the existing building, add a canopy for outdoor seating, and to increase the building footprint in order to provide building access on private property as opposed to in the right-of-way. The new entrance to the lobby is approximately 8-feet by 22-feet. On Drew Street the applicant is requesting a zero-foot building line along a portion of the street where the existing building sits approximately six-inches from the right-of-way. Wingwalls which currently extend into the right-of-way are to be removed. The applicant is proposing to add a second story to the existing building which will require new roof beams, however the existing structural columns will remain. On Smith Street the applicant is requesting a 3.9-foot building line. The applicant is

proposing new columns on each side of the existing rigid frame columns, added foundation as required, new metal framing, insulation with veneer, and a vertical sign wall. The applicant is also requesting to encroach into the visibility triangle at the intersection of Dennis and Smith Streets where modifications are being made to the existing building.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the variance are the unique development considerations of the property, including the existing buildings that were built up to and across the right-of-way lines. The reduced building line variance will allow the applicant to preserve the existing structure and create a unified building footprint that will be viable in the market and compatible with the surrounding neighborhood.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The applicant's goal for this project is to provide a development that is compatible with and complimentary to the community. The reduced building line variance will allow the applicant to preserve and expand the existing building that has been in place for over 45 years while creating a unified, substantially more viable facility that complies with City Codes.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare as adequate vehicular and pedestrian circulation exists and will be maintained after the proposed expansion. The reduction of the building setback will not impede the City's ability to access or maintain any of the surrounding rights-of-way.

**(5) Economic hardship is not the sole justification of the variance.**

The justifications for the requested variance are the existing, grandfathered structures and the prevailing development character of the area. The applicant desires to retain the existing building and further develop the site to add and addition to create viable lease square footage in-line with the City's development regulations and Ordinance requirements. The surrounding development character supports the variance as numerous structures throughout the neighborhood have reduced building setbacks and other pedestrian-friendly elements. The dual building line is a reasonable accommodation that preserves the property value and creates a more attractive and sustainable development for the community.



**Application No:** 2019-0240

**Agenda Item:** 93

**PC Action Date:** 03/28/2019

**Plat Name:** Crossing at Midtown

**Applicant:** Windrose

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 150; 161**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow a 0.8-foot building line along a portion of Dennis Street; to allow a zero-foot building line along a portion of Louisiana Street; to allow a zero-foot building line along a portion of Drew Street; to allow 3.9-foot building line along Smith Street; and to encroach into the visibility triangle at the intersection of Dennis and Smith Streets. ;

**Basis of Recommendation:**

The site is located in Midtown south of McGowen west of Main. The applicant is proposing an unrestricted reserve and planning to reuse the existing buildings on the site to develop a commercial plaza. The applicant is requesting three variances. Variance one, to allow dual building line along the four streets surrounding the development for the existing buildings and a new addition on the second floor. Variance two, to allow an encroachment into the visibility triangle at the intersection of Dennis and Smith. Variance three, parking variance, to allow a reduction on the parking requirements from 167 parking spaces to 29. Staff is in support of the three requests.

This item was deferred last planning commission to allow the applicant to provide a revised site plan and revised information for the parking variance. During the two-week deferral period the applicant provided the information required to move forward with the application.

For variance one, the applicant is requesting a 0.8-foot building line along Dennis, 3.4 feet along Smith and zero feet along Louisiana for the existing structures. Along Drew, the applicant is requesting a zero-foot building line for the existing structure and a new addition on the second floor.

The applicant will provide pedestrian realm improvements for this site. The improvements include a 6-foot sidewalk on the four streets along the property boundary. Safety buffers ranging from two feet ten inches to eight feet. 3-inch caliper trees along Dennis and Drew street. The removal of an existing curb cut along Dennis Street and ten bicycle racks that would accommodate 49 bicycle parking spaces.

The pedestrian realm widths for the site will be as follows: 14 feet 4 inches along Smith Street, 13 feet along Louisiana Street, 8 feet 10 inches along Dennis Street, and 13 feet 9 inches along Drew Street. The proposed facades include a high percentage of transparency to increase the interaction between the public and private space with eyes on the street. This design aligns with the walkable places initiative to promote walkability and create places that can become destinations. This site is within midtown's pilot area for walkable places.

Variance two is to allow an encroachment into the visibility triangle by the existing building that will be redeveloped at the intersection of Dennis and Smith. Smith Street is a one-way street going south. Drivers turning left into Smith will look to the right to see incoming traffic. The encroachment will not cause any visibility or safety issues.

Parking variance. The applicant is requesting a variance to provide 29 parking spaces instead of 167. Strict application of the ordinance will require the applicant to provide 179 spaces based on the shared parking calculation for restaurant and retail uses. The number of parking spaces was reduced 7 percent by providing 12 bicycle racks. This allowed the parking requirement to decrease from 179 to 167. Staff considers this requirement to be excessive for a site of this size and located within an urban context like Midtown. Even though the site is located out of the parking exempted area, which is north of McGowen, it is within the proposed market base area that planning commission forwarded to city council. This urban area has a grid design that provides high connectivity and promotes different modes of transportation like walking, cycling and public transportation such as buses and the light rail. The closest light rail station and high frequency bus stop are within walking distance of the site. Within a quarter of a mile or a five-minute walk. Also, there is on street parking and public parking facility available within walking distance of the site. People coming to this area have the option to use UBER or Lyft instead of driving. As an example, requiring the applicant to meet the parking requirement on this urban area will require one city block.

Therefore, Staff recommends granting the requested variances and approving the plat subject to the CPC 101 form conditions.

---

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The applicant is planning to reutilize the existing structures built in the 1960's and to add a second floor to the building along Drew Street. Requiring the applicant to move or demolish part of the buildings to meet the current set back and visibility triangle requirement will create an impractical development as the existing structures will no longer be useful for redevelopment. Also, requiring the applicant to provide all the parking spaces required by the ordinance will not leave any room for the existing buildings. The applicant will need to acquire a neighboring block to create a surface parking lot.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The applicant is going to reutilize the existing buildings, which were built in the 1960's, and preserve the urban and pedestrian design to promote walkability on the area. The existing buildings were built prior to the current parking requirements. Requiring the applicant to meet those requirements will require to clear the site and create a surface parking which will not allow for this site to be redeveloped. Also, this site is one block south of the parking exempted area and it is within the future market base area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The applicant will improve the pedestrian realms along the property boundary on the four streets surrounding the development. The applicant is providing 6-foot sidewalks on the four streets which are wider than the existing five and four-foot sidewalks. Along Drew Street there is not an existing sidewalk along the property boundary. The pedestrian realm ranges from 9 to 14 feet measured from the back of curb providing adequate space for the public amenities on this area. The proposed facades include a high percentage of transparency allowing the interaction of the public and private space to have eyes on the street creating a safer environment. The encroachment into the pedestrian realm will not create any visibility issues for drivers turning left into Smith Street because Smith Street is a one-way street going south. Allowing the applicant to provide less parking spaces will be compensated with the existing transportation infrastructure and the urban context in which the site is located. McGowan Light rail station and high frequency bus route 82 are within walking distance of the site (1/4 of a mile or 5-minute walk). Also, people coming to this area have the option to walk, cycle or use other modes of transportation like UBER or Lyft instead of driving.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The pedestrian realm widths for the proposed site will range from 9 to 14 feet because of existing conditions. However, these pedestrian realms will be improved with wider sidewalks and safety buffers with trees (where there are no existing trees) that will create a safer pedestrian environment. The encroachment into the visibility triangle at the intersection of Dennis and Smith will not create any safety issue for drivers turning left into Smith Street because Smith Street is a one-way street going south. By allowing the applicant to provide less parking, the interaction between vehicles and people at the site will decrease making it safer for pedestrians to walk around and to the site.

**(5) Economic hardship is not the sole justification of the variance.**

The design includes a high percentage of transparency allowing the interaction of the public and private space that contributes to the pedestrian experience. The applicant is improving the pedestrian realms along the property boundary on the four streets surrounding the development. One of the two existing curb cuts along Dennis Street will be removed and the applicant is providing 10 bicycle racks to provide 50 bicycle spaces.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 03/28/2019  
**Plat Name:** Development at Telge replat no 1 and extension  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-0534 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

Total Acreage:	33.4080	Total Reserve Acreage:	33.4080
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287V	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)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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

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





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 03/28/2019  
**Plat Name:** Development at Telge replat no 1 and extension  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-0534 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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

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

Previous variance was approved in 2017. No objections to variance.

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

# Houston Planning Commission

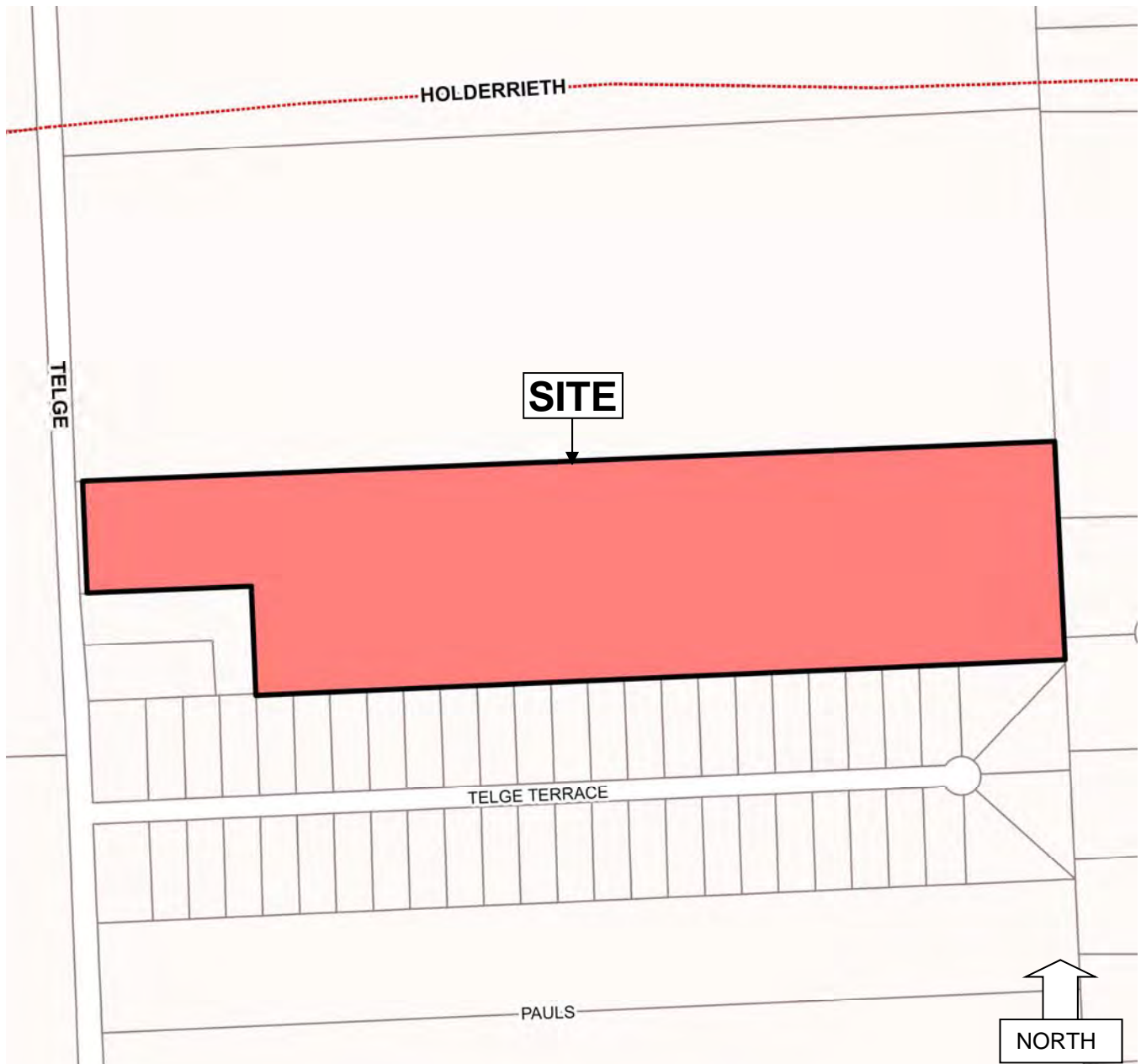
**ITEM: 94**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Development at Telge replat no 1 and extension

Applicant: Windrose



**D – Variances**

**Site Location**

# Houston Planning Commission

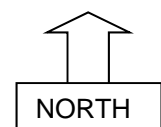
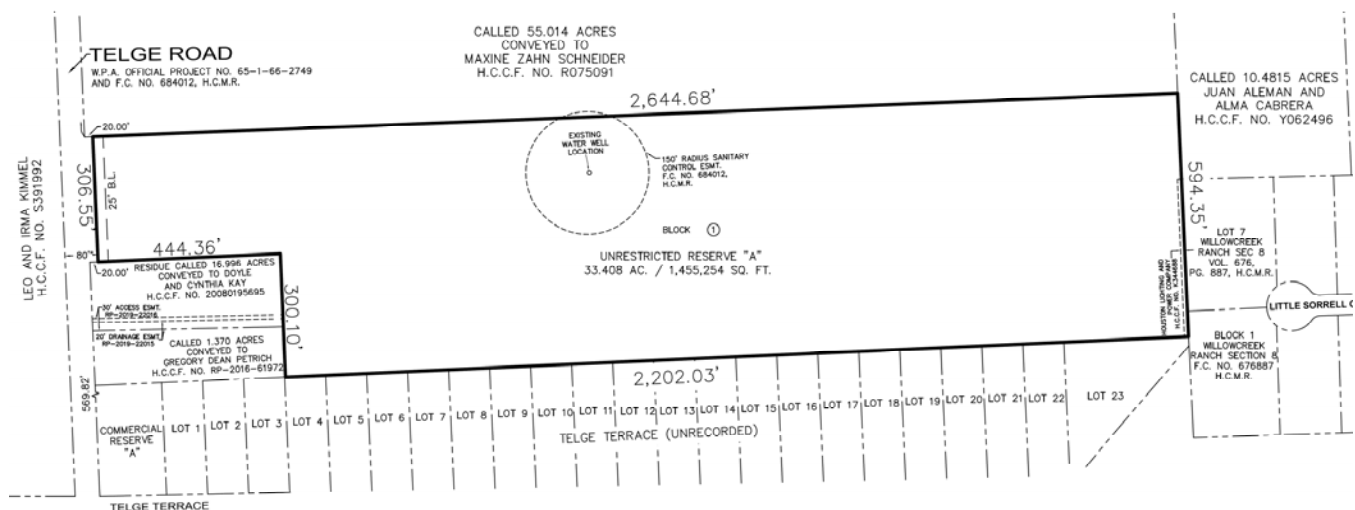
ITEM: 94

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Development at Telge replat no 1 and extension

Applicant: Windrose



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 94**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Development at Telge replat no 1 and extension

Applicant: Windrose



**D – Variances**

**Aerial**





**Application Number:** 2019-0534

**Plat Name:** Development at Telge replat no 1 and extension

**Applicant:** Windrose

**Date Submitted:** 03/18/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Applicant is requesting to exceed north/south intersection spacing within the plan area.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

Sec. 42-127, Intersections of major thoroughfares, Paragraph (a) states "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**

The subject property is an 33.408-acre tract of land located on the East side of Telge Road, approximately 1,000 feet South of Humble Road (MTFP). This project is proposed to have one Unrestricted Reserve. We are requesting a variance to exceed the intersection spacing requirement of 2,600 feet for major thoroughfares or collector streets. The primary justification for the variance are the unusual characteristics that affect the land. There are limitations caused by the surrounding existing land uses. The site is bounded by single family homes to the South, and East, vacant land to the North and Telge Road to the West. The area is comprised primarily of large estate properties to the East and mobile home communities to the South. Humble Road (Future Holdereith Road) is a major collector approximately 1000 feet North of the subject tract, and per Chapter 42, would require a north-south street to run through the subject tract at or near the Eastern property line. The existing single-family homes to the South prohibit the possibility of a North-South street extending beyond our subject tract and as such would not add to the overall mobility in the area. Three Bars Trail, within the Willow Creek Farms Residential development to the East provides North-South access to residents in the area. The City of Houston Planning Commission granted a variance for the same property with the previous plat, Development at Telge.

**(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;**

Circumstances of existing conditions surrounding the site support the granting of this variance. The existing single family homes to the South of the subject tract restricts the desired R.O.W. from being dedicated beyond the subject tract. And the existing ROW of Three Bars Trail to Humble Road and future Cavit Road (MTFP) will provide adequate traffic flow to the area without disrupting the developed homes that are adjoining the subject tract.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The makeup of the surrounding area being estate and large acreage tracts, allow for the existing MTFP of Telge Road, Humble Road and proposed Cavit Road along with Local Three Bars Trail to provide adequate access to the residents and development 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's health, safety, or welfare as the street network in the area-Humble Road, Telge Road and Three Bars Trail provide adequate vehicular and emergency access to the surrounding area.

**(5) Economic hardship is not the sole justification of the variance.**

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by existing single family homes to the South and inability to adequately impact or increase mobility to the area creates an undue hardship on the subject property.





**Application No:** 2019-0534

**Agenda Item:** 94

**PC Action Date:** 03/28/2019

**Plat Name:** Development at Telge replat no 1 and extension

**Applicant:** Windrose

**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)

Applicant is requesting to exceed north/south intersection spacing within the plan area.;

**Basis of Recommendation:**

The site is located in Harris County ETJ along Telge Rd, south of proposed MTF Holderrieth.

The applicant is proposing an unrestricted reserve and requesting a variance to exceed local intersection spacing by not providing a north/south street. Staff is in support of the request.

Same variance was granted by Planning Commission in 2017. The plat got recorded and now the applicant is doing a re-plat to add more property to it. In 2011 and 2015 similar variances were granted for the recorded plat to the south and the general plan just east of the subject site, shown in green and orange. Due to the existing conditions of the area, requiring a north/south street would be impractical as it would not be extended south or connected with any other east-west streets. This proposed reserve is located within a low-density area with large tracts that have established residential neighborhoods. Therefore, staff recommends granting the requested variance to not provide a north/south street 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 rules would make this project infeasible as there are recorded and existing developments surrounding the site that would deem a north/south street coming through the property impractical.

**(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 this variance are not a result of a hardship created by the applicant but rather that of the existing conditions of the recorded plat, general plan and existing developments around the proposed site.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of the chapter will be preserved as there have already been similar variances granted in the area and the site has already been analyzed with previous applications.

**(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 safety and welfare of the public because there will not be street stubbing or intended to bisect existing single family developments.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance rather the existing conditions and previous platting activity are the sole justifications



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 03/28/2019  
**Plat Name:** Hamilton Enclave  
**Developer:** Sabrenda Littls  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-0451 C2R

**Staff Recommendation:**  
Defer Applicant request

---

Total Acreage:	0.1090	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

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

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

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

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

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

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

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

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.  
Parks and Recreation: Incorrect Park Sector 15 shown on plat. Correct Park Sector is 14.



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95

**Action Date:** 03/28/2019

**Plat Name:** Hamilton Enclave

**Developer:** Sabrenda Littls

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2019-0451 C2R

**Staff Recommendation:**

Defer Applicant 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: 95**

Planning and Development Department

Meeting Date: 3/28/2019

**Subdivision Name: Hamilton Enclave**

**Applicant: Owens Management Systems, LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

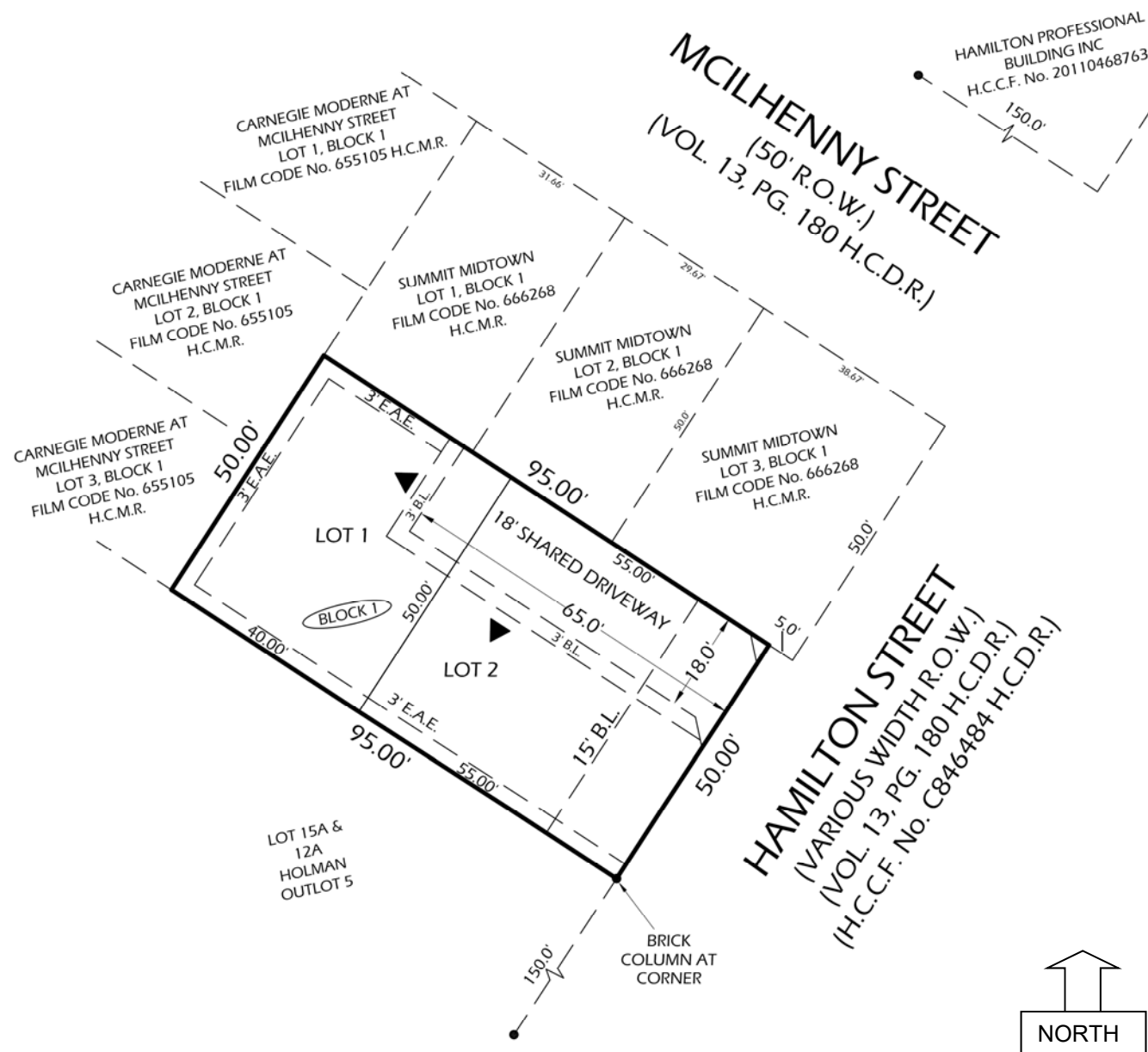
ITEM: 95

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Hamilton Enclave

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision



# Houston Planning Commission

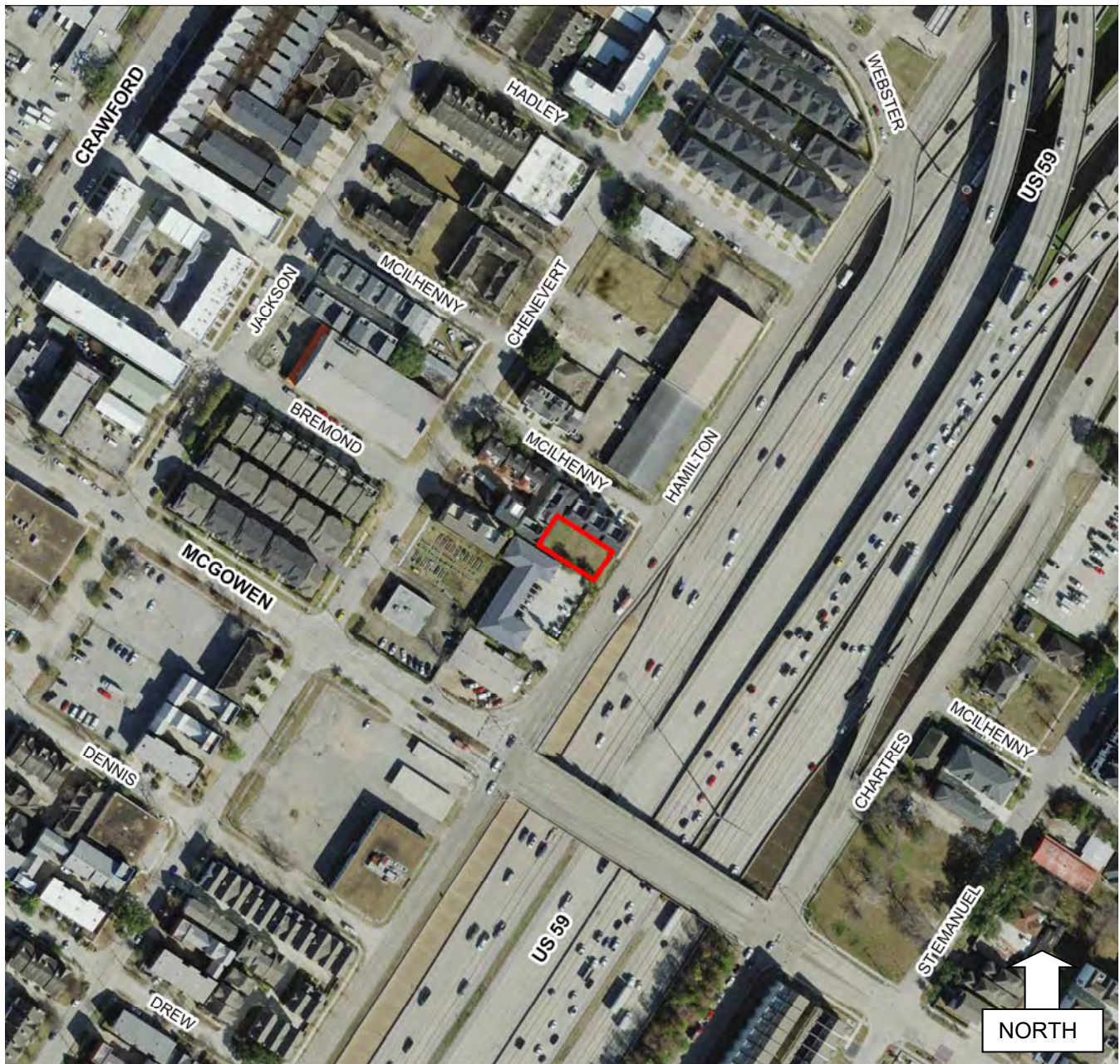
**ITEM: 95**

Planning and Development Department

Meeting Date: 3/28/2019

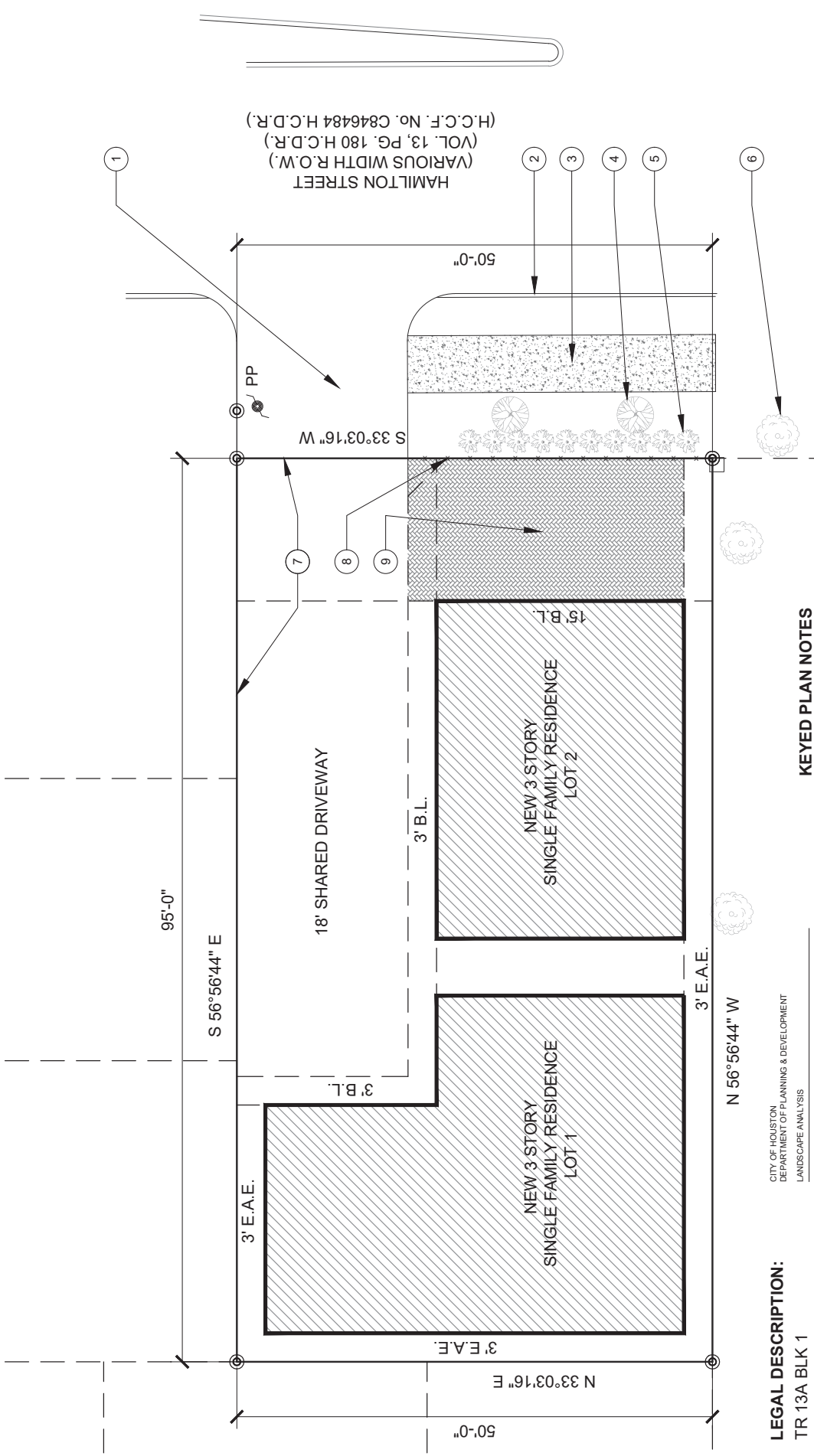
Subdivision Name: Hamilton Enclave

Applicant: Owens Management Systems, LLC



**D – Variances**

**Aerial**



**LEGAL DESCRIPTION:**  
TR 13A BLK 1  
HOLMAN OUTLOT 5

**PROPERTY ADDRESS**  
0 MCILHENNY ST  
HOUSTON, TX 77004

CITY OF HOUSTON  
DEPARTMENT OF PLANNING & DEVELOPMENT  
LANDSCAPE ANALYSIS  
SINGLE - FAMILY - RESIDENTIAL  
LOTS:  
SEC. 33-110 (0) 4 5,000 SQ. FT. AND UNDER REQUIRES 1 NEW  
OR PRESERVED TREE  
SEC. 33-110 (0) 5 5,000 SQ. FT. AND OVER REQUIRES 2 NEW OR  
PRESERVED TREES

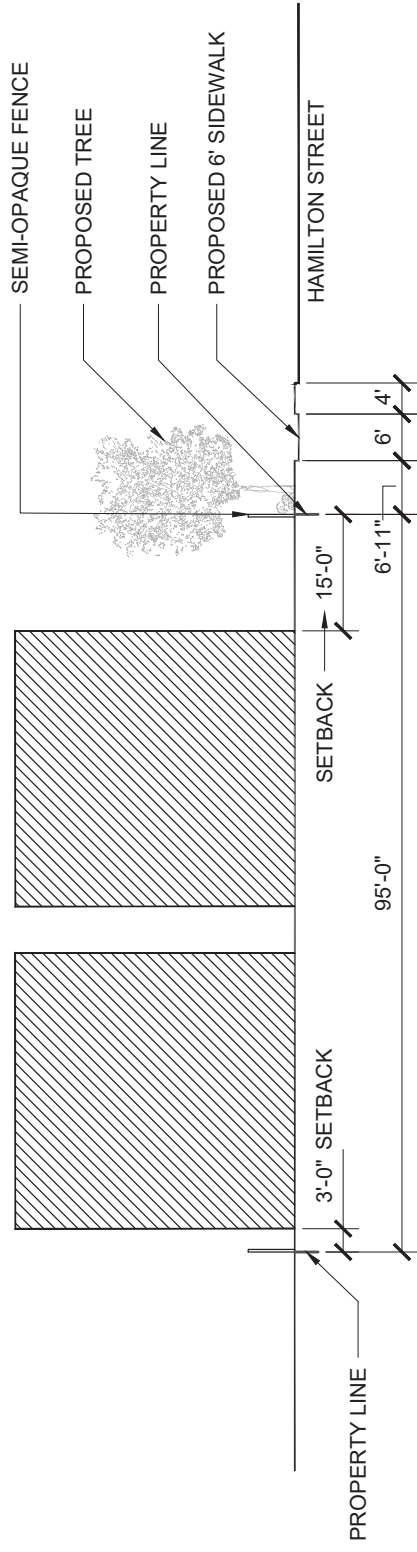
**KEYED PLAN NOTES**

- 1 18' SHARED DRIVEWAY
- 2 CURB
- 3 PROPOSED 6' SIDEWALK
- 4 PROPOSED 2 (3-1/2") CALIPER TREES
- 5 PROPOSED SHRUBS (10)
- 6 EXISTING LANDSCAPE
- 7 PROPERTY LINE
- 8 SEMI-OPAQUE FENCE
- 9 PERVIOUS PAVERS FOR TURNAROUND

**A1.0 SITE PLAN HAMILTON ENCLAVE**

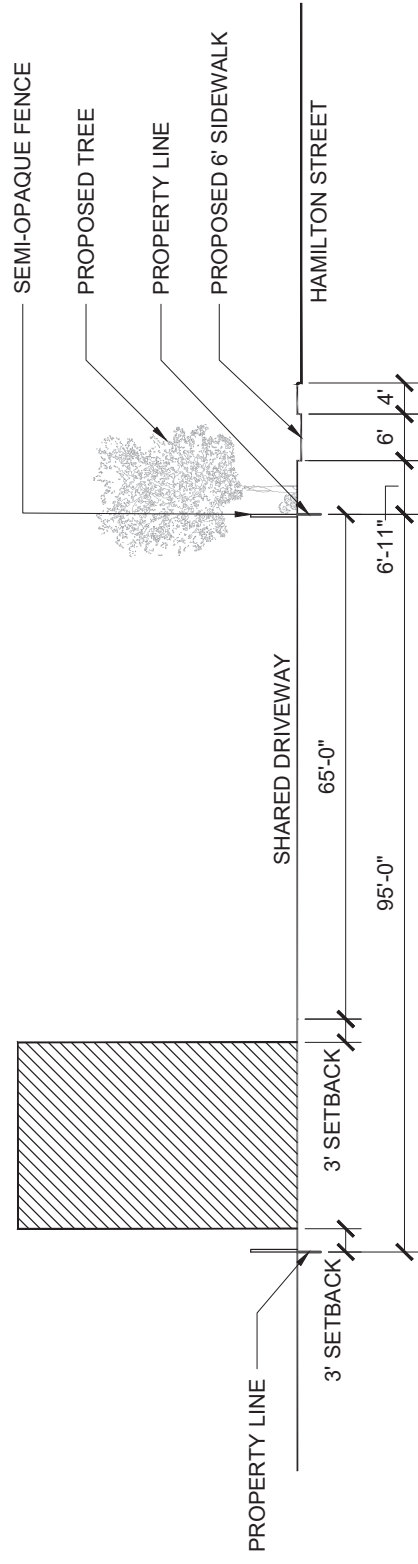
SCALE: 1" = 10'-0"





PROFILE OF HAMILTON ENCLAVE  
SCALE: 1/16" = 1'-0"

2



PROFILE OF HAMILTON ENCLAVE  
SCALE: 1/16" = 1'-0"

1

## A2.0 ELEVATIONS





**Application Number:** 2019-0451

**Plat Name:** Hamilton Enclave

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 03/04/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Variances are sought for: 1) 15' building line along Hamilton Street, A Major Thoroughfare 2) To allow a garage along a shared driveway to be perpendicular to the shared driveway that takes access from a major thoroughfare.

**Chapter 42 Section: 145, 152**

**Chapter 42 Reference:**

42-145 Each garage entry door on each lot within a subdivision plat that takes access from a shared driveway shall be parallel to the length of the shared driveway. The garage entry door may be perpendicular to the length of the shared driveway when the shared driveway complies with the following performance standards: (1) No more than three lots take access from the shared driveway; (2) The shared driveway does not intersect a major thoroughfare or collector street; and (3) The shared driveway is less than or equal to 100 feet in length. 42-155 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**

Hamilton Street is 64.3' ROW with 47.5' paved section with two-lanes, south-bound, one-direction. This portion of the feeder has a grade separation from US 59 main lanes. Lot 13A is a remnant lot from the TXDOT ROW 5' taking under Cause No 166475 and recorded under HCCFN C849484 to widen US 59, leaving a 95' depth – 4750 sf. There are 2 individual owners of Lot 13A. They purchased the property in 2012 and now replatting to separate the lot for separate future residential townhouse developments. There are no plans for construction at this time. Although the development meets the criteria for a 16' shared driveway with 4' garage building line, we are proposing an 18' shared driveway with 3' building line to better accommodate vehicles. The rear garage door is perpendicular to the shared driveway.

**(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 5' taking by TXDOT created a 4750 sf lot. A 25' bl will take over 30% of the lot, making it infeasible to develop. Proposed land plan is the only shared driveway layout that allows sufficient space for vehicle turnaround.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The distance from the back of curb to the property line is 17 feet, along with a 15' building line creates 32 feet. The pedestrian improvements include a new 6' sidewalk, 2 – 31/2" caliper trees and shrubs as a landscape buffer. There are 5 feet from the back of curb to the sidewalk.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The 15' feet from the property line will be paved with impervious material to serve as a vehicular turn-around. A common area agreement will be executed to include the 15' building line for vehicular turn-around to head onto Hamilton Street. Vehicles can only turn right onto Hamilton.

**(5) Economic hardship is not the sole justification of the variance.**

The reduced building line is consistent with other townhouse developments in the area. The townhouse development adjacent to the lot, at the corner of McIhenney, Summit Midtown, was granted a variance for 10' bl along Hamilton in 2014. Weekley At Chenevert, recorded in 2013, 5' building line along Hamilton with shared driveways.



## VARIANCE Staff Report

**Application No:** 2019-0451

**Agenda Item:** 95

**PC Action Date:** 03/28/2019

**Plat Name:** Hamilton Enclave

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** [Defer Applicant request](#)

**Chapter 42 Sections:** [145](#), [152](#)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Variances are sought for: 1) 15' building line along Hamilton Street, A Major Thoroughfare 2) To allow a garage along a shared driveway to be perpendicular to the shared driveway that takes access from a major thoroughfare. ;

**Basis of Recommendation:**

The site is located within the city limits west of US 59 north of McGowen. The applicant is proposing a shared driveway with two lots and requesting two variances. Variance one, to allow a reduced building line of 15 feet instead of the required 25 feet along Hamilton Street. Variance two, to allow the garage access of lot one to be perpendicular to the shared driveway. Staff recommendation is to defer the plat for two weeks per the applicant request.

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

March 20, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Hamilton Enclave

**REFERENCE NUMBER:** 2019-0451

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of McGowen Street, south of McIlhenny Street, along the west side of Hamilton Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances 1.) To allow a 15' building line in lieu of the required 25' building line along Hamilton Street, Major Thoroughfare and 2.) To allow a lot to have access perpendicular to a shared driveway in lieu of parallel when abutting a Major Thoroughfare. Enclosed are copies of the variance request, the proposed general plant and a site exhibit submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, March 28, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Joyce Owens with Owens Management Systems, LLC at 713-643-6333. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

**Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.**

#### **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

#### **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

#### **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

#### **CITY OF HOUSTON SEC. 42-82 AND 42-83**

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- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

#### **PROPERTY OWNERSHIP INFORMATION**

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 03/28/2019  
**Plat Name:** Heights Estate  
**Developer:** Cisneros Design Studio  
**Applicant:** M2L Associates, Inc.  
**App No/Type:** 2019-0345 C3P

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	1.3351	Total Reserve Acreage:	1.3351
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

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#### ***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

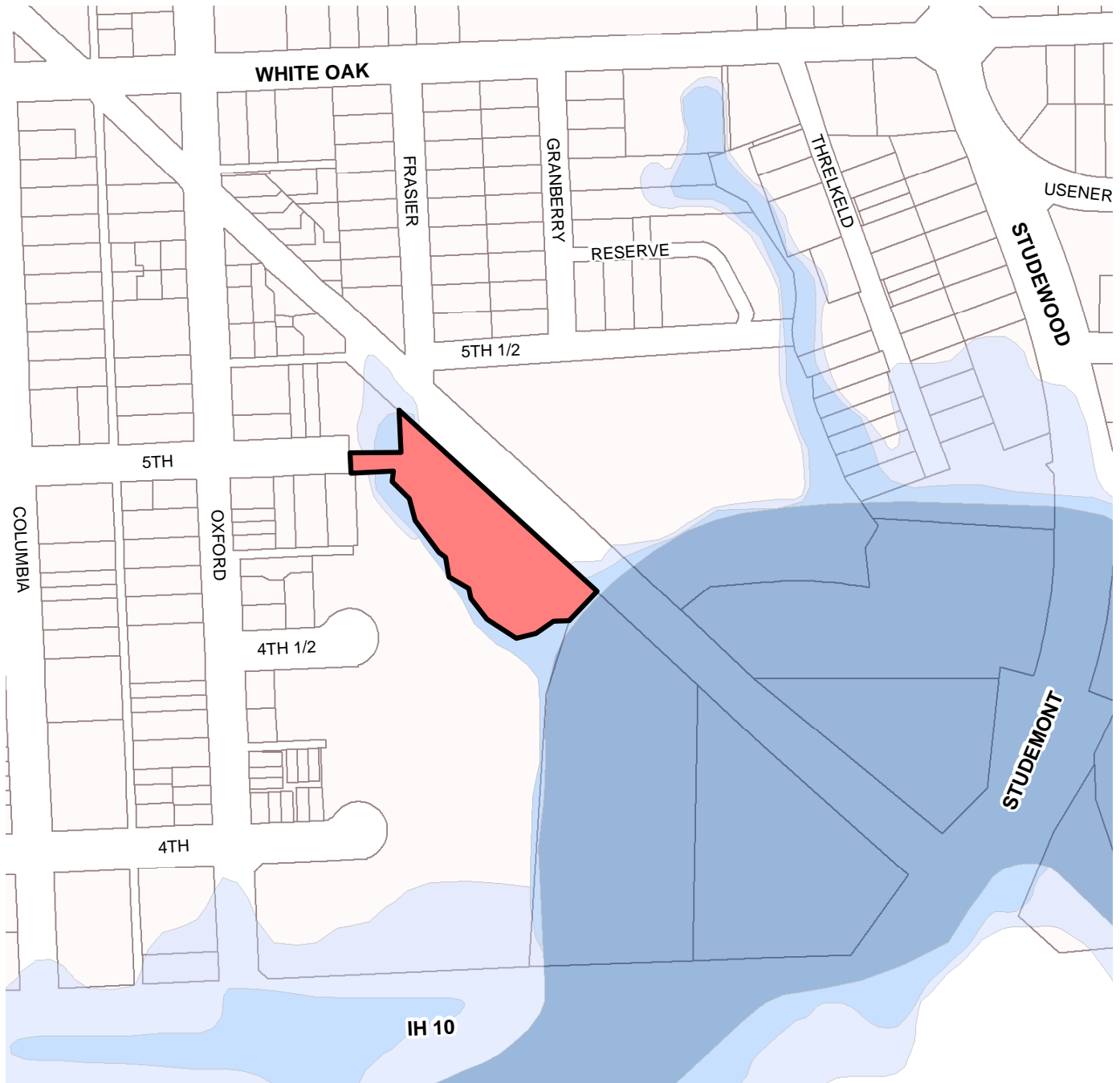
**ITEM: 96**

Planning and Development Department

Meeting Date: 03/28/2019

**Subdivision Name: Heights Estate**

**Applicant: M2L Associates, Inc.**



**D – Variances**

**Site Location**

# Houston Planning Commission

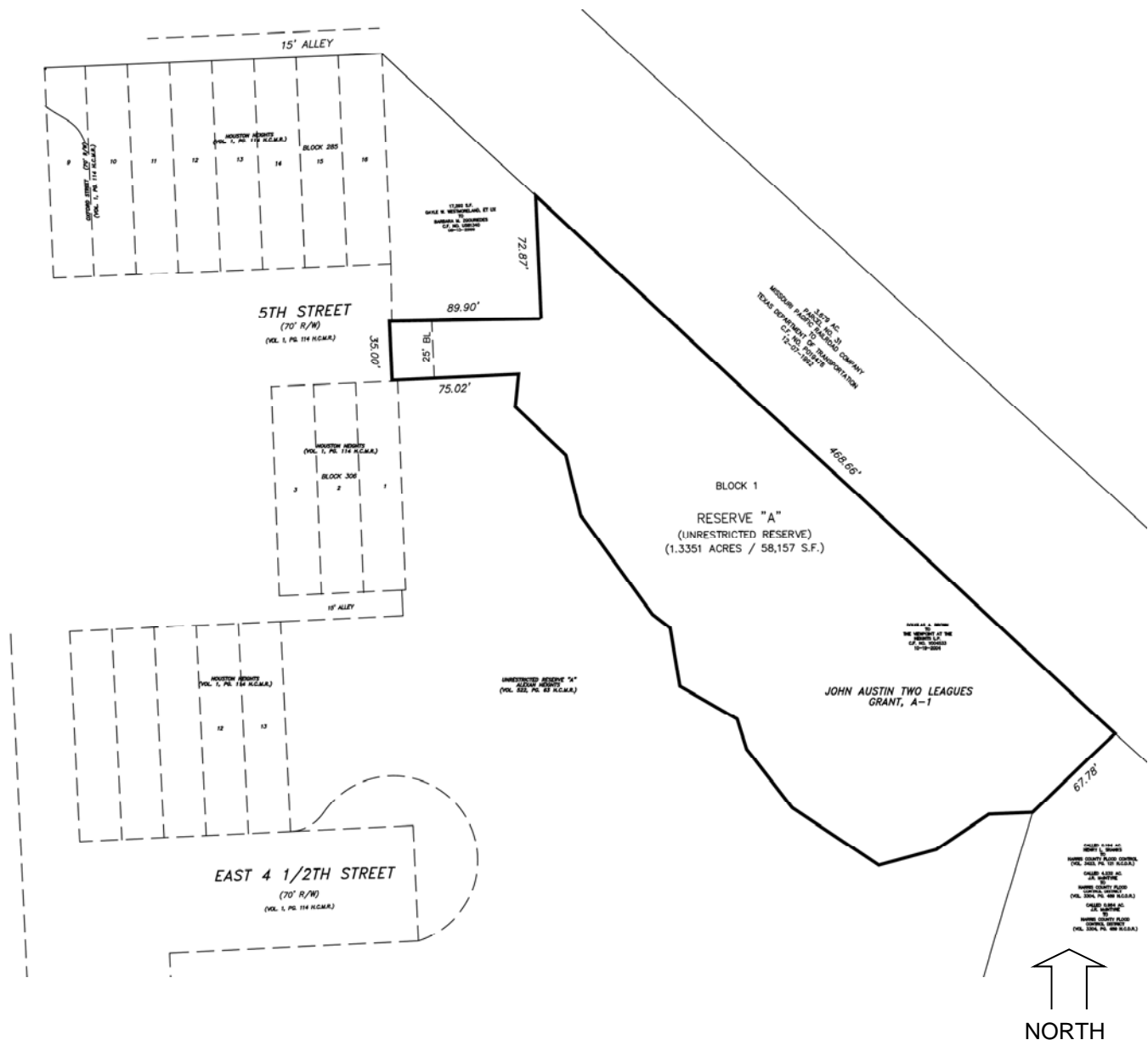
## ITEM: 96

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Heights Estate

Applicant: M2L Associates, Inc.



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Heights Estate

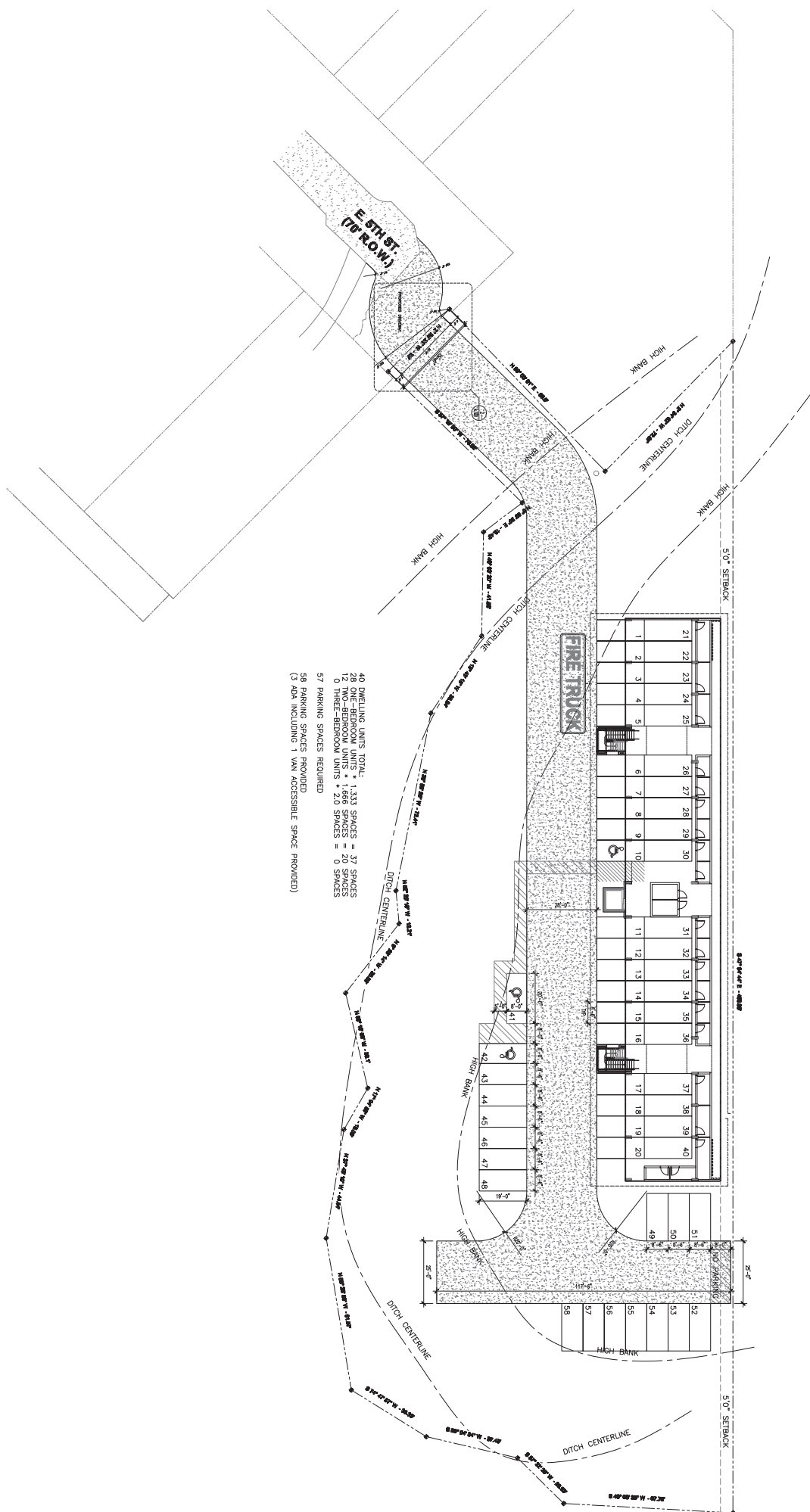
Applicant: M2L Associates, Inc.



D – Variances

Aerial





40 DWELLING UNITS TOTAL:  
 240 SQUARED FEET  
 12 TWO-BEDROOM UNITS \* 1,666 SPACES = 20 SPACES  
 0 THREE-BEDROOM UNITS \* 2.0 SPACES = 0 SPACES  
 57 PARKING SPACES REQUIRED  
 58 PARKING SPACES PROVIDED  
 (3 ADA INCLUDING 1 VAN ACCESSIBLE SPACE PROVIDED)



## VARIANCE Request Information Form

**Application Number:** 2019-0345

**Plat Name:** Heights Estate

**Applicant:** M2L Associates, Inc.

**Date Submitted:** 02/18/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not extend East 5th Street , a 70 feet right-of-way, into the proposed development or provide a Cul-de-sac terminus but have the development take access from the 35 feet frontage it has on East 5th Street.

**Chapter 42 Section:** 42-132(a)

**Chapter 42 Reference:**

Street Extension - A public street that terminates at the boundary of a plat previously approved by the Commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

This 1.3351 acre site fronts on East 5th street, an east-west 70 feet right-of-way (r.o.w.) that extends east of Oxford Street, a north south 70 feet r.o.w. a distance of approximately 200 feet to the proposed development. This site abuts the M.K. & T. RR. (a 100ft r.o.w.) along its entire east boundary. To the Northwest and abutting the property is developed single family residence. Immediately south and south west is the Unrestricted Reserve"A" of Alexan Heights. The property, irregular in shape has 35 feet of frontage on East 5th Street via a stem portion that is 89ft long on the north side and 78ft on the south .

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Strict application of requiring the extension of the street is impractical as this development only has control over the south 35 feet of the right-of-way should East 5th Street be extended. The Owner of the property immediately north of the 35 feet is a developed residence. Additionally as the frontage is only 35 feet wide for a distance of 78 to 89 feet, there is not adequate space to provide a cul-de-sac terminus at the existing stub of East 5th street and the grades to the east of the street terminus are such that a bridge will be required to access the property. In 2012, a plat for this property titled Emes Place Subdivision was approved to allow the 35 feet as legal access to this property (Planning Reference #2012-1488.)

**(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 the result existing conditions. No other access to the property can be provided.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter is to provide public access to private property which will be provided with the granting of this variance. East 5th Street would not extend to the East and all adjacent parcels have access from the existing streets.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Approval of this variance would not be injurious to the public health as this is the only access to the property. Additionally the drive as shown on the site plan attached provides for a "T" turnaround which provided internal circulation and allow for emergency access and the ability for emergency vehicles to turn around.

**(5) Economic hardship is not the sole justification of the variance.**

Approval of this variance is needed to provide access to this property from the existing 35 feet of frontage it has on East 5th Street. If denied, the site has no other access and would be landlocked. The property owner will be denied use of their property.



## VARIANCE Request Information Form

**Application Number:** 2019-0345

**Plat Name:** Heights Estate

**Applicant:** M2L Associates, Inc.

**Date Submitted:** 02/18/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To have for Reserve "A" 35 feet of frontage on East 5th Street, a 70 feet right-of-way, instead of the 60 feet required by the ordinance.

**Chapter 42 Section:** 42-190(c)

**Chapter 42 Reference:**

For tracts that are non-single family use - Reserves, each reserve shall provide a minimum of 60 feet of frontage on a 60 feet wide public right-of-way.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

This 1.3351 acre site fronts on East 5th street, an east-west 70 feet right-of-way (r.o.w.) that extends east of Oxford Street, a north south 70 feet r.o.w. a distance of approximately 200 feet to the proposed development. This site abuts the M.K. & T. RR. (a 100ft r.o.w.) along its entire east boundary. To the Northwest and abutting the property is developed single family residence. Immediately south and south west is the Unrestricted Reserve "A" of Alexan Heights. . The property, irregular in shape has 35 feet of frontage on East 5th Street via a stem portion that is 89ft long on the north side and 78ft on the south

**(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 to requiring 60 feet of frontage on a 60 feet r.o.w. is impractical as the this development only 35 feet of frontage on East 5th Street right-of-way. The Owner of the property immediately north of the 35 feet is a developed residence. The grades to the east of the street terminus are such that a bridge will be required to access the property. If this access to the property is denied this would remove all access to this property rendering this property land locked. In 2012, a plat for this property titled Emes Place Subdivision was approved to allow the 35 feet as legal access to this property (Planning reference #2012-1488.) but it was not recorded.

**(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 the result existing conditions. No other access to the property can be provided.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter is to provide public access to private property which will be provided with the granting of this variance. The 35 feet would provide adequate access to this property. All adjacent parcels to this site have access from the existing streets.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Approval of this variance would not be injurious to the public health as this is the only access to the property. Additionally the drive as shown on the site plan attached provides for a "T" turnaround which provided internal circulation and allow for emergency access and the ability for emergency vehicles to turn around.

**(5) Economic hardship is not the sole justification of the variance.**

Approval of this variance is needed to provide access to this property from the existing 35 feet of frontage it has on East 5th Street. If denied, the site has no other access and would be landlocked. The property owner will be denied use of their property.



**Application No:** 2019-0345

**Agenda Item:** 96

**PC Action Date:** 03/28/2019

**Plat Name:** Heights Estate

**Applicant:** M2L Associates, Inc.

**Staff Recommendation:** Withdraw

**Chapter 42 Sections:** 42-132(a); 42-190(c)

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To not extend East 5th Street , a 70 feet right-of-way, into the proposed development or provide a Cul-de-sac terminus but have the development take access from the 35 feet frontage it has on East 5th Street.;

To have for Reserve "A" 35 feet of frontage on East 5th Street, a 70 feet right-of-way, instead of the 60 feet required by the ordinance.;

**Basis of Recommendation:**

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

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## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace-Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

March 21, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Heights Estates

**REFERENCE NUMBER:** 2019-0345

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located south of White Oak Drive and west of Studewood street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Karen Rogers of **M2L Associates, Inc.**, the applicant, has filed a variance request on behalf of **Cisneros Design Studio**, to not extend or end with a cul-de-sac 5<sup>th</sup> street, to allow access from it and to not have 60 feet of frontage for a reserve along a public right of way.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, March 28, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Karen Rogers at 713-722-8897. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

**Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.**

## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## CITY OF HOUSTON SEC. 42-82 AND 42-83

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- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## PROPERTY OWNERSHIP INFORMATION

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 03/28/2019  
**Plat Name:** Highland Village Estates  
**Developer:** BC INVESTMENTS  
**Applicant:** Bates Development Consultants  
**App No/Type:** 2019-0354 C3R

**Staff Recommendation:**  
Defer for further study and review

Total Acreage:	1.4431	Total Reserve Acreage:	0.0960
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	19	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	77043	449T	City

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

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

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

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

207.1. Staff requests a two week deferral for further study and review of Fire Creek Drive

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

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

PWE Traffic: 03/11/19:

Fire Creek Street meets the minimum street width to allow parking on both sides. On-street parking can be allowed to meet the parking requirement.

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

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

Our records indicate that there are active public sanitary sewer and water line utilities on-site. For easement requirements over the existing sewer and water utilities please contact the Office of City Engineers or for abandonment/relocation contact the Joint Referral Committee.

City Engineer: Make sure that 10' clearance between public utility to the building foundation.

Solid Waste: Please Solid Waste Plan to remove stacked container placement and depict placement in a single row (there is enough frontage along shared driveway lots and stacking is not necessary). Please provide driveway dimensions for the lots taking access from Fire Creek in order to calculate total qualifying frontage.

Addressing: Proposed street name does not have a suffix. Please add the suffix "Drive"

# Houston Planning Commission

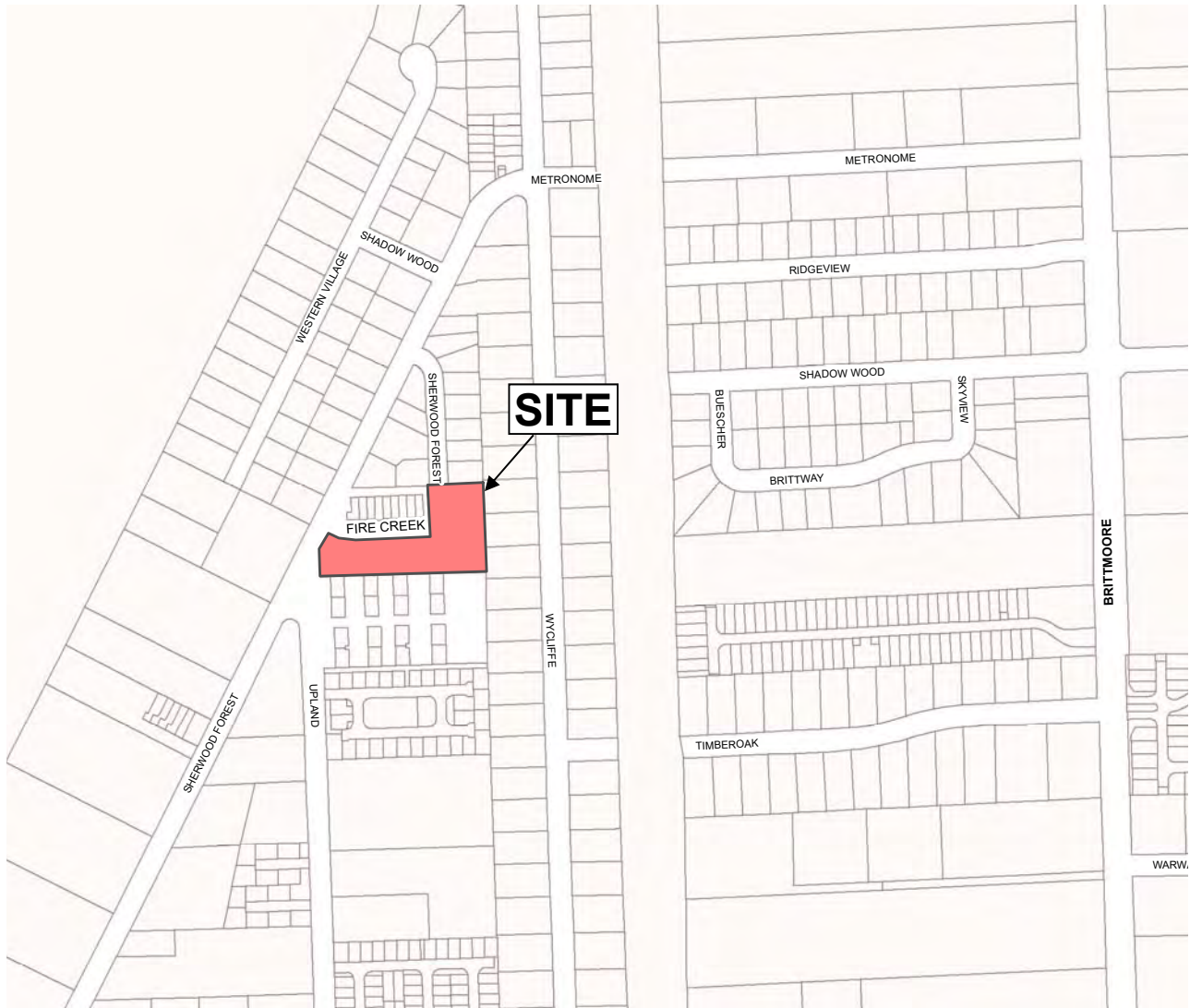
**ITEM: 97**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Highland Village Estates (DEF 1)

Applicant: Bates Development Consultants



**D – Variances**

**Site Location**

## Subdivision



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# Houston Planning Commission

## ITEM: 97

Planning and Development Department

Meeting Date: 03/28/2019

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Subdivision Name: Highland Village Estates (DEF 1)

Applicant: Bates Development Consultants



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**D – Variances**

**Aerial**

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**Application Number:** 2019-0354

**Plat Name:** Highland Village Estates

**Applicant:** Bates Development Consultants

**Date Submitted:** 02/18/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Not to extend the existing Sherwood Forest Street or make a cul-de-sac into the new development off Upland.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

42-134 states a public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application (3) The existing stub street is only one lot in depth. (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The existing street called Sherwood Forest Street is a small street that comes off of Sherwood Forest Drive. The homes facing the street are all out of Lot 8, Block 9 of Sherwood Estates Section 3 and the homes and the streets were developed in the 70's when the re-platting rules have not been established. The development for this application is off an existing 28 foot private road off Upland and then goes North butting against said stub street. The existing street ends with 2 houses on the east and west lines with driveways large enough for vehicles to turn. There is not enough room to make a cul-de-sac and it would go into applicant's property and the new proposed lots affecting the use of the land.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This circumstance was not created by the applicant, the street has existed since the 70's and the houses on the street were all built without being replatted or a cul-da-sac. Firefox is a private road that comes off of Upland, there would be a public street intersecting with private street affecting the design of the neighborhood.

**(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 because the stub street is not a collector or major thoroughfare and does not exceed the requirements for intersection spacing

**(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 because of as now there is not a lot of traffic on this Sherwood Forest street or the private Firefox, if the road is extended more traffic will cut through from Upland disturbing the existing homeowners.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, keeping the design of the 28' private road and not making it a public road with a lot of street traffic is the main justification.



**Application No:** 2019-0354

**Agenda Item:** 97

**PC Action Date:** 03/28/2019

**Plat Name:** Highland Village Estates

**Applicant:** Bates Development Consultants

**Staff Recommendation:** [Defer for further study and review](#)

**Chapter 42 Sections:** 134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

[Not to extend the existing Sherwood Forest Street or make a cul-de-sac into the new development off Upland.;](#)

**Basis of Recommendation:**

The site is located west of Brittmore Road, east of Addick's Reservoir, north of I 10 and south of Hammerly Blvd in Houston's Corporate Limits. The applicant is requesting a variance to not extend nor terminate with a cul-de-sac, Sherwood Forest Street. Staff recommends deferring the application for two weeks for further study and review of Fire Creek Drive.

---

**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:** 98  
**Action Date:** 03/28/2019  
**Plat Name:** Klein Forest GP  
**Developer:** RAJ DEVELOPMENT CORP  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-0303 GP

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

---

Total Acreage:	14.0309	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 180
County	Zip	Key Map ©	City / ETJ
Harris	77066	371F	ETJ

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

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

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

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.

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

151. Revise the public street system as indicated on the marked file copy.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 03/28/2019  
**Plat Name:** Klein Forest GP  
**Developer:** RAJ DEVELOPMENT CORP  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-0303 GP

---

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

City Engineer:

PWE Utility Analysis: Approve  
Addressing: Pinnacles Place, Arches Ave, Cascades Ln and Tortugas Trail are duplicate/sound-alike names.  
Change street names.  
Please add proposed street names to PlatTracker.  
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 approves GP for street pattern only.

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

# Houston Planning Commission

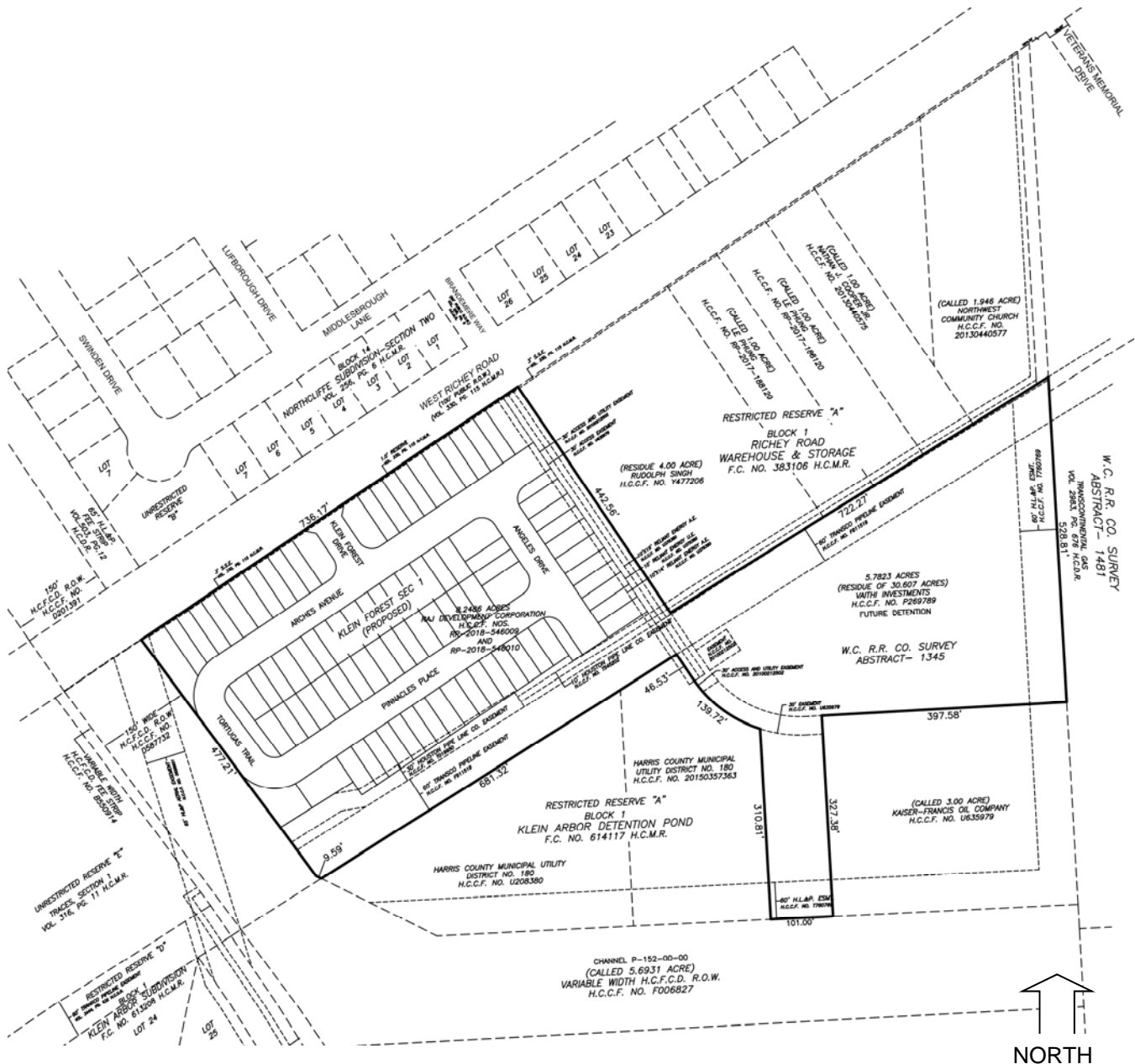
## ITEM: 98

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Klein Forest GP (DEF 2)

Applicant: Bowden Land Services



D – Variances

Subdivision





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 03/28/2019  
**Plat Name:** Klein Forest Sec 1  
**Developer:** RAJ DEVELOPMENT CORP  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-0117 C3P

**Staff Recommendation:**  
Withdraw

---

Total Acreage:	7.9008	Total Reserve Acreage:	1.4478
Number of Lots:	86	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:	Harris County MUD 180
County	Zip	Key Map ©	City / ETJ
Harris	77066	371E	ETJ

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#### ***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.

Harris County Flood Control District: - Please provide an additional 10' of drainage easement dedicated to HCFCD to satisfy the HCFCD Watershed Master Plan. Line shown is approximated as reference, please set and dimension properly.

- Show and call out ROW per the HCFCD Policy, Criteria, & Procedure Manual, Appendix C.

PWE Utility Analysis: Approved

Addressing: Klein Forest Drive , Arches Ave, Angeles Drive, Pinnacles Place and Tortugas Trail are duplicate/sound-alike street names. Change street names.

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)

ROW for Klein Forest Drive needs to be 60 feet fronting major thoroughfare

Plat is disapproved because lot widths do not meet county criteria.

Renumber lots per each block.

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

# Houston Planning Commission

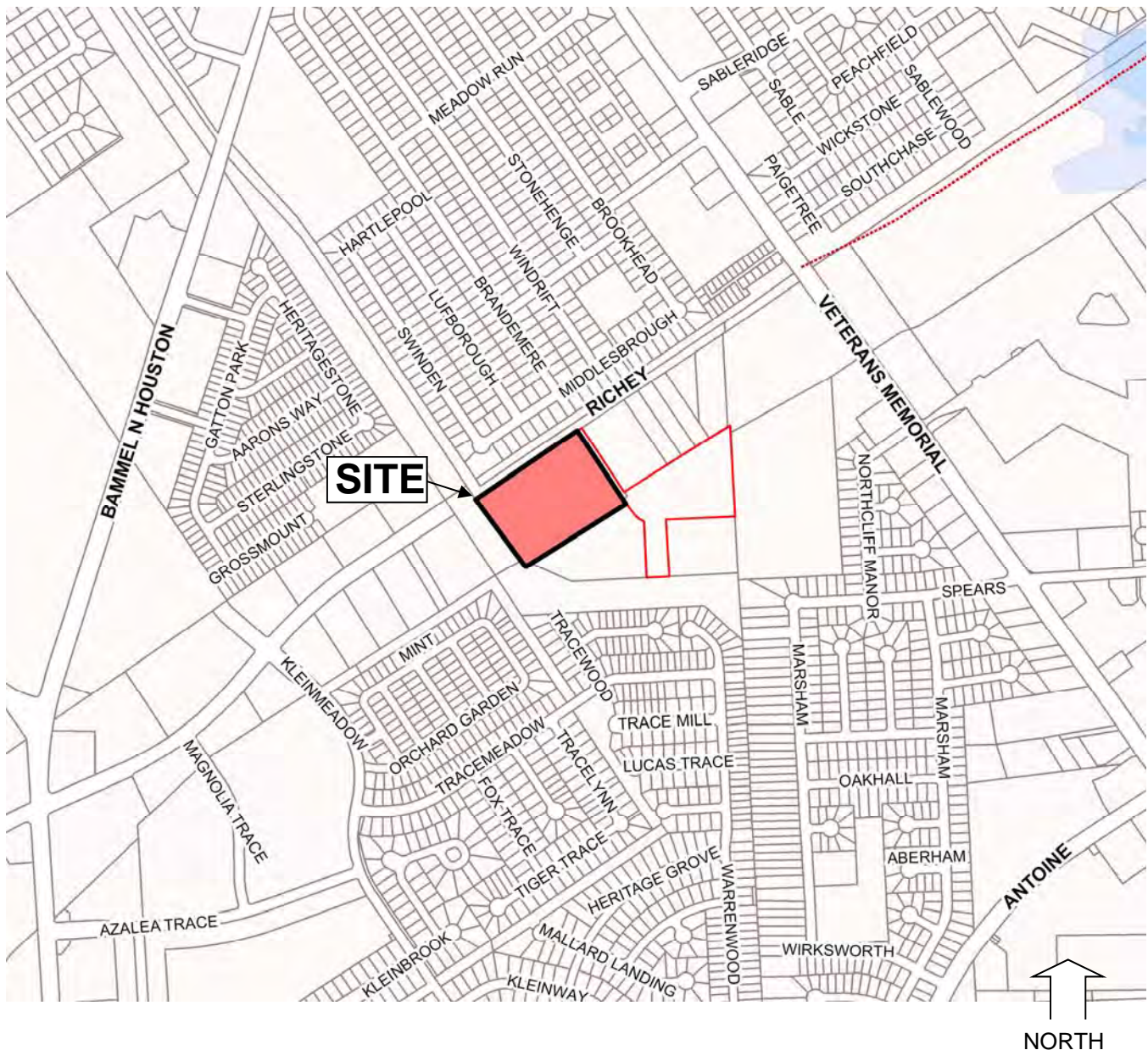
ITEM: 99

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Klein Forest Sec 1 (DEF 2)

Applicant: Bowden Land Services



D – Variances

Site Location

# Houston Planning Commission

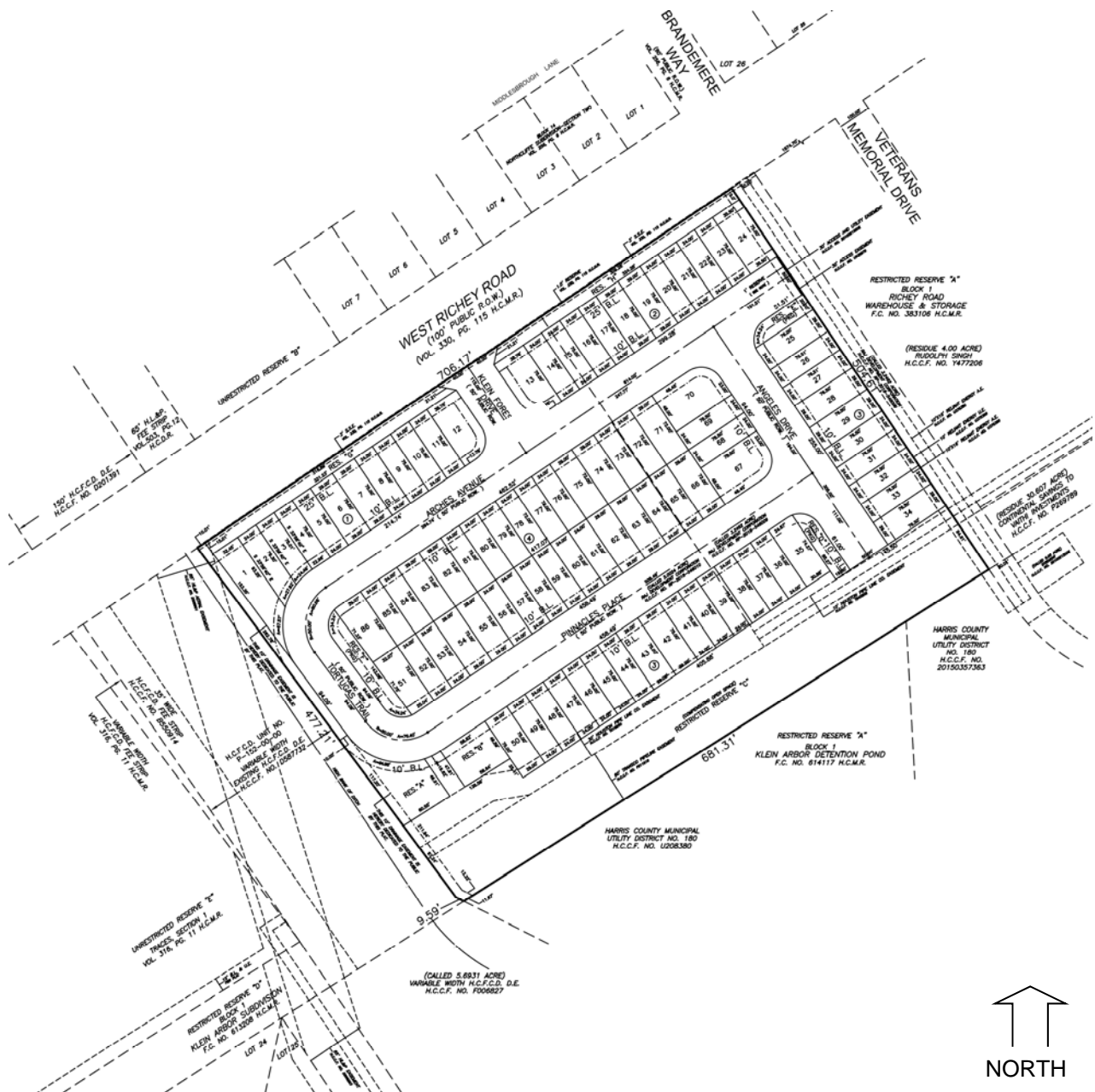
## ITEM: 99

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Klein Forest Sec 1 (DEF 2)

Applicant: Bowden Land Services



### D – Variances

### Subdivision



# Houston Planning Commission

**ITEM: 99**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Klein Forest Sec 1 (DEF 2)

Applicant: Bowden Land Services



**D – Variances**

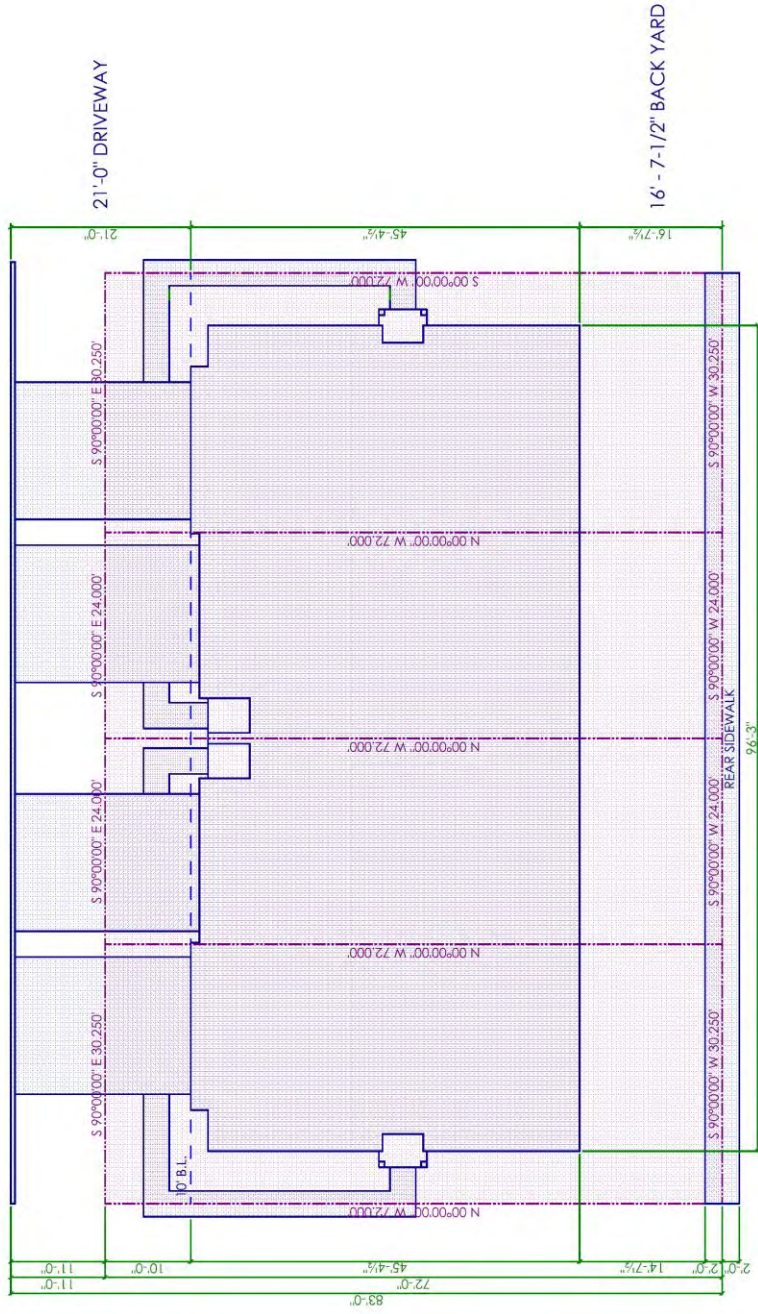
**Aerial**





**KLEIN FOREST TOWNHOUSES, 10' BUILDING LINE**

SCALE: 1" = 20'-0"







## PLANNING & DEVELOPMENT DEPARTMENT

## VARIANCE Request Information Form

**Application Number:** 2019-0117

**Plat Name:** Klein Forest Sec 1

**Applicant:** Bowden Land Services

**Date Submitted:** 01/21/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a reduced setback of 10' instead of the required 20' BL.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

Building line requirements for a single family residential along a local street shall be 20 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;**

Subject site is located along West Richey Rd, southwest of Veterans Memorial Dr. and northeast of Bammel North Houston Rd. within the Harris County ETJ. The subject property abuts a 150-180' HCFCD Drainage Channel along the west boundary. We have reached out to HCFCD to confirm the required width, and requested comments and no-objection to the proposed plat. There is an existing Pipeline Easement along the south boundary. We have reached out to the Pipeline Company to confirm they have no objection to the proposed plat. There is a Detention Pond owned and maintained by MUD 180 that abuts the property to the South, and 30' access easement along the west line of the proposed subdivision protecting access to and from the detention pond. That area is being conveyed to MUD 180 and is excluded from the boundary of this plat. However, we are working with MUD 180 to allow pedestrian access within the same area providing a walking trail to around the proposed subdivision and providing pedestrian access to the proposed park. The proposed streets within the subdivision will be considered public, using a loop system through the community. The distance from the edge of pavement to the proposed garages will be 21' therefore maintaining the intent of the ordinance. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. This is a suburban subdivision where sidewalks are not required. The vehicles park in driveways, do not block pedestrian access and comply with ADA standards. The lack of sidewalks do not negatively impact the subdivision since there will be no need for pedestrian access to reach bus stops, schools, parks, etc. along the major thoroughfare. However, the proposed community does offer interior sidewalks between the buildings that allow for pedestrian circulation through and around the subdivision without the need to use the street to access the community playground and dog park. The proposed walking trail will also provide alternative pedestrian access through and around the subdivision to access the proposed park amenity and back to their property. The developer is also proposing parking reserves to prevent visitors from having to park on the street. The biggest parking reserve will accommodate 10 spaces and will be located near the proposed dog park & playground area. Proposed amenities include playground, Dog Park, parking reserves, walking trail and internal sidewalks. The reduced building line will allow for a bigger back yard for the property owners, and their families to enjoy a safe area for children, pets and family gatherings. The Drainage Channel, Pipelines and Detention Facility prevent the developer from acquiring additional land and must design in accordance to the ordinance to the best of their ability. This concept provides much more usable space for the home owners while still being 21 feet back 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 current requirement calls for a 20' GBL effectively creating a 31' driveway and extremely small back yard. The pipeline easement along the south boundary prevents the construction within that area. The detention property owned by

MUD 180 prevents acquisition of additional land. The size, location, pipeline easements and nearby detention facility create the hardship not the applicant or owner.

**(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. Chapter 42's general intent and purpose in this case appears to be concerned with public safety, and pedestrian access. Providing 21' feet of driveway from the edge of pavement will maintain the intent of the ordinance and adhere to sound public policy.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting this variance will not be injurious to the public health, safety or welfare. The community is designed with 4' internal sidewalks between the buildings to allow pedestrian circulation without the need to use the street. The developer is also offering a pedestrian walking trail within the south Reserve C, and along the east boundary within the existing access easement. This provides alternative pedestrian circulation through the community to access the park area safely without having to use the paving section of the proposed streets for pedestrian access. The additional parking reserves will provide plenty of guest parking to prevent having to park on the street.

**(5) Economic hardship is not the sole justification of the variance.**

The additional amenities and maintenance will cost more than developing without the variance. As proposed, this community will provide a better living environment for families with children while still meeting the intent and general purpose of the ordinance.



## VARIANCE Request Information Form

**Application Number:** 2019-0117

**Plat Name:** Klein Forest Sec 1

**Applicant:** Bowden Land Services

**Date Submitted:** 01/21/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are respectfully requesting to provide a north/south public street approx. 400 feet from Brandemere Way as platted in 1977 in NORTHCLIFFE SUBDIVISION SECTION 2

**Chapter 42 Section: 127**

**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

**(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;**

Subject site is located along West Richey Rd, (100' foot MTF sufficient in width) and being southwest of Veterans Memorial Dr. and northeast of Kleinmeadow DR. within the Harris County ETJ. The proposed development has several unique physical characteristics that create design challenges and prevent the owner from acquiring additional land. Klein Forest Dr. is proposed approx. 1800 feet from Kleinmeadow Dr. within the 2600 feet requirement, but will NOT meet the 600' feet minimum intersection spacing along a major thoroughfare. Brandemere Way was platted in 1977 in NORTHCLIFFE SUBDIVISION SECTION 2 PER VOLUME 256 PAGE 6 HCMR. The existing 30' foot access easement was created in 1978 under HCCF F868133 directly across from Brandemere Way would seem logical to dedicate to the public and extend south at first glance, however that 30' foot easement currently services a platted Detention Pond as recorded in 2007 as KLEIN ARBOR DETENTION POND in Film code No. 614117 HCMR and 2 other unplatted properties one of which is owned by KAISER-FRANCIS OIL CO, currently undeveloped with the exception of 3 industrial silos and the current developer owns the other unplatted land as shown on the General Plan. MUD 180 controls and maintains the Detention Pond, and there is no need for the general public to access the area. Based on the surrounding properties and the current owner KAISER-FRANCIS OIL CO, public access to any future development will more than likely be controlled to prevent the general public from meandering off the major thoroughfare into the facility. The current developer owns the other portion of the land shown in the General Plan. That land expected to be conveyed to MUD 180 as well for additional detention in the area. Just south of the Detention facility is Harris County Flood Control District Drainage Channel P152-00-00 was created in 1972 under HCCF D587732 at an ultimate ROW width of 174' feet sufficient in width at this location and 2 platted subdivisions TRACES SECT 2 and TRACEMEADOW. Hidden Trace CT as recorded in TRACES SECT 2 in Volume 327 Page 16 HCMR in 1984 is cul-de-sac'd and will never be required to extend or connect to the 30' Access Easement if dedicated to the public. Warrenwood Dr. as recorded in TRACEMEADOW Volume 519 Page 44 HCMR in 2002 also, cul-de-sac'd preventing extension or connection to the 30' Access Easement if dedicated to the public. The 30' Access Easement is not practical to be dedicated to the public. The next logical north/south running street utilizes the existing median cut that would allow for both northeast and southwest traffic to access the subdivision. The proposed streets within the subdivision will be considered public, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. As proposed Klein Forest Dr. is the most logical location for a north/south running street within the proposed subdivision even though it is approx. 400 feet from Brandemere Way because there is no other median cut existing. Using the existing median cut reduces the amount of disruption to the traffic conditions on W. Richey Road during construction of the new subdivision.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The 30' Access Easement south of Brandemere Way was created in 1978 under HCCF F868133, the Detention Pond was platted in 2007 in Film Code 614117 HCMR, and HCFCD Drainage Chanel was created in 1972 under HCCF D587732 neither of the land uses creating the hardship were created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Dedicating the public ROW within the 30' foot access easement would create a development contrary to sound public policy, therefore allowing Klein Forest Dr. to be dedicated at this location, using an existing median cut creating the least amount of traffic impact will preserve and maintain the intent and general purpose of the ordinance.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Preventing the general public from accessing MUD owned and maintained detention facilities, and a future industrial development protects the public and allowing the dedication of Klein Forest Dr. within 400 feet of Brandemere Way will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

The developer is proposing 5 new public streets, 86 new townhomes, playground/dog park, parking reserves, & walking trail within the subdivision, the cost to develop far exceeds the request and should be considered a location and existing land use hardship not an economic hardship.



**Application Number:** 2019-0117

**Plat Name:** Klein Forest Sec 1

**Applicant:** Bowden Land Services

**Date Submitted:** 01/21/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are respectfully requesting not to cul-de-sac, and allow a "T" turnaround for Arches Ave and Angeles Dr.

**Chapter 42 Section:** 188

**Chapter 42 Reference:**

Sec. 42-188 (a). - Lot access to streets. Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this 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;**

Subject site is located along West Richey Rd, (100' foot MTF sufficient in width) and being southwest of Veterans Memorial Dr. and northeast of Kleinmeadow DR. within the Harris County ETJ. The proposed development has several unique physical characteristics that create design challenges and prevent the owner from acquiring additional land. The subject property abuts a HCFCD Drainage Channel P152-00-00 created in 1972 under HCCF D587732 at an ultimate ROW width of 174' feet along the west boundary. We have reached out to HCFCD to confirm the sufficient width, and requested review comments & no-objection to the proposed plat. There is an existing active Pipeline & Pipeline Easement along the south property line within the plat boundary. We have reached out to the Pipeline Company to confirm they have no objection to the proposed plat. To the south of the subject tract is a Detention Pond as recorded in 2007 as KLEIN ARBOR DETENTION POND in Film code No. 614117 HCMR owned and maintained by MUD 180. The proposed streets within the subdivision will be considered public, using a loop system through the community. This request will not negatively affect the traffic circulation in the area and does not allow for cross traffic from nearby major thoroughfares. In order to provide the radius for the cul-de-sac for Arches Ave, the 30' access first recorded 1978 under HCCF F868133 & currently under HCCF NOS 20100212502, U635979 & U637380 would be impeded if constructed creating an adverse access within the same area. The 30' foot easement currently services a platted Detention Pond as recorded in 2007 as KLEIN ARBOR DETENTION POND in Film code No. 614117 HCMR and 2 other unplatted properties one of which is owned by KAISER-FRANCIS OIL CO, currently undeveloped with the exception of 3 industrial silos and the current developer, also owns unplatted land as shown on the General Plan. Constructing the cul-de-sac would block the access route as previously dedicated. Only 2 Lots (23 & 24) in Block 2 take access from this street 59 feet in length. Emergency Access Vehicles should have no trouble accessing the 2 lots, and reversing and turning around to exit the subdivision. The access easement is also being proposed for additional pedestrian circulation using grasscrete to create a walking trail. In order to provide the radius for the cul-de-sac for Angeles DR, the construction of the cul-de-sac will encroach to the Houston Pipeline Easement recorded under HCCF NO T545202 and TRANSCO PIPELINE EASEMENT as recorded under HCCF F911519. This is an active pipeline, and after correspondence with the pipeline company and locating the pipeline underground, it has been determined that the actual pipeline falls outside of the easement creating prescriptive rights and preventing construction of any permanent structures and paving within this area. The pipeline company has specifically objected to encroachment in this area in order to properly maintain the active line. It is in the best interest of the public health, safety and welfare not to pave in this area but to maintain the ability to access and maintain the line. Only 3 Lots (32-34) in Block 3 take access from this "T" turnaround. The length is 77 feet allowing Emergency Access Vehicles to access the lots and safely and efficiently reverse in order to exit the subdivision. The developer has considered using a shared driveway or common access easement, however those 2 options would prevent the proposed parking reserves from being created, and we feel the community is best served with additional parking reserves to accommodate guest parking and prevent on street parking. The developer is proposing



several amenities for the community such as a park/playground area, Dog Park, parking reserves, internal sidewalks and walking trail.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing 30' foot access easement created was in 1978 under HCCF F868133 & currently under HCCF NOS 20100212502, U635979 & U637380, and was not created or imposed by the applicant. The location of the active pipeline was not created or imposed by the applicant. The pipeline's physical location being outside of the easement was not created or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Preserving the access easement and intent of the land use for the current and future detention facility will also preserve and maintain the intent and general purpose of the ordinance. The ordinance provides relief from extending streets over pipelines therefore meeting the intent and general purpose of the ordinance by not constructing a cul-de-sac at this location.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The cul-de-sac construction would prevent MUD 180 from accessing the detention facility for maintenance and that would prove more injurious to the public health, safety and welfare. Therefore, granting this request will not be injurious to the public health, safety or welfare. The cul-de-sac construction would prevent the active pipeline from being accessed and maintained creating a public safety situation contrary to sound public policy. Therefore, granting this request will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

In this case the ordinance conflicts with the intent of the easement and would create a development that would be impractical at this location. In this case the ordinance requirement conflicts with public safety due to the location of the active pipeline and the fact that the pipeline is NOT contained within the easement as intended, therefore economic hardship is not a factor in justifying this request.



**Application No:** 2019-0117

**Agenda Item:** 99

**PC Action Date:** 03/28/2019

**Plat Name:** Klein Forest Sec 1

**Applicant:** Bowden Land Services

**Staff Recommendation:** Withdraw

**Chapter 42 Sections:** 150; 127; 188

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow a reduced setback of 10' instead of the required 20' BL.;

We are respectfully requesting to provide a north/south public street approx. 400 feet from Brandemere Way as platted in 1977 in NORTHCLIFFE SUBDIVISION SECTION 2;

We are respectfully requesting not to cul-de-sac, and allow a "T" turnaround for Arches Ave and Angeles Dr. ;

**Basis of Recommendation:**

The site is located within Houston's ETJ, in Harris County, along and south of West Richey Road, west of Veterans Memorial Drive and east of Bammel North Houston Road.

The applicant proposes 86 single-family townhomes on a public street loop system and is requesting three variances:

- 1) to allow a 10' building line along the internal public streets in lieu of the required 20' building line;
- 2) to allow an intersection spacing of approximately 400' along West Richey Road in lieu of the required 600';
- 3) to terminate proposed public streets Arches Avenue and Angeles Drive without a cul-de-sac (as a "T" turnaround)

Staff's recommendation is to withdraw the plat per applicant's request.

The corresponding general plan and Section 2 meet Chapter 42 requirements and are recommended for approval.

## 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:** 100  
**Action Date:** 03/28/2019  
**Plat Name:** Klein Forest Sec 2  
**Developer:** RAJ DEVELOPMENT CORP  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-0491 C2

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

---

Total Acreage:	6.1301	Total Reserve Acreage:	6.1301
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:	HARRIS COUNTY MUD 180
County	Zip	Key Map ©	City / ETJ
Harris	77066	371F	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 100

**Action Date:** 03/28/2019

**Plat Name:** Klein Forest Sec 2

**Developer:** RAJ DEVELOPMENT CORP

**Applicant:** Bowden Land Services

**App No/Type:** 2019-0491 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approved

City Engineer: B.L. is missing.

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

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

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

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

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

# Houston Planning Commission

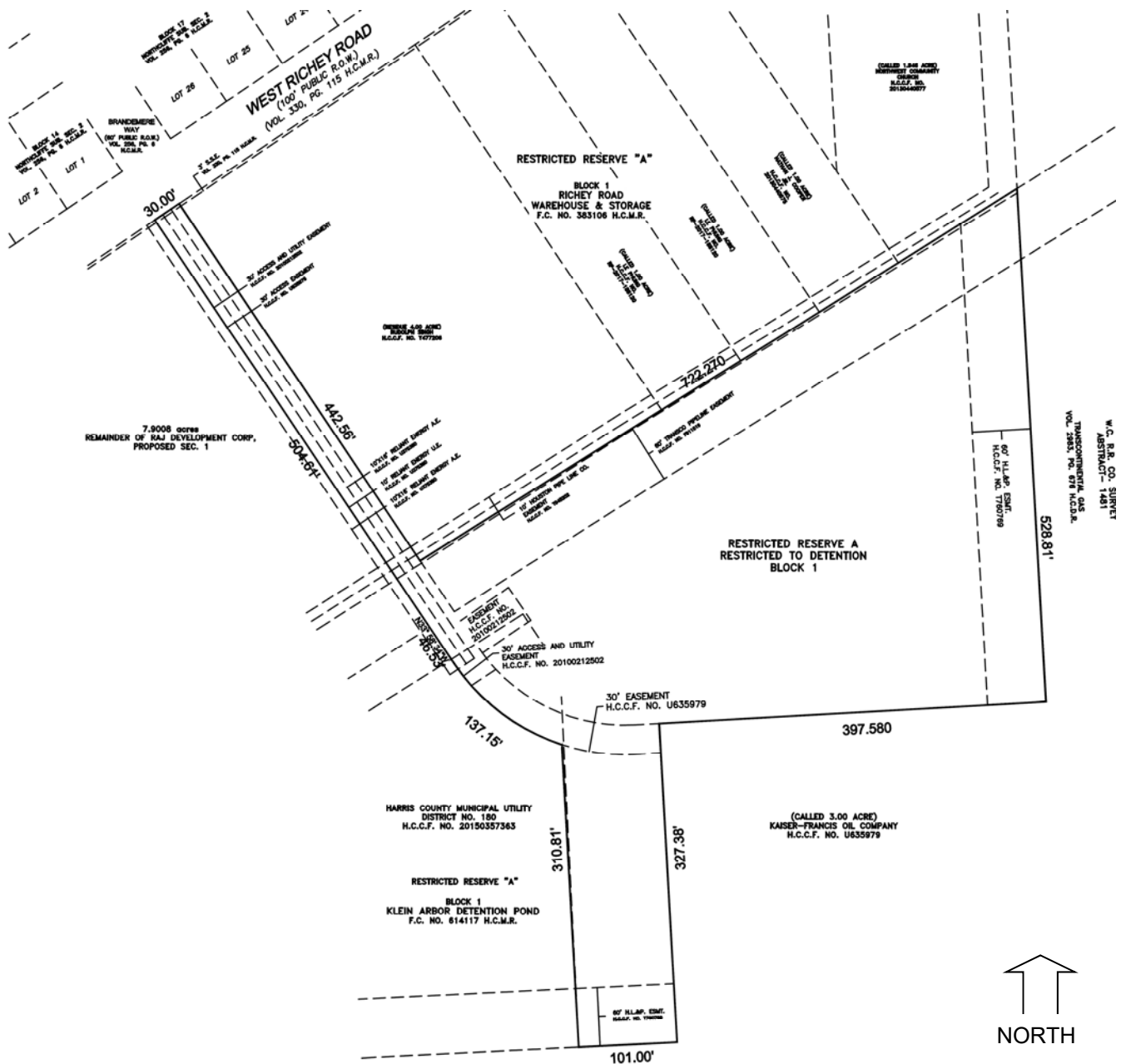
## ITEM: 100

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Klein Forest Sec 2

Applicant: Bowden Land Services



D – Variances

Subdivision





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 03/28/2019  
**Plat Name:** Knox Court  
**Developer:** Enrique Hernandez  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-0449 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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Total Acreage:	0.2017	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	City

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

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

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

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)

Remove the Dwelling Unit Density Table and plat notes to the plat. (183)

Replat Legal Descriptions shall match the title.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101

**Action Date:** 03/28/2019

**Plat Name:** Knox Court

**Developer:** Enrique Hernandez

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2019-0449 C2R

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.

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: 101**

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Knox Court (DEF 1)

Applicant: Owens Management Systems, LLC



**D – Variances**

**Site Location**

# Houston Planning Commission      ITEM: 101

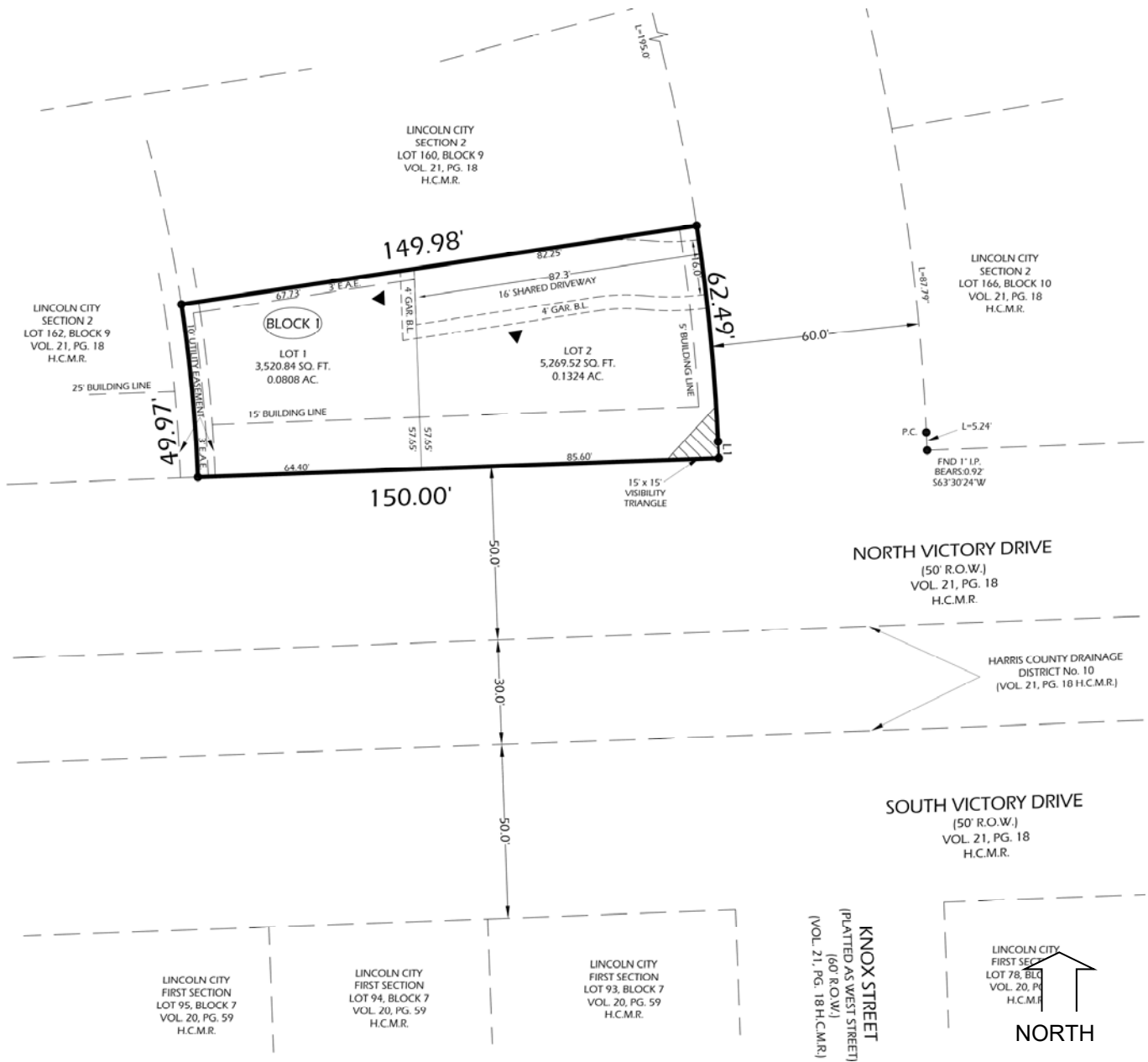
# ITEM: 101

## Planning and Development Department

**Meeting Date: 3/28/2019**

**Subdivision Name: Knox Court (DEF 1)**

**Applicant: Owens Management Systems, LLC**



## D – Variances

## Subdivision



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# Houston Planning Commission

## ITEM: 101

Planning and Development Department

Meeting Date: 3/28/2019

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Subdivision Name: Knox Court (DEF 1)

Applicant: Owens Management Systems, LLC



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**D – Variances**

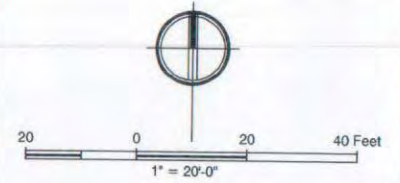
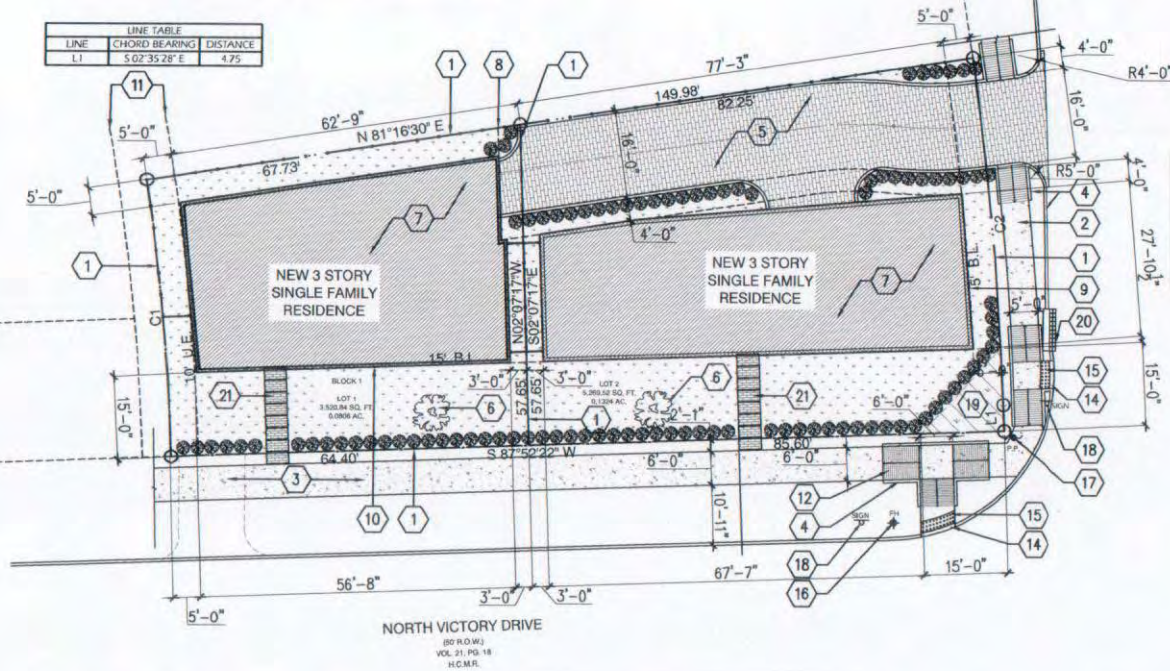
**Aerial**

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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	433.75	49.97	6°36'04"	N 05°25'40" W	49.95
C2	583.75	62.49	6°08'02"	S 05°39'29" E	62.46

LINE TABLE		
LINE	CHORD BEARING	DISTANCE
L1	S 02°35'28" E	4.75



## KEYED PLAN NOTES

- 1 PROPERTY LINE
- 2 5' CONCRETE SIDEWALK
- 3 6' CONCRETE SIDEWALK
- 4 6" CONCRETE CURB
- 5 16' SHARED DRIVEWAY
- 6 NEW TREE
- 7 NEW THREE STORY SINGLE FAMILY RESIDENCE
- 8 4' GARAGE BUILDING LINE
- 9 5' BUILDING LINE
- 10 15' BUILDING LINE
- 11 10' UTILITY EASEMENT
- 12 CONCRETE RAMP IN COMPLIANCE WITH A.D.A. AND T.A.S. 1:15 MAX. GROOVED SURFACE 1:50 MAX
- 13 6" MIN. BROOM FINISH ONLY
- 14 2' MIN. WIDE DETECTABLE WARNING SURFACE
- 15 EXISTING FIRE HYDRANT
- 16 EXISTING POWER POLE
- 17 TRAFFIC SIGN
- 18 15' x 15' VISIBILITY TRIANGLE
- 19 EXISTING INLET
- 20 ENTRY PAVERS

CITY OF HOUSTON  
DEPARTMENT OF PLANNING & DEVELOPMENT

### LANDSCAPE ANALYSIS FORM

(Please attach to permit site plan)

XSingle-Family-Residential  
Lots:

X Sec. 33-110 (a) 4 5,000 sq. ft. and under requires 1 new or preserved tree  
Sec. 33-110 (a) 5 5,000 sq. ft. and over requires 2 new or preserved trees  
XPlant, Preserve, In R.O.W. On Property

ENRIQUE HERNANDEZ

Legal Description: LOT 1 & LOT 2, BLK 1, KNOX COURT

Property Address: 0 N VICTORY DR, HOUSTON TX 77088

A.100 SITE PLAN



## VARIANCE Request Information Form

**Application Number:** 2019-0449

**Plat Name:** Knox Court

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 03/04/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is sought to allow a reduced building line of 15' along a major thoroughfare in lieu of the required 25' building line.

**Chapter 42 Section: 152**

**Chapter 42 Reference:**

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

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; The proposed replat is located at the corner of N. Victory Drive and Knox Street. It is in Lincoln City, Sec 2, platted in 1945 with 15' building line along N Victory and 25' building line along Knox Street per Vol 21, Pg 18 HCMR. It dedicated North and South Victory Drive with a 30' Harris County Drainage District No 10, which runs between North and South Victory. N. Victory paved section is 25.1 feet, curb and gutter. Knox Street is 60' ROW with 31.9 feet paved section, open ditch. 12' from back of curb to property line, coupled with 5' building line for shared driveway creates 17' from back of curb. The owner proposed to create 2 lots with lots with shared driveway from Knox Street. Both lots exceed 3500 sq.ft.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The Lincoln City, Section 2 plat includes 15' building line along N. Victory. There are no current separately filed deed restrictions regarding building lines, minimum lot size or minimum building line ordinances. The plat pre-dates the major thoroughfare plan for 25' building line. There are no one-acre lots in Lincoln City, Section The lot frontage is on a curve and non-conforming shape. The frontage is 62.99 feet and the lot narrows to 49.97 feet along the rear property line. The lot is 8790 sf. A 25' building line will consume over 40% of the lot. The 15' platted building line is consistent with current development along N. Victory.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained. The distance from the back of curb to the property line is 18.5 feet. The 15' building line will create 33.5 feet from the back of curb. A landscape buffer to include 2 - 3.5" caliper trees and shrubs will be planted along N. Victory to improve the pedestrian experience. Additional landscaping will be planted along the shared driveway for added curb appeal.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. There is no vehicular access to N. Victory Drive. The existing 4' sidewalk along N. Victory will be widened to 6 feet, and 5 feet along Knox Street. Semi-

opaque fencing will be installed. The shared driveway is 42'-10.5' from the intersection. The 15' x 15' visibility triangle at the corner ensures vehicular visibility.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The plat will maintain the platted 15' building line along N. Victory and create 33 feet from the back of curb to the building line.



## VARIANCE Staff Report

**Application No:** 2019-0449

**Agenda Item:** 101

**PC Action Date:** 03/28/2019

**Plat Name:** Knox Court

**Applicant:** Owens Management Systems, LLC

**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)

A variance is sought to allow a reduced building line of 15' along a major thoroughfare in lieu of the required 25' building line. ;

#### Basis of Recommendation:

Subject site is located at the intersection of N. Victory Drive and Knox street in Houston City limits. The applicant is creating 2 lots with a shared driveway and is requesting a variance to allow reduced BL OF 15' instead of the required 25' BL.

Staff is in support of the variance.

Subject site is replat of a lot from Lincoln City, Sec 2 that was platted in 1945 with 15' building line along N Victory Drive and 25' building line along Knox Street. Victory Drive was dedicated with 50' one-way streets separated by a median with 30' Harris County Drainage ditch.

Applicant proposes to create 2 lots, each exceeding 3500 sq. ft. with shared driveway access from Knox Street. Existing curb cut along the major thoroughfare will be removed thus promoting public health and safety. The distance from back of the curb to the property line along N. Victory Drive is 19'. The Applicant is maintaining 15' BL along the street that was established with the original plat thereby preserving the intent of the ordinance.

Granting of the variance will be in keeping with sound public policy as the lot sizes exceed 3500 sq. ft. and the distance from the back of the curb will remain consistent. Houston public works has posed no objection to the variance. Therefore, Staff's recommendation is to grant the requested variance and approve the plat subject to 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**

Imposition of the rules would create a hardship for the applicant as the lots will be narrow and undevelopable. Existing distance from back of the curb to the property line along N. Victory Drive is 19'. The Applicant is maintaining 15' BL along the street that was established with the original plat thereby preserving the intent of the ordinance.

**(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;**

circumstances supporting the granting of the variance are due to denying vehicular access from the major thoroughfare, maintaining lot sizes greater than 3500 sq. ft. and available adequate back of the curb distance.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**



the intent and general purpose of the chapter will be preserved as the lots will maintain the original platted BL of 15' to be consistent along the block.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to public health and safety as the applicant is removing an existing curb cut and access to the lots will be only from the shared driveway.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification. It is due to the original platted 15' BL and that the size of lots still exceed 3500 sq. ft.





## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102

**Action Date:** 03/28/2019

**Plat Name:** Oakmont Crossing

**Developer:** Oakmont Homemade Food LLC

**Applicant:** Oakmont Homemade Food LLC

**App No/Type:** 2019-0368 C2R

**Staff Recommendation:**

Defer Additional  
information reqd

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Total Acreage:	0.5165	Total Reserve Acreage:	0.5165
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

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

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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: 03/26/19:

No comments.

PWE Utility Analysis: Approved

City Engineer: Detention is required.

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: 102**

Planning and Development Department

Meeting Date: 3/28/2019

**Subdivision Name: Oakmont Crossing**

**Applicant: Oakmont Homemade Food LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

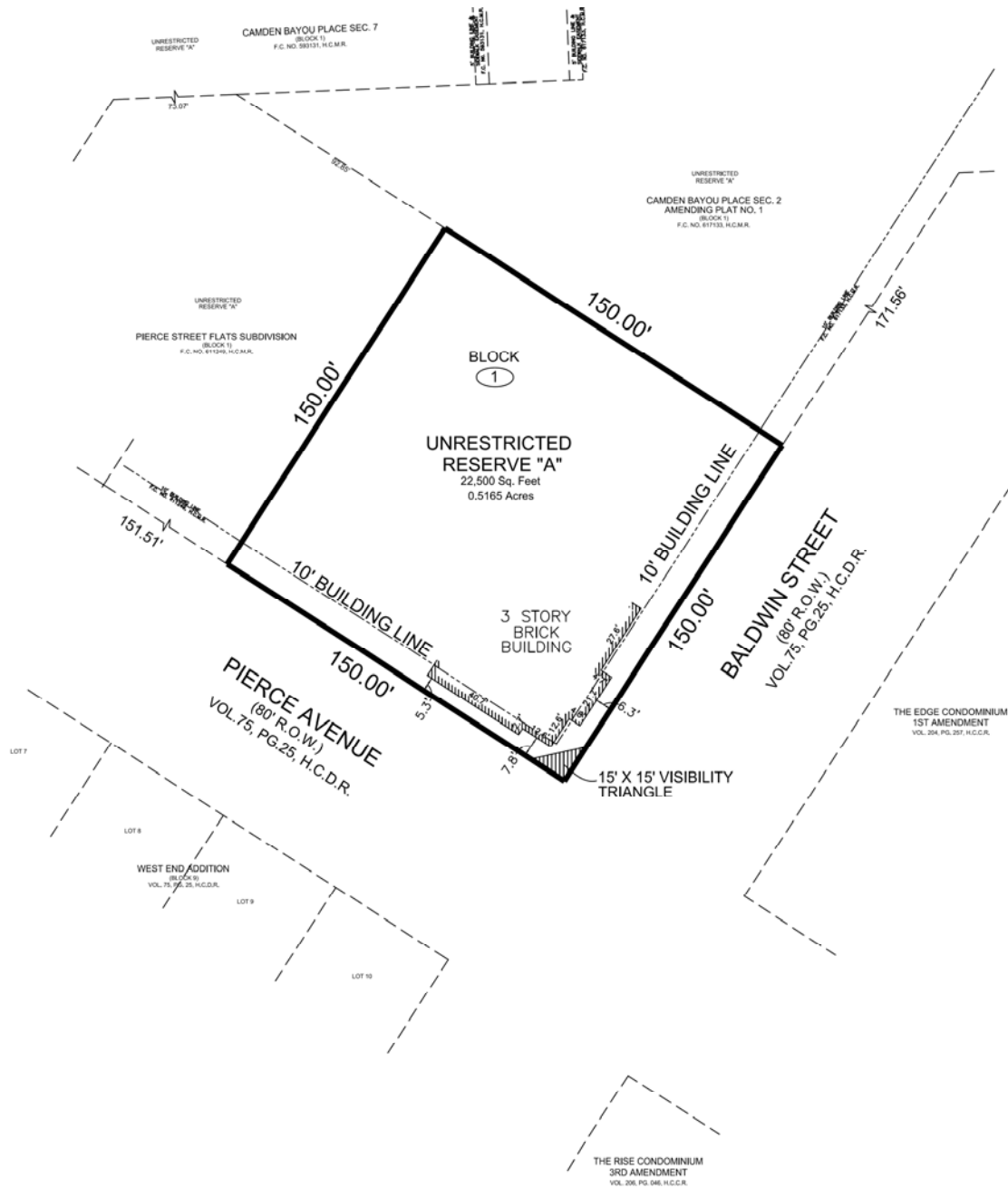
## ITEM: 102

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Oakmont Crossing

Applicant: Oakmont Homemade Food LLC



D – Variances

Subdivision



# Houston Planning Commission

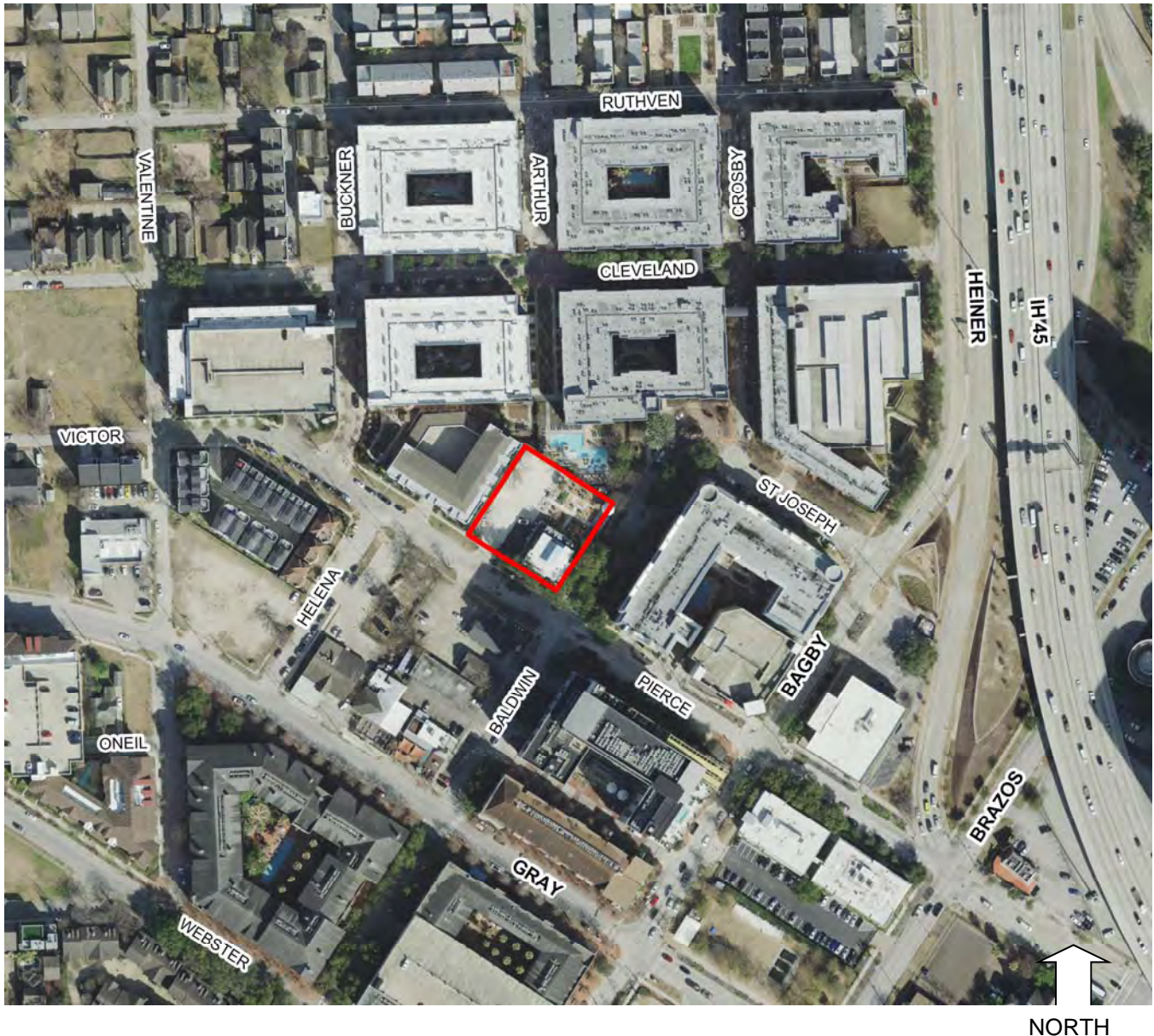
**ITEM: 102**

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Oakmont Crossing

Applicant: Oakmont Homemade Food LLC



**D – Variances**

**Aerial**



scale 1"=30'

- LEGEND:
- U.E. — UTILITY EASEMENT
  - W.E. — WIDE EASEMENT
  - R.O.W. — RIGHT OF WAY
  - B.L. — BUILDING LINE
  - P.L. — PROPERTY LINE
  - CM — CONTROLLING MONUMENT
  - CB — CATCH BASIN
  - CO — CLEANOUT
  - SP — SERVICE POLE
  - PH — FIRE HYDRANT
  - WM — WATER METER
  - EW — ELECTRIC METER
  - GM — GAS METER
  - PP — POWER POLE
  - CP — CABLE PEDESTAL
  - PM — PIPING MARKER
  - TP — TELEPHONE PEDESTAL

BENCHMARK INFORMATION:  
TSARP MON  
RM NO. 210054  
ELEVATION = 40.07'  
MADE 1988, 2001 ADJ.  
TBM "X"  
CUT BOX AT DRIVEWAY  
ALONG PIERCE AVENUE  
ELEVATION = 48.80'  
MADE 1988, 2001 ADJ.

- NOTES:
1. BEARINGS BASED ON PLAT.
  2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
  3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
  4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
  5. RESIDENCE IS OVER THE 10' S.L. AS SHOWN.
  6. WOOD DECK, BRICK, CORDO BRICK AND CONC. ARE OVER THE PROPERTY LINE AS SHOWN.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.

TOPOGRAPHIC AND BOUNDARY SURVEY  
0.5165 ACRES (22,500 SQUARE FEET)  
UNRESTRICTED RESERVE "A"  
BALDWIN PIERCE CROSSING,  
FILM CODE NO. 679920,  
HARRIS COUNTY MAP RECORDS,  
HARRIS COUNTY, TEXAS.

GGC SURVEY, PLLC  
Firm Number 10146000  
8114 Golden Harbor Mansions City, TX 77459  
TEL (832) 729-7256 ggc@surveygmaill.com  
www.ggc-survey.com

21.8.16. NO. 482012-1 PANEL 30/20M  
EFFECTIVE DATE 05/11/18  
FIELDWORK: 05/11/18  
TITLE COMPANY: N/A  
OF. NO.: N/A  
C.F. EFFECTIVE DATE: N/A  
JOB NO.: 104639

CERTIFICATION  
I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A & 6 CONDITION 1 SURVEY.

GEORGE R. LAROCABAL  
05/13/18  
GEORGE R. LAROCABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051







**Application Number:** 2019-0368

**Plat Name:** Oakmont Crossing

**Applicant:** Oakmont Homemade Food LLC

**Date Submitted:** 03/01/2019

---

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a building construction to encroach into the 10' BL for a stretch for 37.9' along Pierce Ave and Baldwin Street.

**Chapter 42 Section:** 155

**Chapter 42 Reference:**

Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The imposition of the terms of this chapter prevents us from utilizing space located within our fence line.

**(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 developer we used failed to identify a mistake made when comparing our site plan and survey. This caused us to have a structure not recorded to the city halting us in the structural department.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

This is our final stop before receiving our certificate of occupancy. The intent and general purposes are preserved as there is no additional construction pending.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

A clear and unobstructed pathway on sidewalk is available for citizens. No flow of traffic (one direction) on this specific side of the business. Very spacious wide sidewalk that is not close to our variance area.

**(5) Economic hardship is not the sole justification of the variance.**

The structure of interest in this variance application was solely constructed to improve irrigation and allow for a more sanitary method of managing our lavatories.



**Application No:** 2019-0368

**Agenda Item:** 102

**PC Action Date:** 03/28/2019

**Plat Name:** Oakmont Crossing

**Applicant:** Oakmont Homemade Food LLC

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** 155

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To allow a building construction to encroach into the 10' BL for a stretch for 37.9' along Pierce Ave and Baldwin Street.;

**Basis of Recommendation:**

The site is located within the Houston's corporate limits, north of Gray Street, west of Bagby Street, at the northwest intersection of Baldwin Street and Pierce Street.

The applicant proposes an unrestricted reserve and is requesting a variance to encroach the platted 10' building line for new construction along Pierce Avenue for an encroachment between 7.8' to 5.3'.

Staff recommends to defer the plat so that the applicant can provide revised information by noon next Wednesday.

### Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(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](#)



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

March 21, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Oakmont Crossing

**REFERENCE NUMBER:** 2019-0368

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the intersection of Pierce Avenue and Baldwin Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Oakmont Homemade Food LLC, the applicant, has filed the request who is also the developer of the subject site. The applicant is requesting a variance to allow a building construction to encroach into the 10' BL along Pierce Ave and Baldwin Street. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, March 28, 2019, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Bret Hightower with Oakmont Homemade Food LLC at 832-584-7327. You may also contact Suvidha Bandi with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.**

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

---

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

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- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 03/28/2019  
**Plat Name:** Stages Repertory Theatre replat no 1  
**Developer:** Museum of Fine Arts, Houston  
**Applicant:** C.L. Davis & Company  
**App No/Type:** 2019-0467 C2R

**Staff Recommendation:**  
 Defer Applicant request

Total Acreage:	2.1325	Total Reserve Acreage:	2.1325
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492M	City

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

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

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

059.1. Legal Description in title and on plat must match at recordation.

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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.  
 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

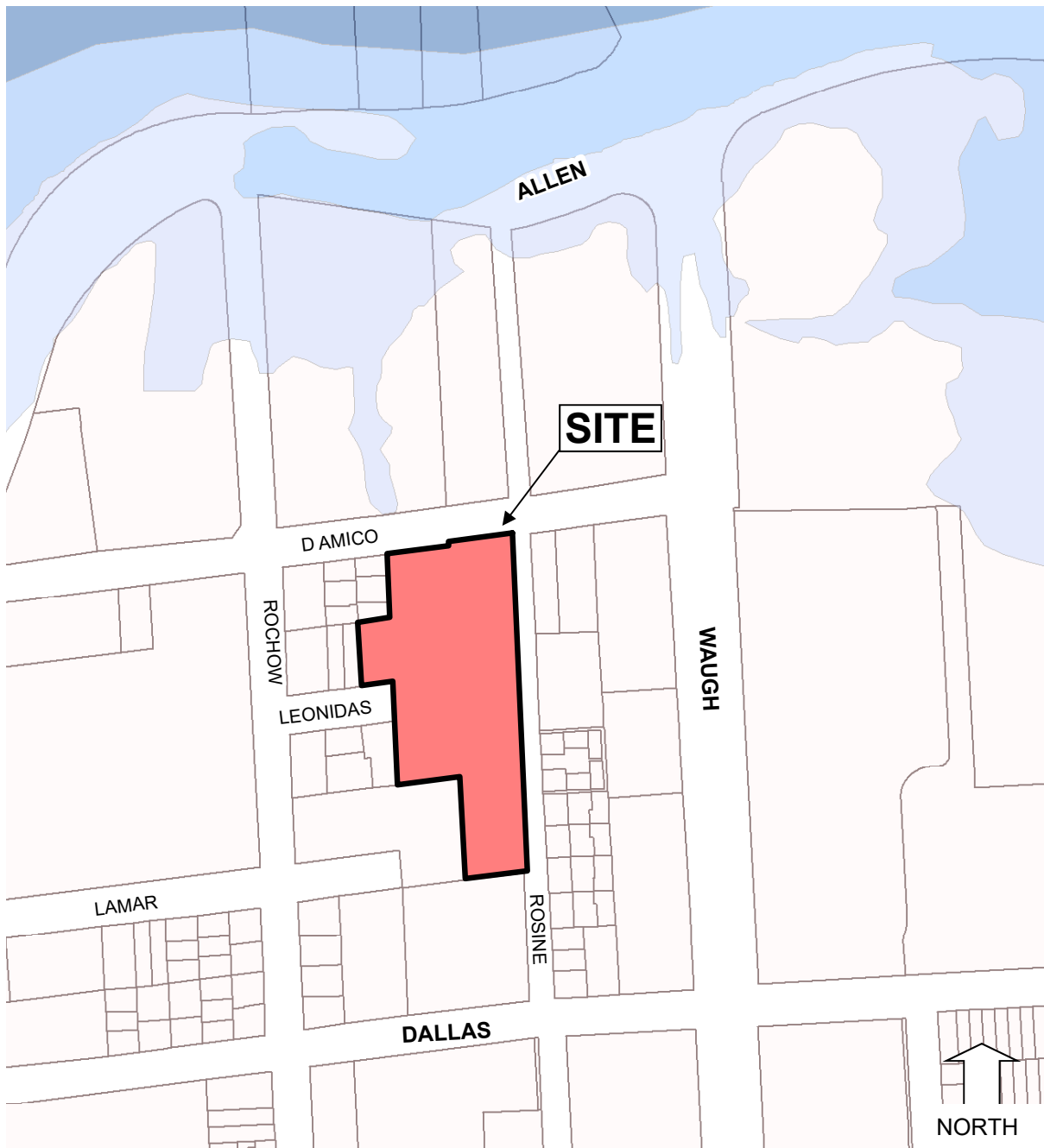
**ITEM: 103**

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Stages Repertory Theatre replat no 1

Applicant: C.L. Davis & Company



**D – Variances**

**Site Location**

## Subdivision

# Houston Planning Commission

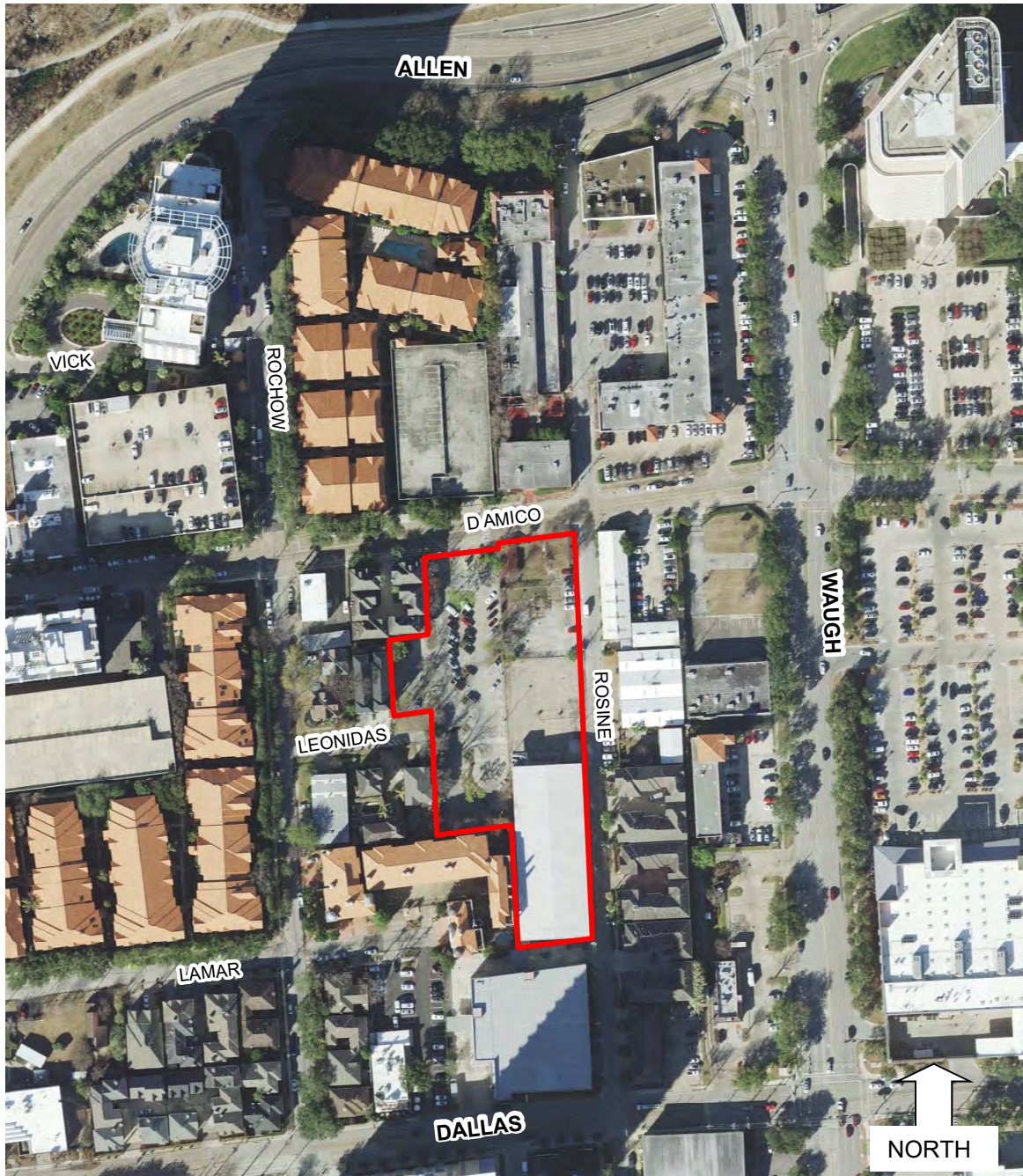
**ITEM: 103**

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Stages Repertory Theatre replat no 1

Applicant: C.L. Davis & Company



**D – Variances**

**Aerial**

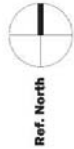




Estimated Parking Provided		
Off Street Parking** Was:	Now:	
Level 1:	50*	56
Level 2:	78	68
Level 3:	78	75
Level 4:	50	75
Level 4.5:	0	26
Total Offstreet:	256	300
Street Parking		
Total Parallel:	6	5

\*Includes Surface Parking  
\*\*Offstreet is a preliminary estimate

\*Includes Surface Parking  
 \*\*Offstreet is a preliminary estimate



STAGES REPERTORY THEATRE

PROPOSED SITE PLAN

UPDATED PER COH 03/04/2019

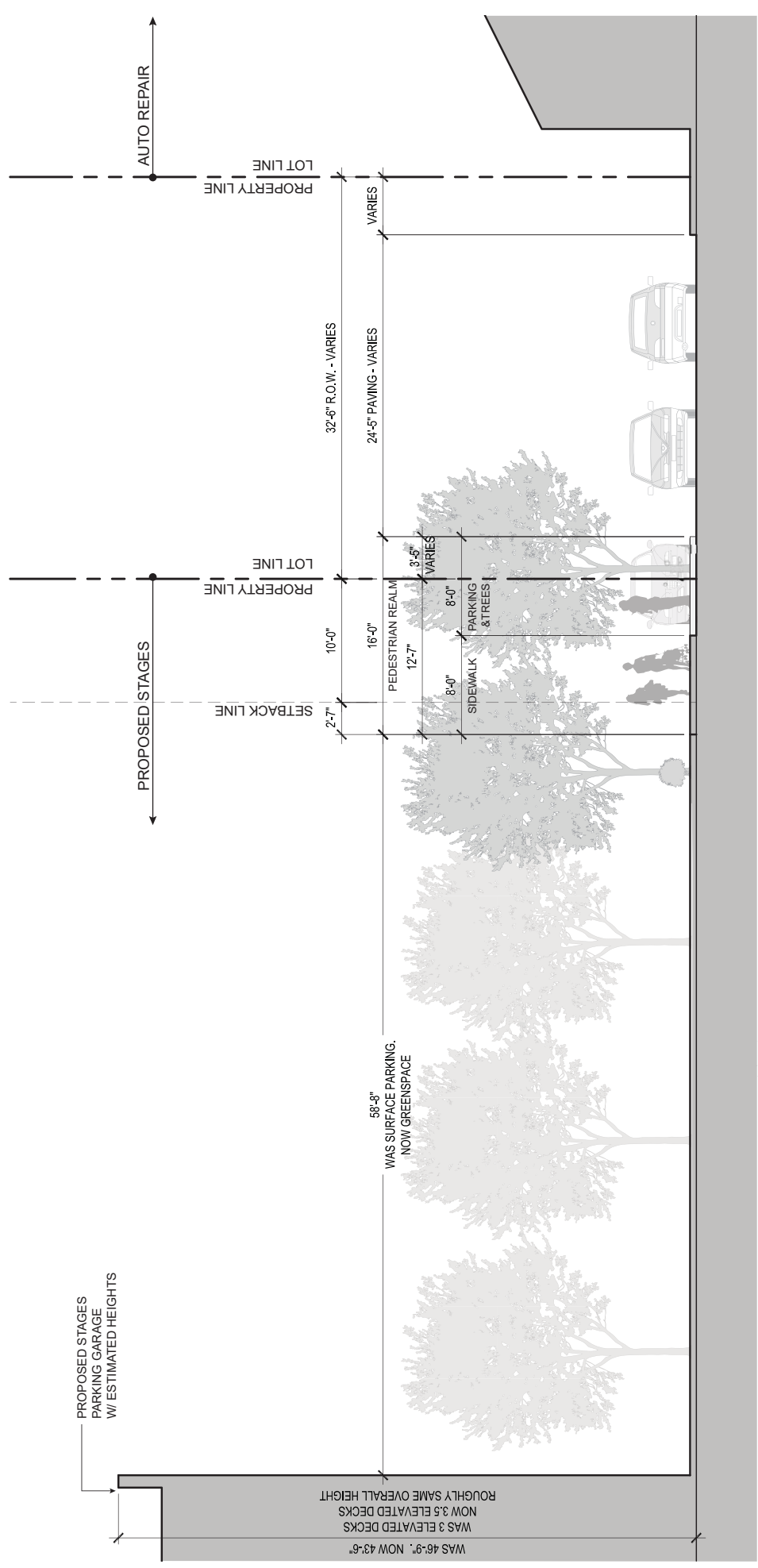
**Gensler**

PLANNING EXHIBITS

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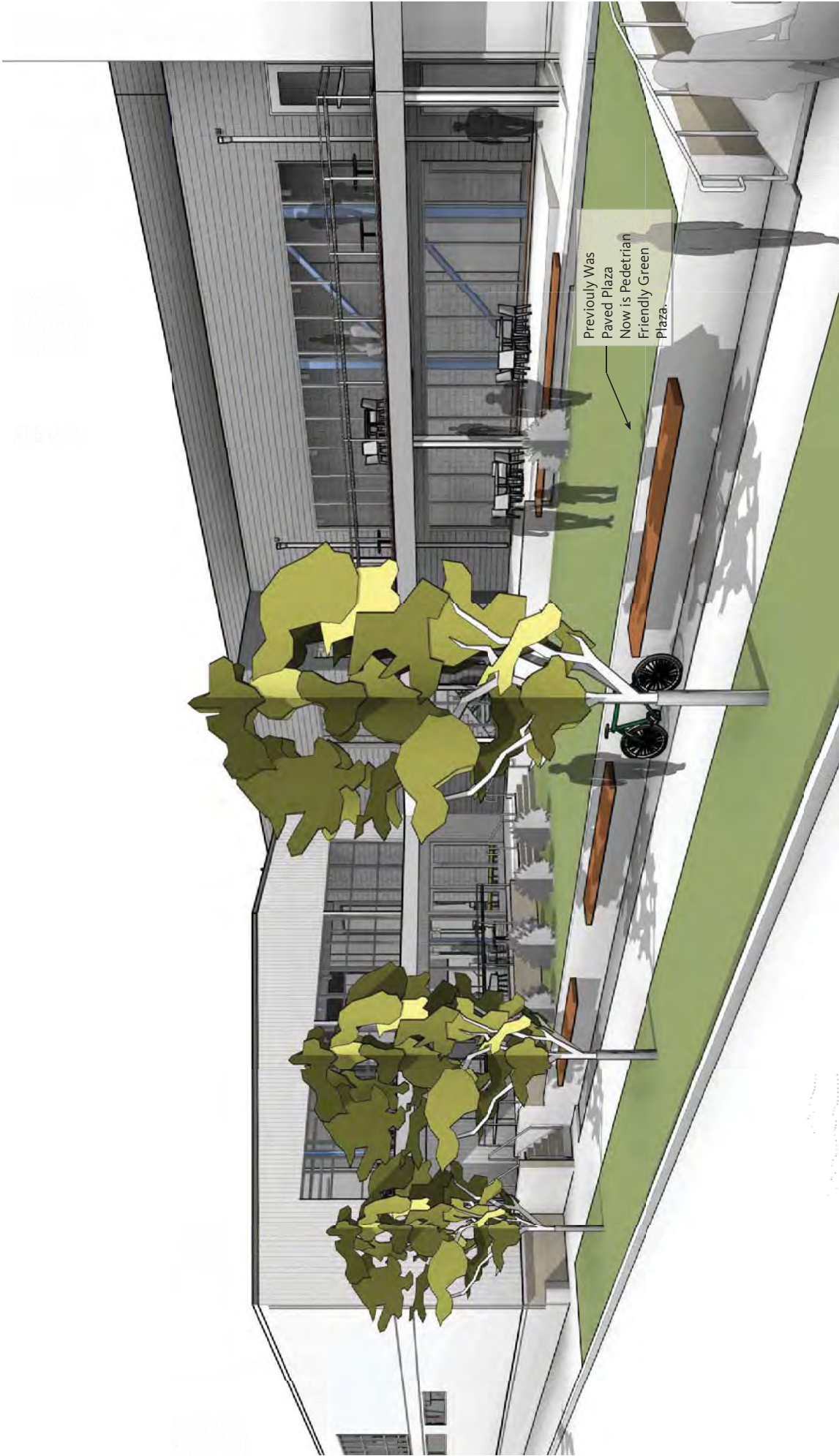
















STAGES REPERTORY THEATRE

PROPOSED AERIAL VIEW

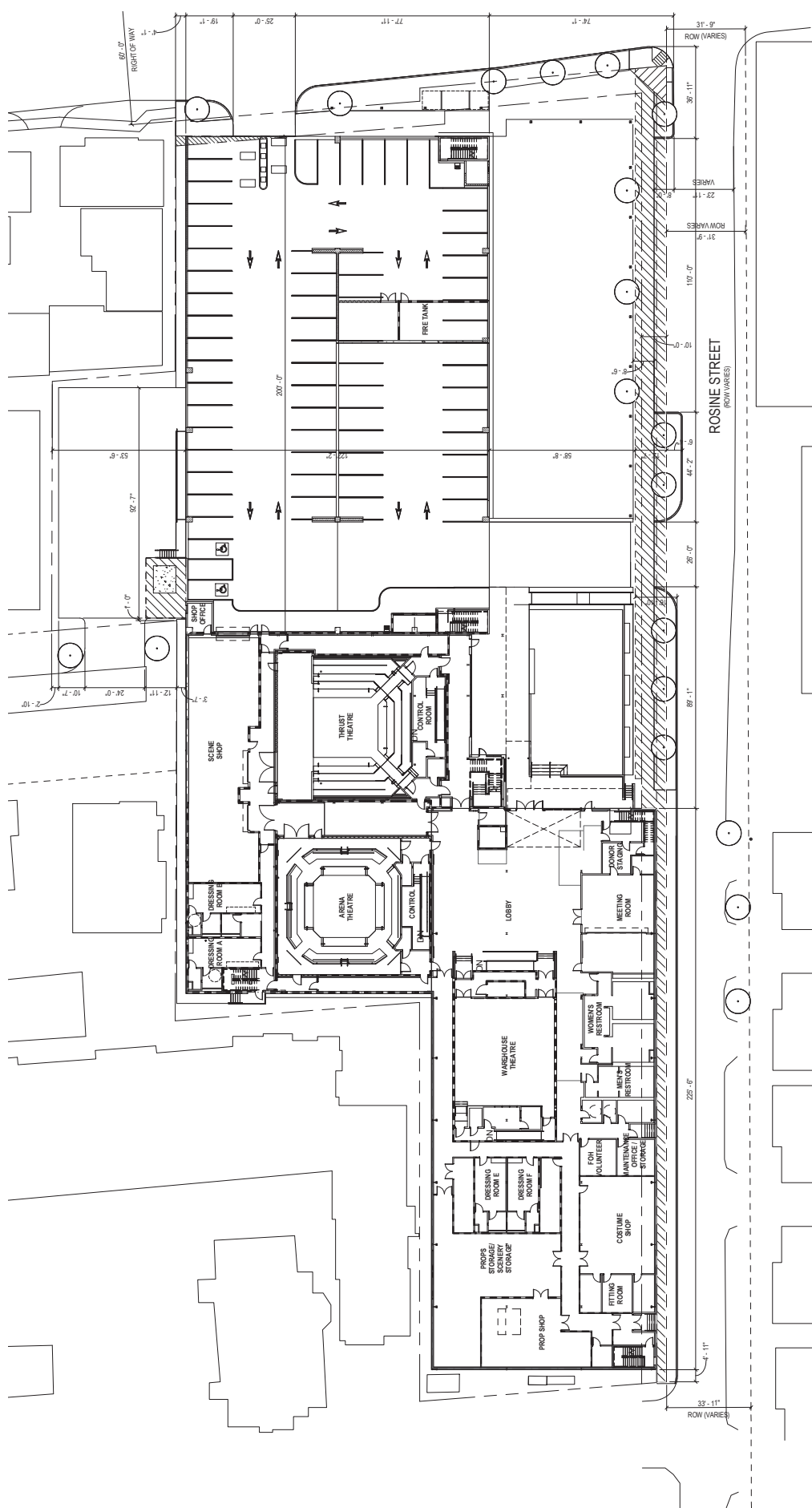
UPDATED PER COH 03/04/2019

**Gensler**

**PLANNING EXHIBITS**

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STAGES REPERTORY THEATRE

PROPOSED LEVEL 1 CONCEPTUAL FLOOR PLAN

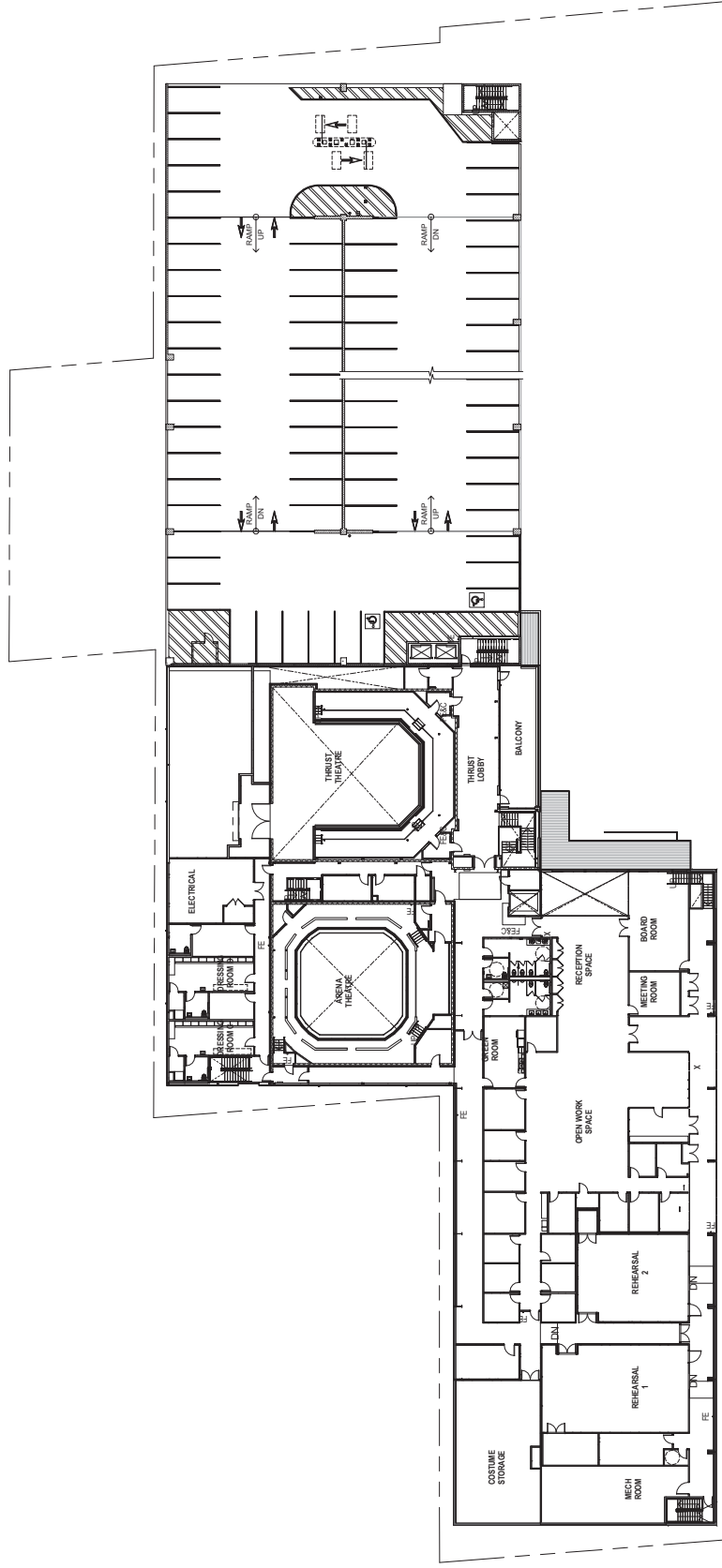
UPDATED PER COH 03/04/2019

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## VARIANCE Request Information Form

**Application Number:** 2019-0467

**Plat Name:** Stages Repertory Theatre replat no 1

**Applicant:** C.L. Davis & Company

**Date Submitted:** 03/15/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is being sought to the requirement to provide for a 10' building line at the end of Leonidas and instead propose 0'

**Chapter 42 Section:** 42-155

**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**

The size of the property is a challenge to establish a workable program and corresponding building into its boundaries. The requirement to meet a 10 foot set back at the end of Leonidas as required for stub streets would prohibit the site from accommodating the theater buildings and associated garage.

**(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 loss of area associated with the building line at the end of Leonidas Street would make the proposed development infeasible due to the restricted dimensions. As indicated in the site plan and renderings attached, the program space has been optimized to fit the program. The proposed building is currently under construction as the building line setback variance was previously approved.

**(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 anything created or imposed by the applicant. The property has just enough space for the program with little to none to spare. The proposed development utilizes the existing building on site while maximizing the use of the rest of the property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of Chapter 42 will be preserved and maintained with the issuance of the requested variance. The end of the street will be nicely addressed to enhance the feel of the neighborhood. There are existing shrubs and trees at the end of the street that provide a screen to the existing parking lot and a landscaping screen will be preserved. The intent is that the existing stub street (approximately 163 feet long) that serves a total of 6 townhome lots (one of which is a common area) remain as a stub street with a zero building line.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance to the setback requirement will not be injurious to the public health, safety and welfare. Vehicular access to the theater complex garage is limited to Damico Street, as Rosine Street access is only for exiting valet vehicles. Pedestrian access to the site will be routed off Damico Street and Rosine Street and has been approved by the City of Houston.



**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the justification for the variance. The variance is to allow for the reasonable intended development of the land for the intended use and need. The proposed development has been built to utilize the existing conditions of the property.



**Application Number:** 2019-0467

**Plat Name:** Stages Repertory Theatre replat no 1

**Applicant:** C.L. Davis & Company

**Date Submitted:** 03/15/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is being sought to the requirement to extend Leonidas Street, a stub street, east of Rochow Street to Rosine Street or end it with a cul-de-sac

**Chapter 42 Section: 42-134**

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; Does Not Apply (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The extension of Leonidas Street across the site or providing for a cul-de-sac would divide it into two separate parcels that would render it undevelopable for the intended use as a reparatory theater complex.

**(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 intended use cannot be achieved with two divided parcels of land. The property is not large enough to contain the program if the street is extended in any manner. The program also requires that the space be contiguous.

**(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 circumstances that are causing the hardship due to the requirements to extend the street. The intent is that the existing stub street (approximately 163 feet long) that serves a total of 6 townhome lots (one of which is a common area) remain as a stub street. Additionally, we request to remove the condition added to the previously approved plat to deny access to Leonidas Ave.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Maintaining the current stub street fits the character of the neighborhood and current use of the existing street as secluded residential access to small townhome development. The short length of the stub street allows for the stub street to exist without impact to the general purposes of the chapter. The street does meet all of the requirements of Section 42-134 (a) allowing a stub street except (3) relating to the street being only one lot deep.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The variance will not be injurious to the public health, safety and welfare. The limited population of the street and the residential nature of the street is enhanced by the limited access. The street has no benefit to mobility beyond the limited number of lots it serves. It does not extend beyond Rochow Street to the west and does not exist to the east of the stub

street beyond the subject plat. Requested Vehicular access is exclusively for limited periodic access to the utility yard for dumpster and transformer access. The utility yard is secluded from the rest of the theatre complex.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the justification for the variance. The variance is to allow for the reasonable intended development of the land for the intended use and need. The stub street meets all criteria of Chapter 42-134 to not extend the stub street except condition (3) as it is not applicable to the existing Leonidas condition. Requested access off Leonidas is limited vehicular access to the dumpster and transformer, which is secluded from the neighborhood and rest of the site. No vehicular pass through traffic, ingress or egress access to the new theater will be created.



## VARIANCE Staff Report

**Application No:** 2019-0467

**Agenda Item:** 103

**PC Action Date:** 03/28/2019

**Plat Name:** Stages Repertory Theatre replat no 1

**Applicant:** C.L. Davis & Company

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** 42-155; 42-134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

A variance is being sought to the requirement to provide for a 10' building line at the end of Leonidas and instead propose 0';

A variance is being sought to the requirement to extend Leonidas Street, a stub street, east of Rochow Street to Rosine Street or end it with a cul-de-sac;

**Basis of Recommendation:**

The site is located west of Waugh Drive, south of Allen Parkway, at the intersection of Rosine Street and D'Amico Street. The applicant is requested two variances 1.) To allow a 0' building line in lieu of the required 10' building line along Leonidas Street and 2.) To not extend nor terminate Leonidas Street with a cul-de-sac. Staff recommends deferring the application for two weeks 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;

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



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

March 21, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Stages Repertory Theatre replat no 1

**REFERENCE NUMBER:** 2019-0467

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south of D'Amico Street, north of West Dallas Street, west of Rosine Street and east of Rochow Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

C.L. Davis & Company, the applicant, has filed the request on behalf of Museum of Fine Arts, Houston, the developer of the subject site. The applicant is requesting two variances 1.) To allow a 0' building line in lieu of the required 10' building line along Leonidas Street, a local street and 2.) To not extend nor terminate with a cul-de-sac Leonidas Street but to allow access along the north side. Enclosed are copies of the variance request, the proposed general plant and a site exhibit submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, March 28, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Chuck Davis with C.L. Davis & Company at 281-482-9490. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

**Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.**

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros  
Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie  
Controller: Chris B. Brown



## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

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- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

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- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

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- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 03/28/2019  
**Plat Name:** Sunset Ridge Sec 8  
**Developer:** SSR-185 Investments, LTD., a Texas Limited Liability Partnership  
**Applicant:** Benchmark Engineering Corporation  
**Ann No/Type:** 2019-0548 CSP

**Staff Recommendation:**  
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	24.4030	Total Reserve Acreage:	0.7155
Number of Lots:	121	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 49
County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	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.

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

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

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

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

City Engineer: Make sure that the subdivision has detention.

No building is allowed within any public utilities easement.

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)

Cell tower company will need to sign off on plat before plat recordation

County has no objections to variance

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

# Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Sunset Ridge Sec 8

Applicant: Benchmark Engineering Corporation



D – Variances

Site Location

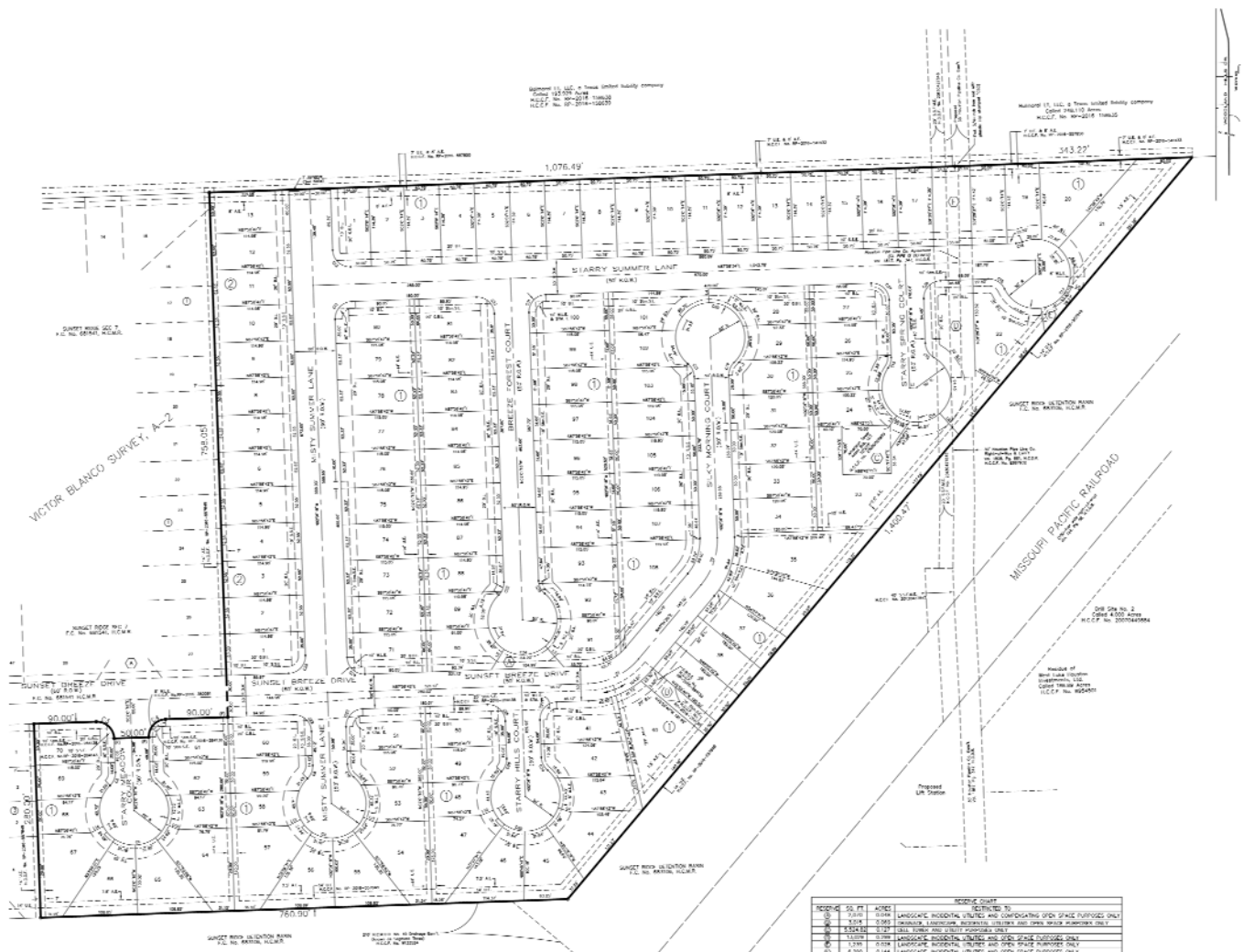
# Houston Planning Commission      ITEM: 104

## Planning and Development Department

**Meeting Date: 3/28/2019**

**Subdivision Name: Sunset Ridge Sec 8**

**Applicant: Benchmark Engineering Corporation**



NORTH

## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Sunset Ridge Sec 8

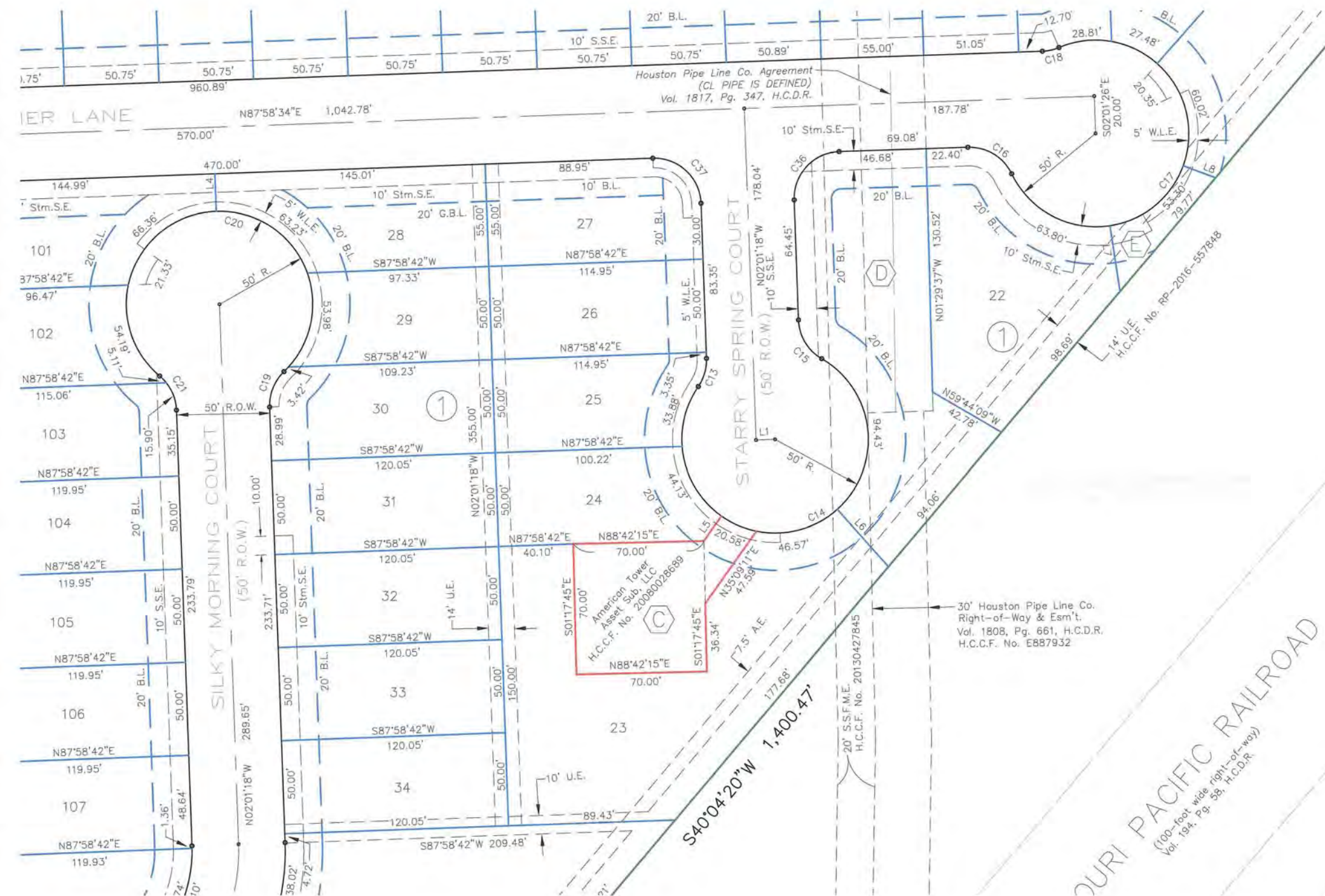
Applicant: Benchmark Engineering Corporation



D – Variances

Aerial













**Application Number:** 2019-0548

**Plat Name:** Sunset Ridge Sec 8

**Applicant:** Benchmark Engineering Corporation

**Date Submitted:** 03/18/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a reserve restricted to cellular tower and utilities to have less than the required frontage to a public right-of-way, 20.58' feet, rather than the required 60' feet and to allow the reserve to have access from the 100' diameter cul-de-sac that is served by a 50' wide public right-of-way (Starry Spring Court) rather than from a 60' public right-of-way.

**Chapter 42 Section: Sec. 42-190 (c)**

**Chapter 42 Reference:**

Sec. 42-190 (c) Tracts for non-single family use – Reserves Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve - Restricted Reserve All other; Minimum Size - 5,000 sq. ft.; Type of Street or Shared Driveway - Public Street; Minimum Street or Shared Driveway Width - 60 feet; 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**

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;**

Sunset Ridge Sec 8 subdivision being a part of a master-planned development that is owned and developed by SSR-185 Investments, Ltd. with a gross area of 24.403 acres which consists of 121 single family lots, 2 blocks and 6 reserves, five of the six reserves are designated for open space and the sixth reserve being Restricted Reserve "C" having an area of 5,524 sq. ft. is designated for cell tower and utility use. Restricted Reserve "C" is situated southwest of the cul-de-sac at Starry Spring Court, a 50' wide right-of-way terminating at a 100' diameter cul-de-sac right-of-way. The fenced portion of the cell tower site is utilized for operation of the existing cell tower is 50'x50' (2,500 sq. ft. in area) out of the 70'x70' (4,900 sq. ft. in area) and is owned by American Tower Asset Sub., LLC. Restricted Reserve "C" is planned to gain access from Starry Spring Court cul-de-sac via a 20' wide strip of land having an area of 624 sq. ft. that will be added to the existing cell tower facility and is to be conveyed for ownership to "American Tower Asset Sub, LLC." The area of the cell tower site is similar in size and configuration to a typical single-family lot. According to information furnished by the local operator of the cell tower site, the vehicular traffic count generated by site visits to the site does not typically exceed three (3) trips per year, which is far less than the 8-10 trips per day generated from a single-family residential lot. Included in the purchase was a non-exclusive access and utility easement that begins at Beltway 8 service road and meanders through the BHW, LLC and SSR-185 Investments, Ltd. property outside of Sunset Ridge Sec 8, and further meanders through Sunset Ridge Sec 8 connecting to the cell tower site. The terms and conditions of the access and utilities easement agreement have been prepared in accordance with the following stipulations: "The document was recorded at Harris County Clerk's File 20080028690, and the location of the Easement is depicted in the attached exhibit. By terms of the Easement, SSR-185 is entitled to terminate the Easement so long as SSR-185 provides the American Tower Asset Sub, LLC alternative access to its cell tower. SSR-185 has immediate plans to develop its tract and has therefore determined that it is necessary to terminate and relocate the Easement, effective immediately. SSR-185 will provide a proposed temporary access route, identified on the exhibit in hatched marks. A copy of the metes and bounds description of the proposed temporary access route is also attached. The temporary access road will be constructed within the next sixty (60) days and will be conveyed to American Tower Asset Sub, LLC contemporaneously with the Easement termination. The new temporary easement will be in effect until construction of the permanent access identified in blue of the exhibit. All utilities located within the Easement must be relocated, effective immediately. A proposed utility relocation route is marked in red on the attached exhibit." Please see attached

exhibit "A" for depiction of the access easement routes. SSR-185 has been fully adhering and will continue to adhere to the stipulation of the agreement. Preliminary and final plats of Sunset Ridge, Section 8 were reviewed and approved by City Planning Commission in 2017 which depict restricted reserve "C" as for open space and landscape purposes. Construction of subdivision work has been completed as of July 2017 based on approved plans from all regulatory agencies having jurisdiction over this site. American Tower Asset Sub, LLC has not been cooperating in exchange the owner's ratification statement to facilitate the plat recordation.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The proposed Restricted Reserve "C" is out of the proposed Sunset Ridge Sec 8 subdivision for the use of cellular tower facilities and utilities. The existing cellular tower site has gained access via a 20' access easement (dirt road) for over 17 years. The access route comes directly from Beltway 8 service road to the south, never direct access from a public road. With the recordation of Sunset Ridge Sec 8 Restricted Reserve "C" the cellular tower facility will gain much improved direct access to a newly paved public right-of-way in lieu of meandering through a 20' dirt road / easement

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of this chapter will be preserved and maintained. Aside from the cellular tower facility reserve with a frontage of more than 20 feet on the cul-de-sac of Starry Spring Court, all other requirements for creating access to the existing cellular tower facility will be met. The cellular tower facility local operator has confirmed as evidenced by the attached email that the facility requires no more than three visits per year to service the facility, therefore the traffic trips generated to service the cell tower facility is far less than one single family residential lot at 8-10 trips per day. It is our professional opinion that the proposed 50' public right-of-way with 28' wide pavement providing access to the cell tower facility is more than adequate to handle the traffic counts generated by only five single family residential homes to be located on Starry Spring Court and the three trips per year that the cell tower operator requires to service the facility. Increasing the right-of-way width of Starry Spring Court from 50' to 60' will render the 4 lots fronting on the street completely unbuildable.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting of the variance will not be injurious to public health, safety and welfare. The cellular tower facility, owned by others, has never had direct access to a public right-of-way, but will be developed within a single family residential development, similar to the adjacent properties to the west. Therefore, the proposed single family residential section will provide the cellular tower facility direct access to a public right-of-way.

**(5) Economic hardship is not the sole justification of the variance.**

As demonstrated by the discussions in this application for variance, economic hardship is not the sole justification of the variance. Having a cell tower served by the 20' wide frontage on 50' wide public street right- of-way will not cause adverse impact to the traffic loading and circulation in the subdivision.



**Application No:** 2019-0548

**Agenda Item:** 104

**PC Action Date:** 03/28/2019

**Plat Name:** Sunset Ridge Sec 8

**Applicant:** Benchmark Engineering Corporation

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: Sec. 42-190 (c)**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow a reserve restricted to cellular tower and utilities to have less than the required frontage to a public right-of-way, 20.58' feet, rather than the required 60' feet and to allow the reserve to have access from the 100' diameter cul-de-sac that is served by a 50' wide public right-of-way (Starry Spring Court) rather than from a 60' public right-of-way.;

**Basis of Recommendation:**

The site is located north of Sam Houston Tollway and east of Woodland Hills Drive in Houston's ETJ Harris County. The applicant is requesting a variance to allow a reserve restricted to Cell Tower use to have 20' of frontage along a 50' right of way in lieu of the required 60' of frontage along a 60' right of way. Staff is in support of the request.

The subject site lies within the north east portion of the Sunset Ridge East General Plan, which is comprised of both Residential and Commercial uses. The cell tower site has been owned and operated since 2008 and originally utilized a 20' access easement that extends from Sam Houston Tollway. Since most of the residential sections have been developed, the current access easement extends from a recorded public street. The proposed plat will now give the subject tract 20' of frontage along a public right of way, therefore meeting the intent of the ordinance.

The streets within Section 8 have already been constructed to the standard 50' right of way for single family use and providing a 60' right of way at this time is not feasible. There is an agreement in place between the two parties that when the permanent access is provided for, the access easement will be terminated.

The cell tower company has agreed to the proposed 20' of frontage and confirmed that they only visit the site a couple times a year.

Harris County Engineering Department has voiced no objections; therefore, staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(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 right of ways for the residential section have already been constructed, therefore requiring a 60' right of way is not feasible. A 50' right of way & 20' frontage for the cell tower site that will have limited service and visits will be sufficient.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the variance is not a result created by the applicant. The Cell Tower Site has been owned and operated since 2008.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of the chapter will be preserved as the Cell Tower Site currently does not have public street frontage and the proposed Section 8 will give them 20' of frontage along a 50' right of way.



**(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 currently utilizes a access easement while the proposed plat will give the site public street frontage, making it more accessible.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not to sole justification as the existing conditions of the right of way and Cell Tower Site are the main reasoning.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 03/28/2019  
**Plat Name:** Willowbend Green Sec 1  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-0458 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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Total Acreage:	10.9441	Total Reserve Acreage:	1.2005
Number of Lots:	93	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77025	532W	City

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

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

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

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 105  
**Action Date:** 03/28/2019  
**Plat Name:** Willowbend Green Sec 1  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-0458 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at [busstops@Ridemetrol.org](mailto:busstops@Ridemetrol.org). After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 5748 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.

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

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

City Engineer: Master W.M. is required, also need to abandon WLE inside property.

No building is allowed within any public utilities easement.

Addressing: The following street names are duplicate/sound-alike. Please provide new names.

Rigel Ln  
Capella  
Altair  
Vega  
Sirius

Please add a suffix to all street names.

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

# Houston Planning Commission

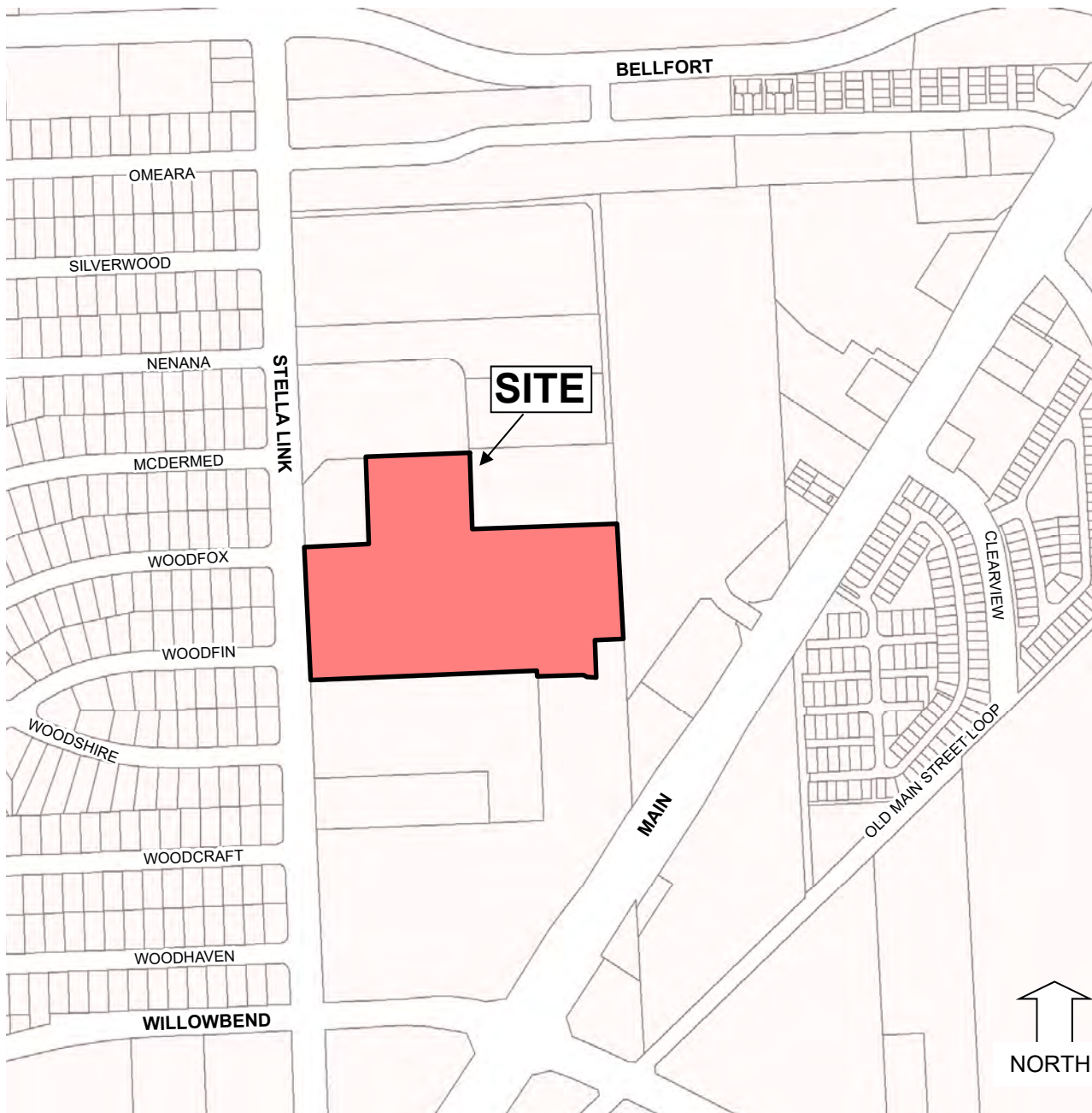
**ITEM: 105**

Planning and Development Department

Meeting Date: 3/28/2019

**Subdivision Name: Willowbend Green Sec 1 (DEF 1)**

**Applicant: Windrose**

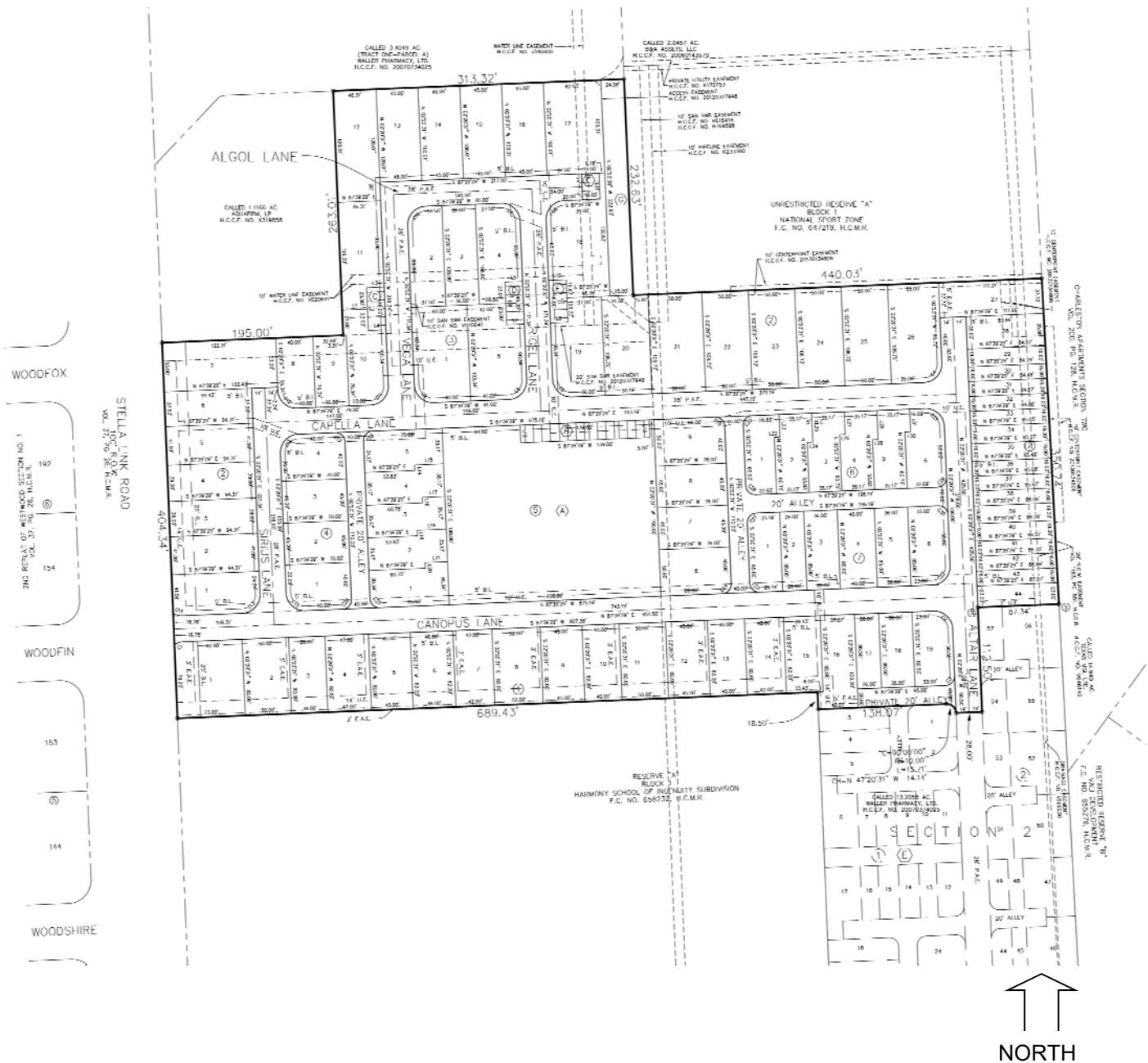


**D – Variances**

**Site Location**

**Meeting Date: 3/28/2019**

**Applicant: Windrose**



## Subdivision



# Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 3/28/2019

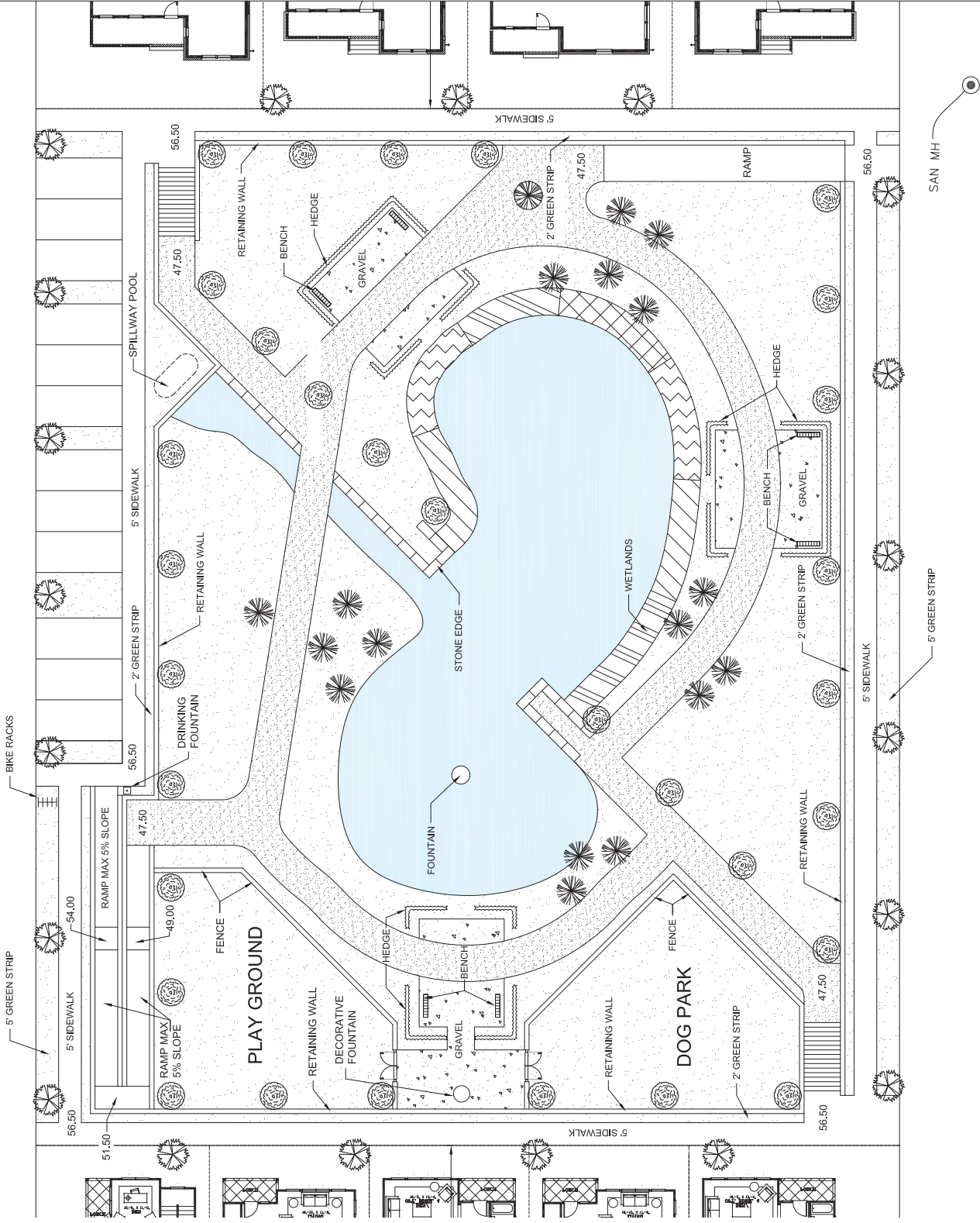
Subdivision Name: Willowbend Green Sec 1 (DEF 1)

Applicant: Windrose



D – Variances

Aerial



LAWN	
SYMBOL	COMMON NAME BOTANICAL NAME
	RED IRIS
	HORSETAIL
	PICKEREL WEED
	SMOOTH BUR MARIGOLD
	BERMUDA GRASS

PLANT SCHEDULE

TREES	
SYMBOL	COMMON NAME BOTANICAL NAME
	WEeping WILLOW
	LIVE-OAK
	BALD CYPRESS







**Application Number:** 2019-0458

**Plat Name:** Willowbend Green Sec 1

**Applicant:** Windrose

**Date Submitted:** 03/04/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow frontage and access from a private alley for lots, instead of a public ROW.

**Chapter 42 Section:** 42-188

**Chapter 42 Reference:**

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this 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**

The use of private alleyways to provide garage access to the rear of lots that front onto reserves is commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan. Sec. 42-188 requires that each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes lots to allow frontage and access from a private alley for Lots 1, 2, 3, and 4, Block 4; Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 5; Lots 1, 2, 3, 4, and 5, Block 6; Lots 1, 2, 3, 4, and 5, Block 7, instead of a public ROW. This type of lot access to alleys is commonplace in the city of Houston, including subdivisions surrounding the southern edge of METRO's Red line near Fanning Station.

**(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;**

This subdivision is designed similarly to Fannin Station and Kolbe Farms, which contain lots in a similar configuration. The developer is proposing an urban walkable residential neighborhood with a focus in urban park connectivity and walkable pathways within the proposed development. The development pattern presented aligns with one of Plan Houston's Goals of creating attractive, walkable and bikeable neighborhoods.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of Chapter 42 is to promote the health, safety, and general welfare for the City. This proposed subdivision will provide adequate circulation, as approved by the commission with the general plan, and will have ample landscaping and compensating open space to encourage walkability. The general purpose and intent of this chapter will be preserved and maintained as the lots taking access from the alleys will no different than if they were proposed with a shared driveway.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Other developments, including Kolbe Farms and Fannin Station developments, have similar configurations with lots taking access from alleyways whose frontage is facing COS reserves. Adequate circulation is provided and the health, safety, and welfare of the residences and of the city will be maintained as they have been in surrounding subdivisions. Private alleys will serve the same function as a shared driveway and the front door of each lot will have a walking path with connectivity around the section and leading to the neighborhood parks and other amenities.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. The urban based design and character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer. Meanwhile encouraging a more urban design and walkable place within the City.



## VARIANCE Staff Report

**Application No:** 2019-0458

**Agenda Item:** 105

**PC Action Date:** 03/28/2019

**Plat Name:** Willowbend Green Sec 1

**Applicant:** Windrose

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

### Chapter 42 Sections: 42-188

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow frontage and access from a private alley for lots, instead of a public ROW.;

#### **Basis of Recommendation:**

The site is located in Harris County ETJ's along Stella Link Road. The applicant is proposing a subdivision with type two PAEs and private alleys within the Willowbend Green GP. The applicant is requesting a variance to allow 5 lots to have frontage and access from a 20-foot private alley. Staff is in support of the request.

This application was deferred last cycle to review the existing and proposed Utility Easements. During the two-week deferral period staff coordinated with Public Works and Engineering and resolved all the concerns regarding to this matter.

The lots highlighted in green will have access and frontage from the private alleys. They will also have courtyard access to the recreational reserve highlighted in blue. All the other lots along the private alleys have frontage and access from the type two private streets. The private alleys, use for frontage and access for the five lots, are through alleys and they are 170 feet in length. This is less than the maximum length allowed by the ordinance for shared driveways which is 200 feet. Therefore, maintaining the intent and general purposes of this chapter.

Staff recommends granting the requested variances and approve the plat subject to the CPC 101 form conditions.

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### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

The use of alleys in the city is a common practice. It is allowed for a lot to take rear access from an alley as long as it has street frontage. In this case the applicant is providing a secondary pedestrian access, for the lots that have frontage and access from the private alleys, to a reserve for compensation open space and recreational use. This gives another way to access the property rather than having just access from the alley.

**(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;**

Private alleys are allowed by the ordinance. The five lots that have frontage and take access from the 20-foot private alleys have courtyard access to the recreational reserve that is proposed for compensating open space.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**



The private alleys from where the five lots have frontage and access are through alleys and they are 170 feet in length. This is less than the maximum length allowed by the ordinance for shared driveways which is 200 feet. This keeps the intent and general purposes of this chapter.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The private alleys from where the five lots have frontage and access are through alleys and they are 170 feet in length. This is less than the maximum length allowed by the ordinance for shared driveways which is 200 feet. This allows for adequate access to emergency services and fire protection.

**(5) Economic hardship is not the sole justification of the variance.**

The applicant is proposing a recreational reserve as compensating open space for the subdivision as a common area for all the future residents of this subdivision.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 03/28/2019  
**Plat Name:** Center Complex  
**Developer:** CBD Architects  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-0450 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	0.2900	Total Reserve Acreage:	0.2620
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***

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

059.1. Legal description in title and on plat must match at recordation.

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)

The applicant must provide the following:

1. minimum 6' wide unobstructed sidewalks along Center Street and Washington Avenue,
2. minimum 5' wide unobstructed sidewalk along Studer Street,
2. minimum 3" caliper trees, and
3. maximum 8' high semi-opaque wrought-iron fence.

Add the following note if the variance is granted: The Planning Commission granted a variance to not extend or terminate Studer Street with a cul-de-sac subject to specific conditions on 03/28/2019. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106

**Action Date:** 03/28/2019

**Plat Name:** Center Complex

**Developer:** CBD Architects

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2019-0450 C2R

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

Solid Waste: Is the applicant seeking Solid Waste services? If so, please submit a solid waste plan.

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

# Houston Planning Commission      ITEM: 106

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Center Complex (DEF 1)

Applicant: Owens Management Systems, LLC



**F – Reconsideration of Requirements      Site Location**

# Houston Planning Commission

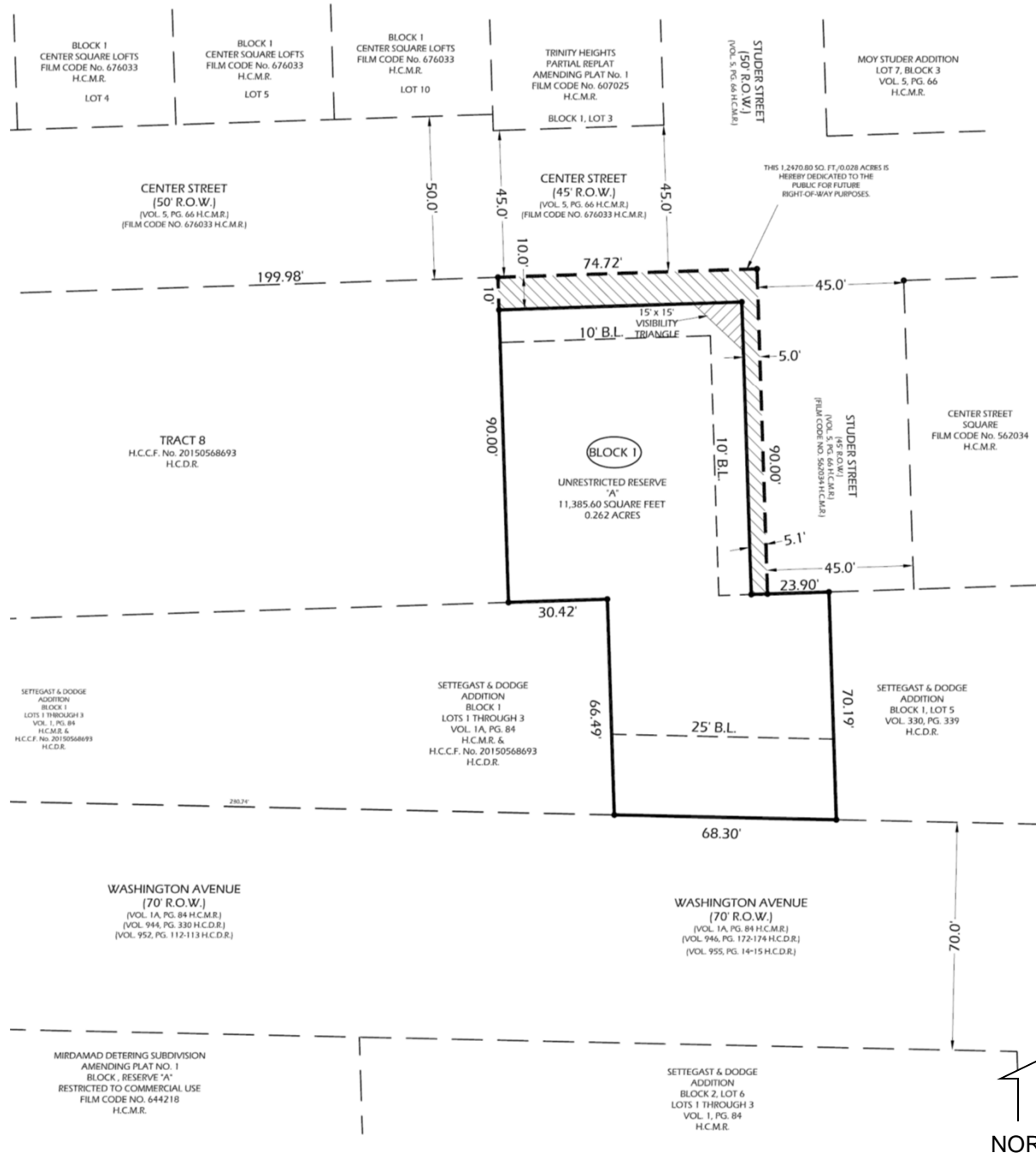
## ITEM: 106

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Center Complex (DEF 1)

Applicant: Owens Management Systems, LLC



## F – Reconsideration of Requirements

## Subdivision



# Houston Planning Commission      ITEM: 106

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Center Complex (DEF 1)

Applicant: Owens Management Systems, LLC



**F – Reconsideration of Requirements**

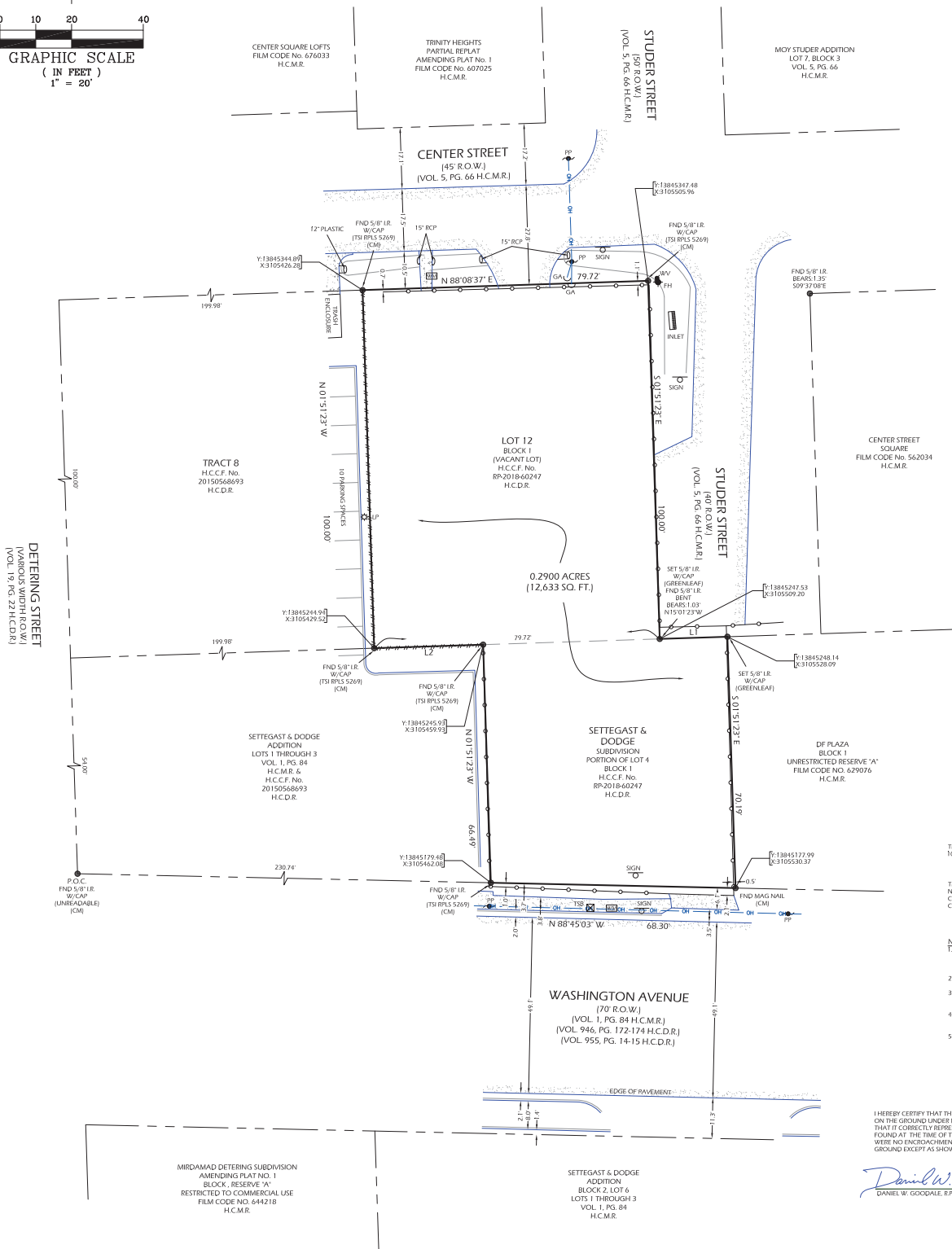
**Aerial**







GRAPHIC SCALE  
(IN FEET)  
1" = 20'



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 88°08'37\"/>	18.90
L2	S 88°08'37\"/>	30.42

LEGEND:  
H.C.M.R. - HARRIS COUNTY MAP RECORD  
H.C.D.R. - HARRIS COUNTY DEED RECORD  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
R.O.W. - RIGHT OF WAY  
C&I - CONTROL MONUMENT  
I.R./I.P. - IRON ROD/IRON PIPE  
W.V. - WATER VALVE  
F.H. - FIRE HYDRANT  
P.P. - POWER POLE  
G.A. - GUY ANCHOR  
W.M. - WATER METER  
L.P. - LIGHT POLE  
T.S.B. - TRAFFIC STREET BOX

FLOOD INFORMATION  
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE X, ACCORDING TO F.E.M. MAP NO. 48201C0670M DATED 4-9-2014

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION, BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.E.M. MAPS THAT WILL AFFECT DEVELOPMENT.

THERE ARE NO TREES ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE 16AS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINE SCALE FACTOR OF 0.999887.

- NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO 2791018080R OF TEXAS AMERICAN TITLE COMPANY.
  2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
  4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCUMBRANCES APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

*Daniel W. Goodale*  
DANIEL W. GOODALE, R.P.L.S. NO. 4919



### AN EXISTING CONDITION SURVEY OF

LOT 12, IN BLOCK 1 OF MOY-STUDER ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 66 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

A PORTION OF LOT 4, BLOCK 1 OF SETTEGAST & DODGE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 84 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

(BEARINGS BASED ON GPS OBSERVATION)

DATE: 01-15-19	CLIENT: OWENS MANAGEMENT SYSTEMS, LLC
REVISION: 01-18-19, 01-21-19, 01-25-19	BUYER: UR PROPERTIES L.P.
DRAWN BY: AFB	LENDER: -
APPROVED BY: DWG	
PROJECT NO: 06-60558	

5301 & 5327 CENTER STREET  
HOUSTON, TEXAS 77007

**GREENLEAF LAND SURVEYS, LLC**  
10900 NORTHWEST FWY SUITE # 129  
HOUSTON, TEXAS 77092  
DIR: 832-668-5003 FAX: 832-553-7210  
FIRM # 10193977  
orders@gllsurveys.com  
www.greenleaflandsurveys.com



## RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2019-0450  
Plat Name: Center Complex  
Applicant: Owens Management Systems, LLC  
Date Submitted: 03/04/2019

(Sec. 42-47 and Sec. 42-81)

**Specific requirement or condition being sought:**

Request for reconsideration to provide a turnaround on a stub street.

**Chapter 42 Section: 134**

**Chapter 42 Reference:**

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

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:**

Studer Street is a 45' residential street. The distance from Center Street south to stub street is 1 lot. The portion of Studer street that abuts the plat boundary is 18.90'.which is insufficient to provide a turnaround. The proposed development does not provide vehicular access to Washington Avenue.



**Application Number:** 2019-0450

**Plat Name:** Center Complex

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 03/04/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is sought to not provide a turnaround on a stub street.

**Chapter 42 Section:** 134

**Chapter 42 Reference:**

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

### **Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Center Complex is in the street exception area requiring 50' ROW. Studer Street, dedicated by Vol 5, Pg 65 HCMR, is 45' wide. 5' ROW dedication is included in this plat. Studer Street terminates 100' south of Center Street- depth of one lot. It abuts 18.90' of the plat boundary. The owner is proposing a restaurant. The portion of the property that fronts on Washington Avenue will be an outdoor sitting area with pedestrian access to Washington Avenue.

**(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 create or imposed by the applicant. Studer Street was dedicated in the Moy-Studer plat in 1919 as a 40' ROW. The plat terminates 100' of Washington Avenue. The lots along Washington Avenue were originally platted in the Settegast/Dodge plat in 1914. The alignment of Studer Street pre-existed Chapter 42.

**(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. Studer extension is not required for intersection spacing. 18.90' is insufficient for turnaround.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**



The development dedicates 10' ROW along Center Street and 5' along Studer Street. Parking agreement is established to allow parking on the existing parking lots on the north side of Center Street and adjacent to the property. A landscape buffer will be provided along Washington, Studer and Center Streets and stub to include 10- 3.5" caliper trees and 90 shrubs. There is no vehicular access to Studer Street or Washington Avenue.

**(5) Economic hardship is not the sole justification of the variance.**

The extension of Studer Street creates an impractical development and deprives the owner of reasonable use of land.



**Application No:** 2019-0450

**Agenda Item:** 106

**PC Action Date:** 03/28/2019

**Plat Name:** Center Complex

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 134**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

A variance is sought to not provide a turnaround on a stub street.;

**Basis of Recommendation:**

The site is located north of Washington Avenue, east of Detering Road and west of Moy Street.

The applicant is requesting a reconsideration of requirement with a variance request to not extend Studer Street nor terminate it with a cul-de-sac.

Staff is in support of the request.

The applicant proposes to develop a restaurant with an outdoor seating area with pedestrian access to Washington Avenue. The proposed development will take vehicular access from minor collector Center Street only and will use parking spaces from the adjacent properties to the west and north.

Strict application of the ordinance requires extending Studer Street through the subject site. Studer Street stub street is only 100' in depth and is not required to address intersection spacing along major thoroughfare Washington Avenue. Extending Studer Street would create two non-standard intersections along Washington Avenue.

The applicant also proposes to provide pedestrian improvements along all streets. The applicant will provide a minimum 6' wide unobstructed sidewalk on Center Street and Washington Avenue, a minimum 5' wide unobstructed sidewalk along Studer Street, maximum 8' high semi-opaque transparent wrought-iron fence and minimum 3" caliper trees.

Applicant is still required to meet all parking requirements during permitting stage.

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 requires the extension of Studer Street through the site. Extending Studer Street would create two non-standard intersections along major thoroughfare Washington Avenue.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Along the north side of Washington Avenue, Settegast and Dodge addition was first platted in 1904. In 1919, Studer Street was platted with Roy-Moy addition stubbing into existing lots of Settegast and Dodge addition. This condition was not created by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The extension of Studer Street is not required to address intersection spacing along major thoroughfare Washington Avenue.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Extending Studer Street would create two non-standard intersections along Washington Avenue. Overall, the applicant is proposing pedestrian improvements along all the streets. The applicant will provide a minimum 6' wide unobstructed sidewalk along Center Street and Washington Avenue, a minimum 5' wide unobstructed sidewalk along Studer Street, a minimum 4' safety buffer along Washington Avenue, maximum 8' high semi-opaque transparent wrought-iron fence and minimum 3" caliper trees.

**(5) Economic hardship is not the sole justification of the variance.**

The extension of Studer Street is not required to address intersection spacing.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 03/28/2019  
**Plat Name:** Forestwood Sec 8  
**Developer:** Tejas Engineering Management  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**App No/Type:** 2019-0377 C3P

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	11.0260	Total Reserve Acreage:	0.4300
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	FOREST HILLS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411D	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.

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.

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

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

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)

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

The below comments were made by other agencies during this review period. These comments 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:** 107

**Action Date:** 03/28/2019

**Plat Name:** Forestwood Sec 8

**Developer:** Tejas Engineering Management

**Applicant:** Arborleaf Engineering & Surveying, Inc.

**App No/Type:** 2019-0377 C3P

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approved

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

City Engineer: Make sure that the subdivision has detention.

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

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

County has no objections to variance

UVE should be checked at Journey Sky Street and T.C. Jester Blvd, and at Dylans Crossing Drive and T.C. Jester Blvd.

Hypotenuse L3 & L23 at corners of journey sky Street and T.C. Jester Blvd should be 28.28' for 20'x20' cutback.

NB left turn lane will be required on T.C. Jester Blvd at Dylans Crossing Drive, and at Journey Sky Street.

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



# Houston Planning Commission

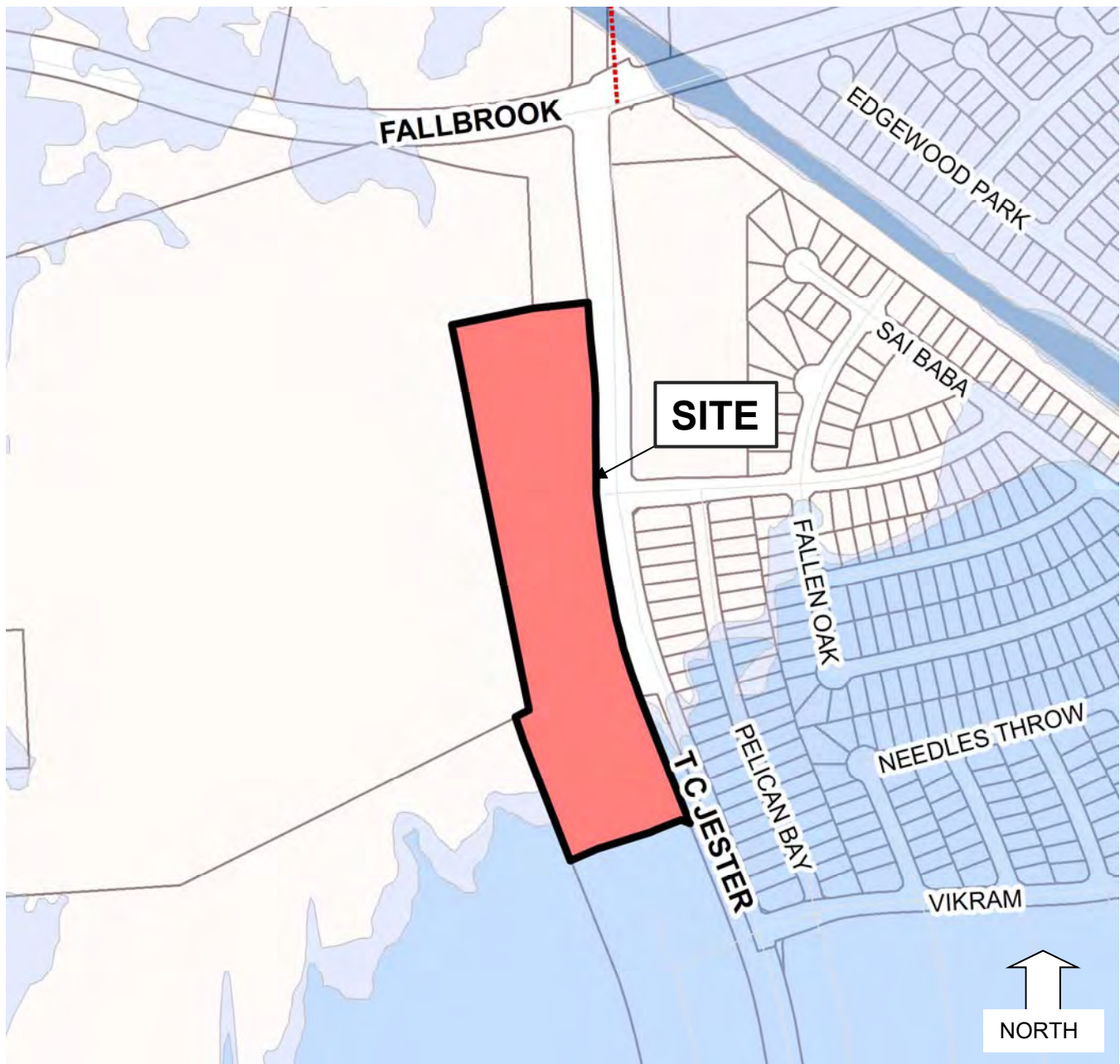
**ITEM: 107**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Forestwood Sec 8

Applicant: Arborleaf Engineering & Surveying, Inc.



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

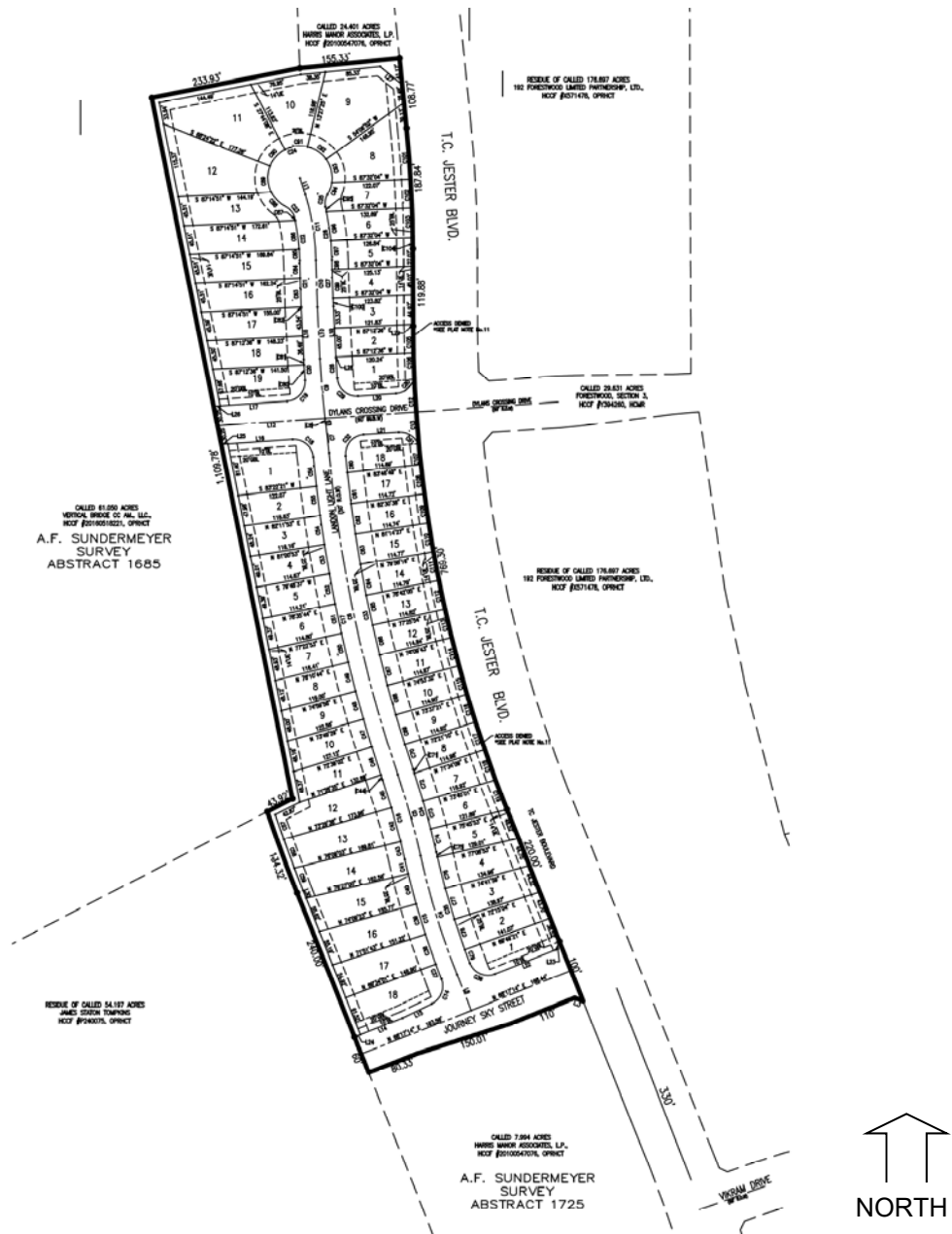
## ITEM: 107

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Forestwood Sec 8

Applicant: Arborleaf Engineering & Surveying, Inc.



F- Reconsideration of Requirements

Subdivision



# Houston Planning Commission

**ITEM: 107**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Forestwood Sec 8

Applicant: Arborleaf Engineering & Surveying, Inc.



**F- Reconsideration of Requirements**

**Aerial**



## RECONSIDERATION OF REQUIREMENT Request Information Form

---

**Application No:** 2019-0377  
**Plat Name:** Forestwood Sec 8  
**Applicant:** Arborleaf Engineering & Surveying, Inc.  
**Date Submitted:** 03/01/2019

---

**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To allow minimum intersection spacing along TC Jester Blvd between Journey Sky Street and Vikram Drive

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**



## VARIANCE Request Information Form

**Application Number:** 2019-0377

**Plat Name:** Forestwood Sec 8

**Applicant:** Arborleaf Engineering & Surveying, Inc.

**Date Submitted:** 03/01/2019

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow minimum intersection spacing along TC Jester Blvd between Journey Sky Street and Vikram Drive

**Chapter 42 Section:** 42-127

**Chapter 42 Reference:**

(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

n/a

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The existence of underground storm sewer, water lines, sanitary sewer lines within the proposed Journey Sky Drive would make this project infeasible if the 600' requirement were required. Journey Sky Drive is the only entrance to the adjacent subdivision.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Journey Sky Drive is owned by the adjacent subdivision, and is its only access. Existing infrastructure has been constructed within the proposed right-of-way. The Forestwood Sec 8 development is located between Vikram Drive and Fallbrook Drive, at the termination of the existing Dylans Crossing Drive. The development is bordered by TC Jester Blvd to the east, Vetical Bridge Land Co. property (048-222-000-0010) to the west, Harris Manor property (048-222-000-0076) to the north, and Harris Manor property (048-222-000-0063) to the south. The applicant is required to meet the 600 foot minimum intersection requirements between Vikram Drive and the proposed Journey Sky Drive. The applicant is requesting a variance from the requirement of a minimum of 600 feet and would instead propose a 60' right of way section be located less than 600 feet from Vikram Drive. The applicant proposes to utilize the location of existing utilities and infrastructure to locate the intersection of Journey Sky Drive.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

All other minimum and maximum intersection spacing distances will meet requirements outlined in Chapter 42. This variance only applies to the distance between Vikram and the location of the existing utilities.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The distance between centerlines will still be roughly 400', and will provide some spacing between intersections. The granting of this variance will not be injurious to the public health, safety or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Granting of this variance will allow not only the construction of this development, but other developments in the area similar to what is shown on existing general plans.





## VARIANCE Staff Report

**Application No:** 2019-0377

**Agenda Item:** 107

**PC Action Date:** 03/28/2019

**Plat Name:** Forestwood Sec 8

**Applicant:** Arborleaf Engineering & Surveying, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

### **Chapter 42 Sections: 42-127**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow minimum intersection spacing along TC Jester Blvd between Journey Sky Street and Vikram Drive;

### **Basis of Recommendation:**

The property is located In Houston's ETJ, in Harris County, along and west of TC Jester Boulevard and south of Fallbrook Drive.

The applicant is requesting a variance to allow an intersection spacing less than 600' along major thoroughfare TC Jester Blvd between Vikram Drive and Journey Sky Street.

Staff is in support of the request.

Planning Commission previously granted a similar variance in 2015 to allow an intersection spacing less than 600' along TC Jester Blvd. The plat was never recorded, and the variance expired.

The distance between Journey Sky Street and Vikram Drive along TC Jester Blvd is approximately 330'. According to the applicant, Journey Sky Street is being proposed at this location to preserve the existing storm sewer, sanitary sewer and water line easements that were previously laid out in the ground.

Harris County Engineering Office has not objection to the request.

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;**

Utility easements were already laid down on the ground at the location where Journey Sky Street is being proposed. Strict application of the ordinance would require re-locating all the existing easements.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Planning Commission previously granted a similar variance in 2015 to allow an intersection spacing less than 600' along TC Jester Blvd.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Harris County Engineering Office has no objection to the request.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**  
Harris County Engineering Office has no objection to the request.

**(5) Economic hardship is not the sole justification of the variance.**  
The existing easements in the ground is the justification of the variance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 03/28/2019  
**Plat Name:** Tomball ISD at Cypress Rose Hill GP  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No/Type:** 2019-0519 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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Total Acreage:	223.5850	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287W	ETJ

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

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

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

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

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

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

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

The below comments were made by other agencies during this review period. These comments 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:** 03/28/2019

**Plat Name:** Tomball ISD at Cypress Rose Hill GP

**Developer:** West Belt Surveying, Inc.

**Applicant:** West Belt Surveying, Inc.

**App No/Type:** 2019-0519 GP

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - Label and show existing and proposed drainage ROW along with channel recording information and width. M100-00-00 and M128-00-00. mmh

Grand Parkway Assn: not affecting the GP. but if HC widens Cypress Rosehill in the future the tangent of Team Tomball drive might be shortened and made less safe then currently shown.

Addressing: Team Tomball Drive makes a 90 degree turn. A new street name is required after the turn.

Add all proposed street names to PlatTracker.

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.

Name of southern road should be Calvary Hill Drive which was approved as part of Cypress Heights Drive Street dedication plat

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lanes and improvements of roadways within Plat boundary.

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

# Houston Planning Commission

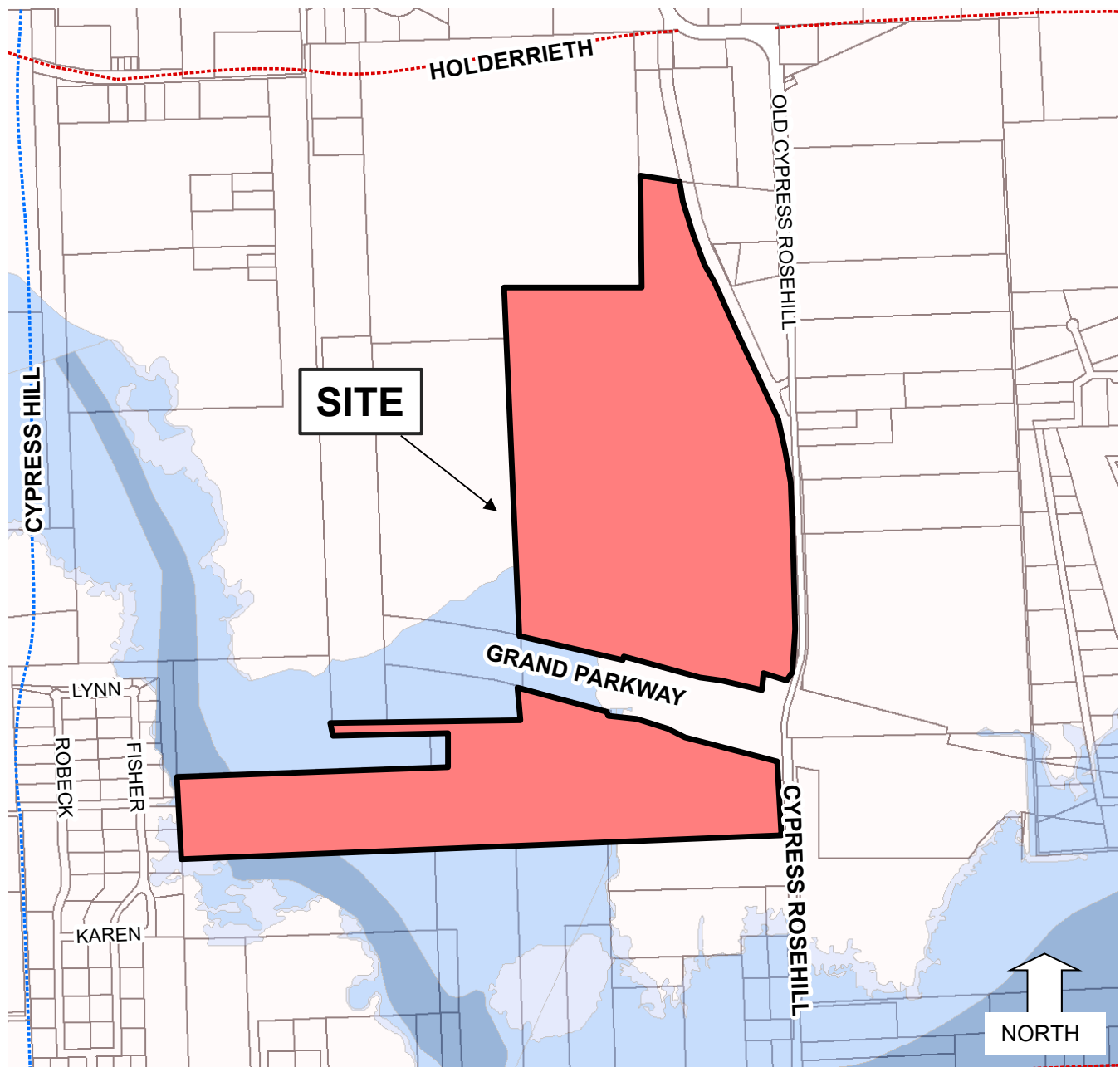
ITEM: 108

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Tomball ISD at Cypress Rose Hill GP

Applicant: West Belt Surveying, Inc.



F- Reconsideration of Requirements

Site Location



# Houston Planning Commission

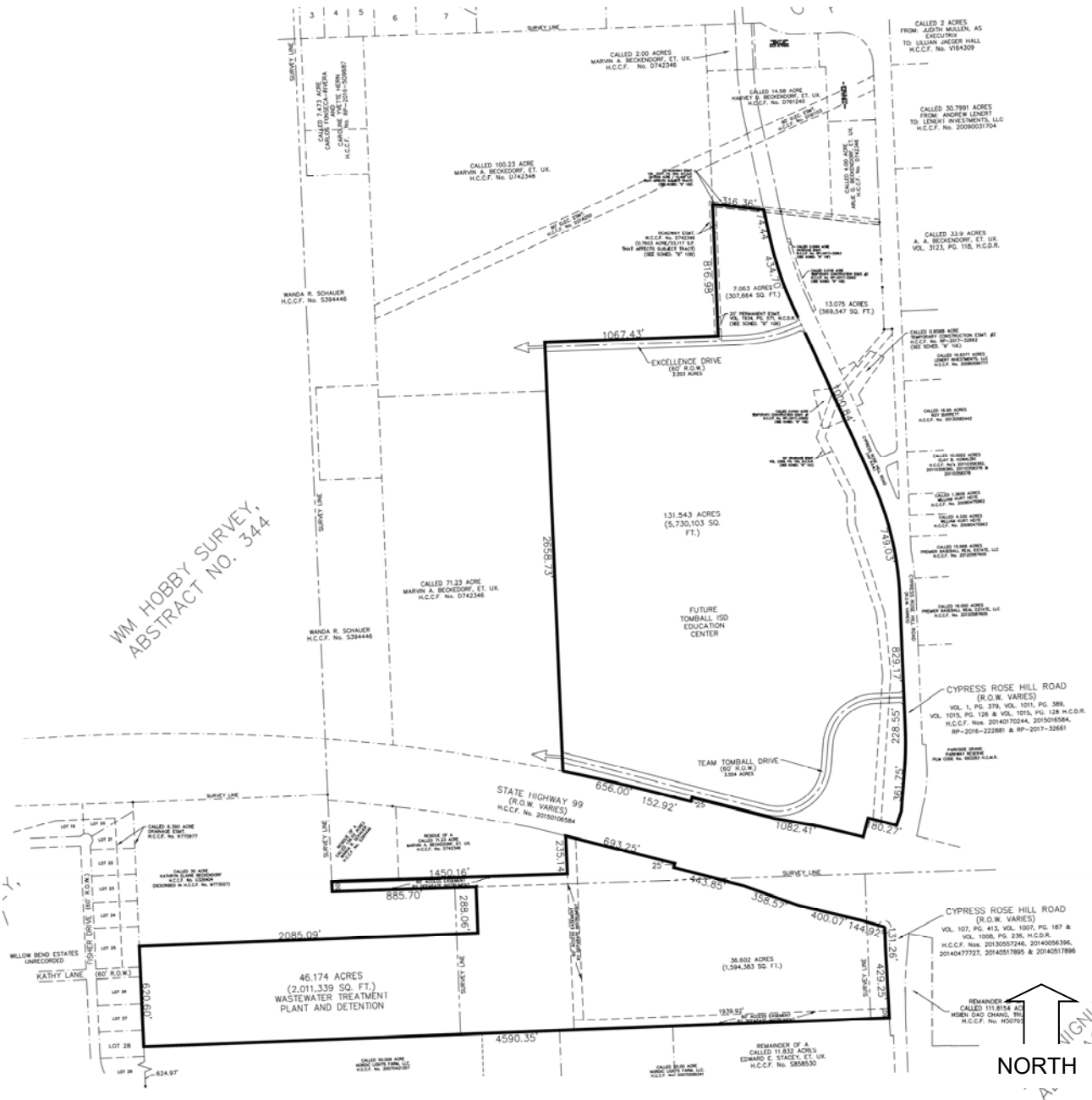
# ITEM: 108

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Tomball ISD at Cypress Rose Hill GP

Applicant: West Belt Surveying, Inc.



F- Reconsideration of Requirements

Subdivision

# Houston Planning Commission

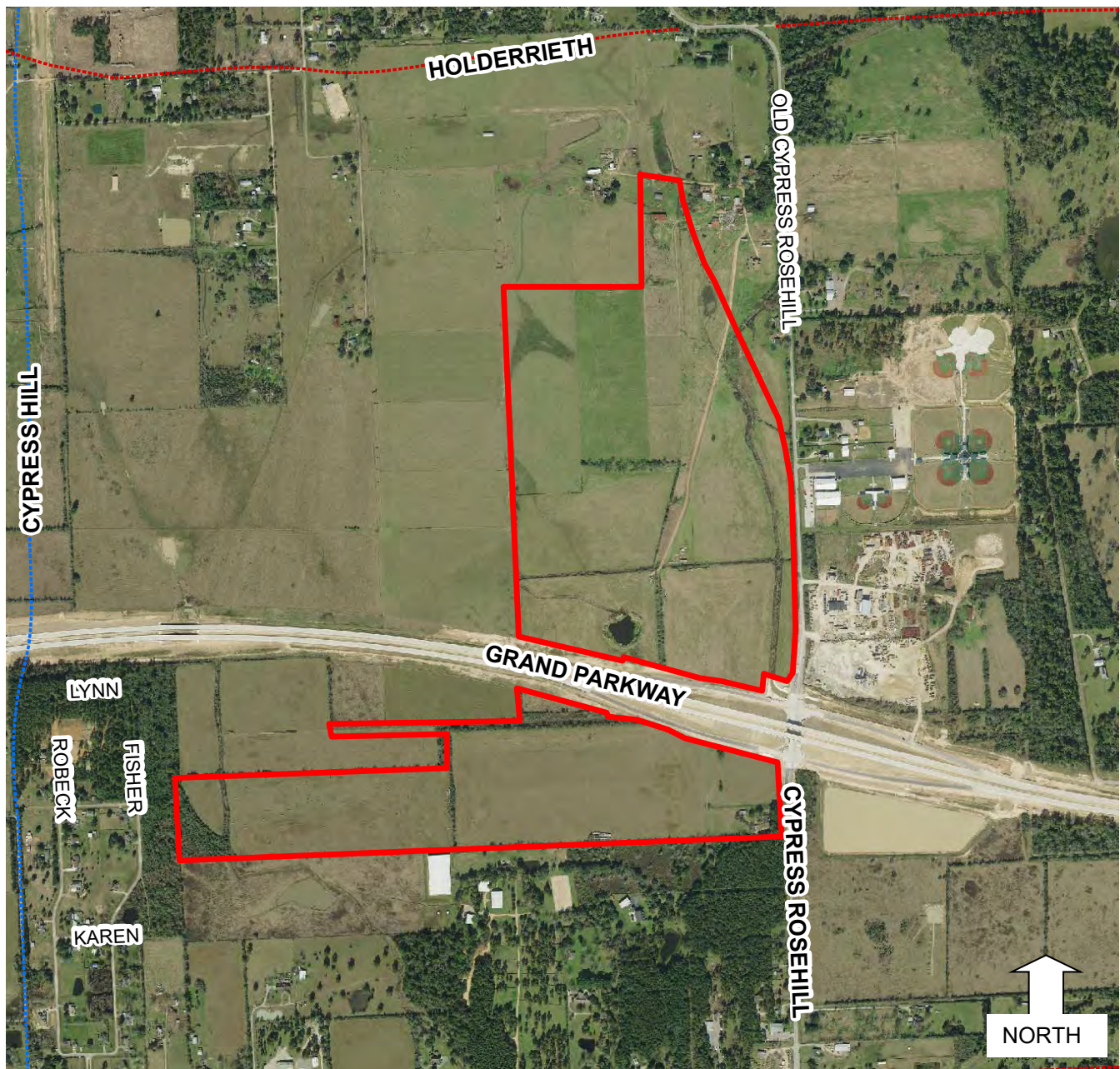
ITEM: 108

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Tomball ISD at Cypress Rose Hill GP

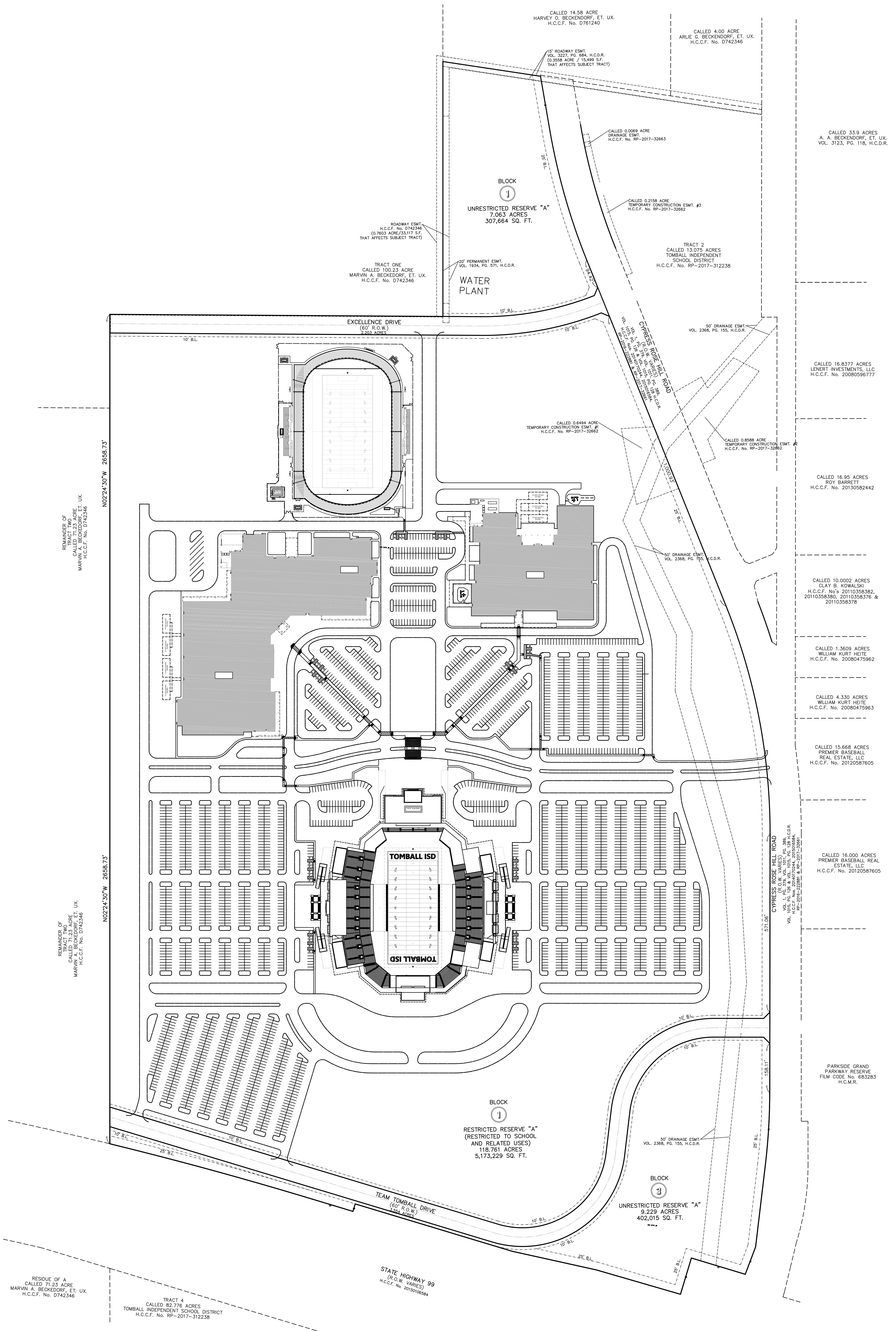
Applicant: West Belt Surveying, Inc.



F- Reconsideration of Requirements

Aerial







## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2019-0519  
**Plat Name:** Tomball ISD at Cypress Rose Hill GP  
**Applicant:** West Belt Surveying, Inc.  
**Date Submitted:** 03/18/2019

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

Specific variance is being sought and extent of condition to exceed the maximum 1400' intersection spacing and not provide a north/south street from proposed Excellence Drive to proposed Team Tomball Drive.

**Chapter 42 Section: 127(a)**

**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.

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 Refer to Variance Request form.



## VARIANCE Request Information Form

**Application Number:** 2019-0519

**Plat Name:** Tomball ISD at Cypress Rose Hill GP

**Applicant:** West Belt Surveying, Inc.

**Date Submitted:** 03/18/2019

**(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 is not to provide a north/south public street through the subject tract and exceed 1,400' intersection spacing along proposed Excellence Drive and proposed Team Tomball Drive.

**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;

### 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;**

Tomball ISD at Cypress Rose Hill General Plan is located at the northwest and southwest corner of the intersection of State Highway 99 and Cypress Rose Hill Road within Harris County. The north portion of the Tomball ISD at Cypress Rose Hill General Plan which is located north of State Highway 99 will be used as an Educational Campus. The Educational Campus is to include an Elementary School, Middle School, Athletic Stadium and fields. The General Plan originally had one east/west public street (Excellence Drive) located at the north end of the Education Campus. An additional east/west public street (Team Tomball Drive) was requested to be located in the south end of the Education Campus. Harris County and Tomball ISD came to an agreement of the location of the additional east/west public street. Proving the additional east/west public street will improve traffic flow and circulation. In regard to the matter of providing a north/south public street; please note the following: A north/south public street in this location would not be feasible to Tomball ISD due planned development of an Elementary School, Middle School, Athletic Stadium and fields. A north/south public street could potentially cause a safety hazard to the students during school hours and/or during school events. By not providing a north/south public street, traffic flow and circulation will not be impeded due to providing two east/west public streets and the internal network drives serving the Elementary School, Middle School, Athletic Stadium fields. The north/south public street would not serve a great purpose to the property owners of the subject tract.

**(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 and existing conditions surrounding subject property.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained because the development of planned internal network drives serving the Elementary School, Middle School and Athletic Stadium will provide traffic circulation of the overall area and existing 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. 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.**

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.



**Application No:** 2019-0519

**Agenda Item:** 108

**PC Action Date:** 03/28/2019

**Plat Name:** Tomball ISD at Cypress Rose Hill GP

**Applicant:** West Belt Surveying, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

Specific variance is being sought and extent of condition is not to provide a north/south public street through the subject tract and exceed 1,400' intersection spacing along proposed Excellence Drive and proposed Team Tomball Drive. ;

**Basis of Recommendation:**

The site is located in Harris County, west along Cypress Rosehill and north and south of Grand Parkway. The applicant is requesting a Reconsideration of Requirement and Variance to exceed 1400' intersection spacing and not provide a north/south street through the subject site. Staff is in support of the request. The portion of the GP north of Grand Pkwy is proposed to be an educational campus including an Elementary School, Middle School, and Athletic Stadium and fields. The campus is served by internal drives.

The applicant is providing two public east/west streets through the site north and south of the campus; Excellence Dr. and Team Tomball Dr. Strict application of the ordinance will require street intersections at 1400' as indicated by the white arrows. Requiring to provide a north-south public street through the subject site will not significantly improve traffic circulation within the area.

The proposed collector, Team Tomball Dr., will in future be able to connect to the north/south collector within Amira GP to the west, providing improved circulation in the overall area.

Harris County has voiced no objection to this request. Therefore, staff 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 require a north/south street at 1400' between the two proposed east/west streets and cut through the educational campus which would not significantly improve circulation in the overall area and could potentially pose a safety hazard to students.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The design of the campus was coordinated with Harris County previously in order to provide the requested east/west collector streets through the site and was not imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Granting the variance will not negatively impact circulation throughout the area. The overall grid will be maintained with the proposed MTF to the north and the future connection to the proposed collector within Amira GP.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

In future, a connection will be provided to the north/south collector street in Amira GP helping to improve traffic circulation in the overall area and granting the variance will not be injurious to the public health, safety, or welfare.

**(5) Economic hardship is not the sole justification of the variance.**

Justification is based on the proposed MTF and collector grid and design was partially a result of conversation with Harris County.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 03/28/2019  
**Plat Name:** Treviso Gardens Sec 3  
**Developer:** Treviso Gardens, LTD., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2019-0319 C3P

**Staff Recommendation:**  
Deny the requested  
special exception(s) and  
Approve the plat subject to  
the conditions listed

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Total Acreage:	26.8200	Total Reserve Acreage:	5.0700
Number of Lots:	153	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	ETJ

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

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

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

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

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

052. A 2nd point of access must be recorded prior to or simultaneously with this plat.

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

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

Provide release letter when crossing pipeline at the time of 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 03/28/2019  
**Plat Name:** Treviso Gardens Sec 3  
**Developer:** Treviso Gardens, LTD., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2019-0319 C3P

**Staff Recommendation:**  
Deny the requested  
special exception(s) and  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: Approved  
Harris County Flood Control District: Flood Control review - No comments.  
Addressing: Please add proposed street names to PlatTracker  
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.

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



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# Houston Planning Commission

## ITEM: 109

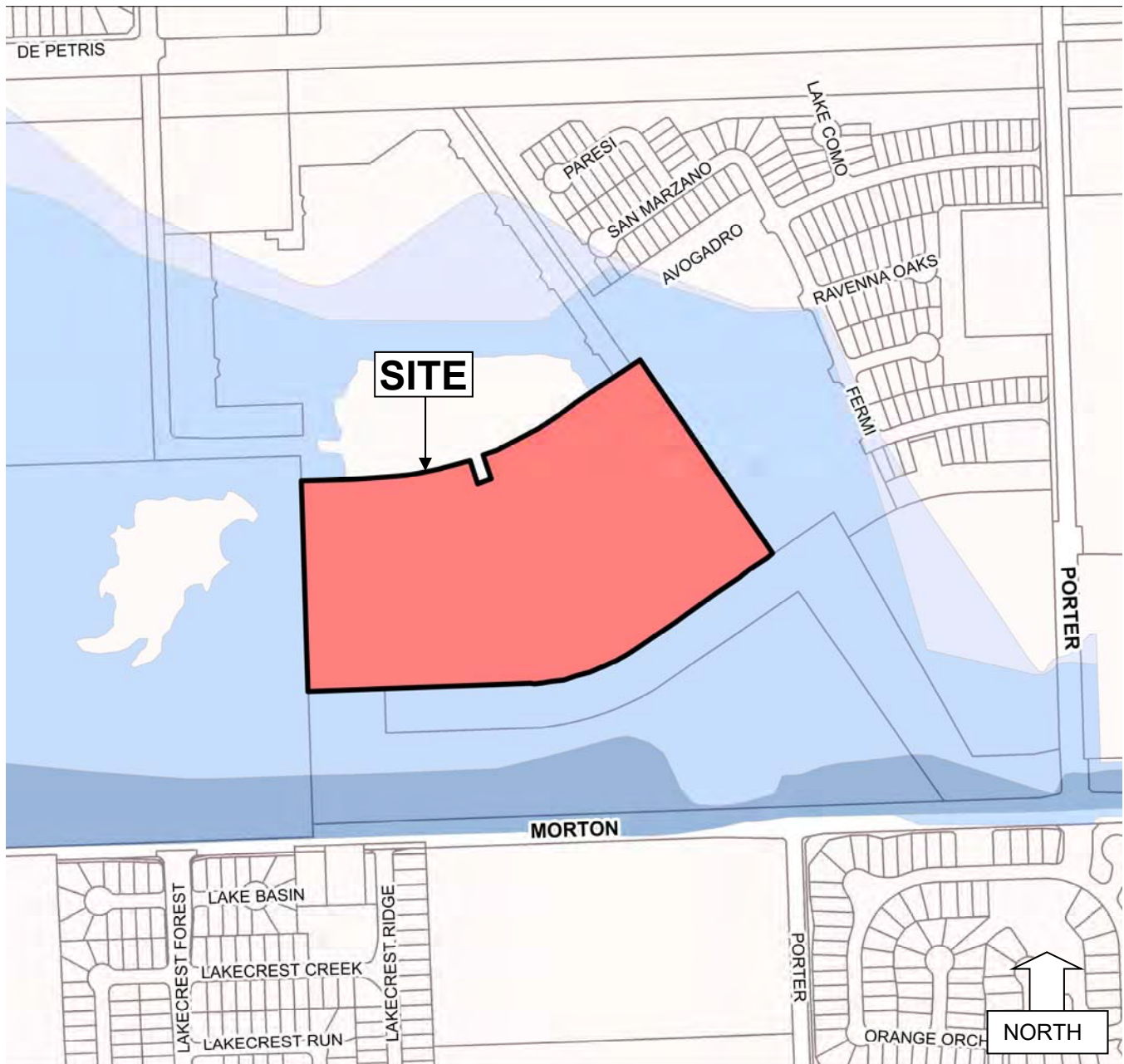
Planning and Development Department

Meeting Date: 03/28/2019

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Subdivision Name: Treviso Gardens Sec 3 (DEF 1)

Applicant: EHRA



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**F- Reconsideration of Requirements**

**Site Location**

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**ITEM: 109**

**Meeting Date: 03/28/2019**

**Applicant: EHRA**



## Subdivision



# Houston Planning Commission

**ITEM: 109**

Planning and Development Department

Meeting Date: 03/28/2019

Subdivision Name: Treviso Gardens Sec 3 (DEF 1)

Applicant: EHRA



**F- Reconsideration of Requirements**

**Aerial**



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## RECONSIDERATION OF REQUIREMENT Request Information Form

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**Application No:** 2019-0319  
**Plat Name:** Treviso Gardens Sec 3  
**Applicant:** EHRA  
**Date Submitted:** 02/18/2019

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

A Special Exception is requested to allow 169 lots on 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:**

Please refer to Special Exception form.



## SPECIAL EXCEPTION Request Information Form

**Application Number:** 2019-0319  
**Plat Name:** Treviso Gardens Sec 3  
**Applicant:** EHRA  
**Date Submitted:** 02/18/2019

**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

A Special Exception is requested to temporarily allow 169 lots on 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;**

Treviso Gardens Sec 3 has been approved as both a preliminary and a final plat with 153 lots taking access from Treviso Gardens Drive. Both preliminary and final plats were marked with comment to record Treviso Gardens Section 5 prior to or simultaneous with Section 3 so that San Dashiell Drive can connect south to Morton Road thus providing the required second point of connectivity. Current FEMA maps show the roadside ditch on the north side of Morton Road to be encompassed by a floodway designation. Efforts have been underway by the Corps of Engineers for over a year to amend the flood maps in this area to reflect drainage improvements which will remove the floodway designation from the roadside ditch however the new maps are not yet in effect. Therefore, connecting to Morton Road via San Dashiell Drive is not feasible at this time. Future Section 5 cannot be developed without this connection and is thus dependent on the unpredictable timeframe for FEMA to approve the new floodplain maps. Treviso Gardens 3 therefore needs to temporarily take sole access from Treviso Gardens Drive within Treviso Gardens section 2 until such time as sections 4 and 5 can be recorded. This will extend the single point of access to the intersection of Fermi Drive and Treviso Gardens Drive, adding 16 lots within section 2 to the 153 lots in section 3. Allowing a Special Exception for 169 lots in Section 3 to take access from the single point of connectivity via Treviso Gardens Drive will allow the section 3 plat to operate independently of the section 5 FEMA approval so that development can continue outside of the floodplain and floodway.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The additional 19 lots over Chapter 42 standards is not an unreasonable modification and remains under the 33% Special Exception standard. Upon ultimate build-out, this section will connect to Morton Road via San Dashiell Drive through Section 5 and also a third point of connectivity through Section 4 to the north which connects to future collector street Galileo Way.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

Allowing 169 lots to take access from Treviso Gardens Drive is a 13% deviation from the 150 lot standard in Chapter 42-189.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

This request is made so that Section 3 can be approved as a preliminary plat without the markup requirement for simultaneous recordation of Section 5, thus the final plat would no longer need the markup either. This will allow the developer to record Section 3 independently of other sections which are awaiting revisions to the FEMA floodway designations in the area. No lots, streets, or reserves in Section 3 are being affected by the floodway on Morton Road thus the intent of the ordinance is being met.



**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Public health, safety and welfare are not negatively impacted by granting this variance since currently designated floodway within the Morton Road roadside ditch is being avoided and a minimal number of vehicle trips per day are being added to the local street system.



Application No: 2019-0319  
Agenda Item: 109  
PC Action Date: 03/28/2019  
Plat Name: Treviso Gardens Sec 3  
Applicant: EHRA

**Staff Recommendation:** Deny 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)**

A Special Exception is requested to temporarily allow 169 lots on a single point of access.;

**Basis of Recommendation:**

The site is located in Harris County, west of Porter Road and north of Morton Road within the 100-year floodplain. The applicant is requesting a Reconsideration of Requirement and Special Exception to allow 169 lots to have one point of access to a Major Thoroughfare, Porter Road. Staff is not in support of the request.

The subject site is proposing 153 lots with one point of access through the intersection of Treviso Gardens Dr. and Fermi Rd. from which 16 lots in the recorded subdivision, Treviso Gardens Sec 2 also take access.

The ordinance requires any subdivision that includes more than 150 lots to 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. The 19 lots over the 150-lot threshold represents a 13 percent deviation from the ordinance.

Previously staff was in support, with the condition that a temporary access easement be recorded to act as a second point of access until the surrounding sections could be recorded. Harris County Engineering has communicated that they cannot require nor regulate the construction of temporary access easements as previously conditioned. Therefore, staff position has changed.

Allowing more than 150 lots with only one point of access is a public health and safety concern especially within the 100-year floodplain. Granting this special exception will be injurious to public health, safety, or welfare. Moreover, the justification provided by the applicant is mostly self-imposed and design driven.

The developer still has the option to record a second point of access prior to this plat or to reduce the number of lots to be fewer than 150 and meet the ordinance. Recording surrounding sections would grant a second point of access to the subdivision as shown by the white circulation arrows. Therefore, staff recommendation is to deny the requested Special Exception and approve the plat subject to recording a second point of access prior to or simultaneously with this plat.

**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;**

Staff is not in support of the requested special exception. The justification provided by the applicant is mostly economic and design-driven. The developer can meet the ordinance by recording a second point of access prior to this plat or by reducing the number of lots.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The ordinance requires lots exceeding 150 to have two points of access and granting this special exception does not achieve a similar result.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The 19 lots that are over the 150 lots allowed by the ordinance represent a thirteen percent deviation from the ordinance.

**(4) The intent and general purposes of this chapter will be preserved and maintained;**

Allowing more than 150 lots with only one point of access is a public health and safety concern especially within a floodplain. Granting the special exception will not preserve or maintain the intent of this chapter of the ordinance.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

Allowing more than 150 lots with only one point of access is a public health and safety concern especially within the 100-year floodplain. Granting this special exception will be injurious to public health, safety, or welfare.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 110  
**Action Date:** 03/28/2019  
**Original Action Date:** 03/29/2018

**Staff Recommendation:**  
Approve

**Plat Name:** Gross Office Park  
**Developer:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**Applicant:** John G. Thomas and Associates, Inc. dba Thomas Land Surveying  
**App No :** 2018-0331  
**App Type:** C2R

Total Acreage:	1.1624	Total Reserve Acreage:	1.1624
Number of Lots:	0	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77064	370W	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:** 111

**Action Date:** 03/28/2019

**Original Action Date:** 04/26/2018

**Plat Name:** Mason Ranch Crossing

**Developer:** GBI Partners, LP

**Applicant:** GBI Partners, LP

**App No :** 2018-0826

**App Type:** C2

**Staff Recommendation:**

Approve

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Total Acreage:	14.2840	Total Reserve Acreage:	14.2840
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	77449	445R	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 112  
**Action Date:** 03/28/2019  
**Original Action Date:** 04/26/2018  
**Plat Name:** Rambo Estates  
**Developer:** CAS SURVEY  
**Applicant:** CAS SURVEY  
**App No :** 2018-0762  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	2.5000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	298K	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 113  
**Action Date:** 03/28/2019  
**Original Action Date:** 04/12/2018  
**Plat Name:** Rosehill Reserve Sec 6  
**Developer:** LJA Engineering, Inc.- (West Houston Office)  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2018-0633  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	7.5280	Total Reserve Acreage:	0.3710
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286Q	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 114  
**Action Date:** 03/28/2019  
**Original Action Date:** 03/29/2018  
**Plat Name:** Stone Lake Center  
**Developer:** Texas Engineering And Mapping Company  
**Applicant:** Texas Engineering And Mapping Company  
**App No :** 2018-0545  
**App Type:** C2

**Staff Recommendation:**  
Approve

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Total Acreage:	22.5917	Total Reserve Acreage:	22.5917
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286X	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 115  
**Action Date:** 03/28/2019  
**Original Action Date:** 03/29/2018  
**Plat Name:** Sunset Ridge West Sec 7 partial replat no 1  
**Developer:** Benchmark Engineering Corporation  
**Applicant:** Benchmark Engineering Corporation  
**App No :** 2018-0584  
**App Type:** C3F

**Staff Recommendation:**  
Approve

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Total Acreage:	0.7600	Total Reserve Acreage:	0.2920
Number of Lots:	4	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 49

County	Zip	Key Map ©	City / ETJ
Harris	77396	376U	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Schaum/Shieh Architects	Andrea Brennan	443-710-2227	andrea@schaumshieh.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5180 Avenue L	18021322	77011	5557	494Q	H
<b>HCAD ACCOUNT NUMBER(S):</b>		0131010220008, 0131010220023			
<b>PROPERTY LEGAL DESCRIPTION:</b>		Lots 8 & 12, Block 22, Engel Addition amending plat no 1			
<b>PROPERTY OWNER OF RECORD:</b>		Matthew Healey			
<b>ACREAGE (SQUARE FEET):</b>		15,000 square feet			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		Avenue L (50 feet); Edgewood Street (50 feet)			
<b>EXISTING PAVING SECTION(S):</b>		Avenue L (18 feet); Edgewood Street (18 feet)			
<b>OFF-STREET PARKING REQUIREMENT:</b>		104 spaces			
<b>OFF-STREET PARKING PROVIDED:</b>		30 spaces			
<b>LANDSCAPING REQUIREMENTS:</b>		8 street trees, 80 shrubs			
<b>LANDSCAPING PROVIDED:</b>		8 street trees, 80 shrubs			
<b>EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:</b>		300 square foot residential metal building unit, residential pool			
<b>PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:</b>		Two 160 square foot, 8'-6" tall shade structures (pool-side cabanas, open-air, unconditioned), 585 square foot bathroom building.			

**PURPOSE OF VARIANCE REQUEST:** 1) To allow a 6' building line in lieu of the ordinance-required 10' building line along Avenue L; 2) to allow a 1'-6" building line in lieu of the ordinance-required 10' building line along Edgewood Street, both local streets; and 3) not to dedicate 5' for right-of-way widening along Avenue L and Edgewood Street for a proposed commercial development.

**CHAPTER 42 REFERENCE(S):** 42-155(a): The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Section 42-122: The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets: 60 feet if adjacent to any development other than single-family.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

##### Description of Development (El Segundo Swim Club):

An existing in-ground, 1,350 square foot swimming pool and "metal building unit" (shipping container residence) are to be converted into a commercial swim club: a pool deck surrounding the existing pool, an existing shipping container functioning as a drink prep area, a new open-air bathroom building, new site-lighting, new shipping container cabanas and new landscaping on the open areas of the site. The development is intended to function like a hotel swimming pool without the hotel. The swim club is intended to be a place where those without access to an apartment complex or hotel swimming pool can buy day or season passes to swim and relax on pool-side lounge chairs and cabanas with the option of purchasing drinks, similar to a hotel pool with an adjacent bar. The existing shipping container residence (approx. 300 square feet) will be converted into a drink prep area for employees with an employee restroom.

##### Building Line Variance Summary:

In order to optimize the site plan and not interfere with circulation between the existing swimming pool, existing metal building unit (Building A) and planned shade cabanas, we would like to request a building line variance to allow the shade cabanas to extend over the building line by 4' along Avenue L and 8'-6" along N. Edgewood Street. Existing interior lot lines are too close to the south edge of the existing pool for the cabanas to fit without crossing them. Placing the cabanas on the west side of the pool would put them directly in front of the existing metal building unit (Building A), blocking access to this building for employees serving drinks and interfering with site circulation. The cabanas will not fit inside the lot lines to the north and east, so we have sited them as close to the edge of the pool as we believe is safe and reasonable. Placing the cabanas too close to the pool's edge would pose a safety risk. The cabanas' placement to the north and east of the pool works best in terms of solar orientation, aesthetics, and planned usage of the pool deck, which will be populated with reclining lounge chairs and will require adequate circulation for pool-goers. The development is surrounded by an 8' fence, so the cabanas would only be 6" taller than the fence, so they would barely be visible from the street.

##### Right-of-Way Variance Summary:

The property in question, El Segundo Swim Club (ESSC), is located at the corner of two low-traffic local streets, N. Edgewood Street and Avenue L, and is surrounded by mostly industrial and commercial uses, including Cemex (a concrete supplier), A J Rod Co. (Distribution Service), a vacant office building, Cotton Brothers Truck Repair Shop, Lockwood Vehicle Storage, and Southern Crush Concrete Lockwood. Two residences, a vacant office building, and a small parking lot share the immediate block with El Segundo Swim Club. None of the surrounding industrial and commercial uses have primary entrances off of Edgewood or Avenue L. N. Edgewood Street dead-ends into a storage shed and only ESSC and the ESSC contract parking lot are accessed from N. Edgewood. There is no access to Cemex from N. Edgewood; the Cemex facility is oriented towards and accessed from Engel Street. While Southern Crush Concrete Lockwood has a vehicle gate at the back corner of its property, at the corners of N. Adams Street and Avenue L, the main entrance is on Lockwood Drive. Considering these conditions and the low traffic in the immediate vicinity, we believe the existing street and ROW widths will continue to be sufficient and would like to request a right-of-way variance to avoid widening the R.O.W. 5' in the direction of the property.

**This project is also under consideration for an off-street parking variance.**

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

There is limited space around the existing pool in which to place shade structures without overstepping the building setback. The shade structures cannot be placed to the south of the pool because of an existing lot line close to the edge of the existing swimming pool and cannot be placed to the west of the pool because of the existing metal building unit, "Building A". In order to maintain a safe amount of circulation space around the existing pool, avoid interfering with the existing shipping container structure (Building A), and avoid the internal lot lines, we would like to place the shade structures over the building line to the north and east of the pool. These shade cabanas are necessary for the comfort and safety of the swimmers, as they would provide much-needed shade on hot days. The cabanas would require small concrete footings (the structural drawings are included in this package) and be concealed by the surrounding 8' fence.

- (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;**

Abiding strictly by the building line variance would result in an undesirable and challenging site plan without shade structures close to the swimming pool. This would be uncomfortable and unsafe for visitors on hot days (which is when we would expect most people to want to use a pool). We are also trying to avoid crossing an internal lot line, because, as we understand through conversations with the Planning Department, crossing that line would be problematic.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The project is being developed on a site with an existing swimming pool and shipping container structure (Building A), so we are working around constraints imposed by the siting decisions made by others in the previous development. We are also working around the constraint imposed by a lot line running down the middle of the project site and intend to avoid that lot line.

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

At 8'-6" tall and requiring minimal structural anchoring, the shipping container shade structures are minor interventions in the building setback and will only stick 6" above the fence surrounding the development. They will not be imposing structures in the neighborhood and will be even less visible than the industrial equipment on surrounding lots that are not concealed by fencing or plantings. With landscaping and street trees, the development will be the most attractive addition to the neighborhood.

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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting variance will be beneficial to the public health and safety by providing much-needed shade to pool-goers. The development is in a heavily industrial area, surrounded by a concrete plant, so we do not anticipate that the granting of the variance will cause disturbance to anyone sharing the neighborhood. The structures (two shade cabanas) are also minor interventions with minimal foundations that only extend 6" above the fence surrounding the development. They will be less visible and less imposing than the industrial equipment on adjacent lots in the neighborhood. The development, with street trees and landscaping, will be an attractive addition to the neighborhood, compared to the surrounding industrial sites and warehouses.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not a factor in this variance. The variance request is due to site constraints. The variance is justified by a need to make the site plan feasible and provide shade to swimmers within the given site constraints. We are also making an attempt not to cross internal lot lines - as we understand through conversations with the Planning Department, crossing these internal lot lines would trigger a replat and cause more problems.

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# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 116**

Meeting Date: 3/28/2019

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 116**

Meeting Date: 3/28/2019

## Houston Planning Commission

Aerial Map



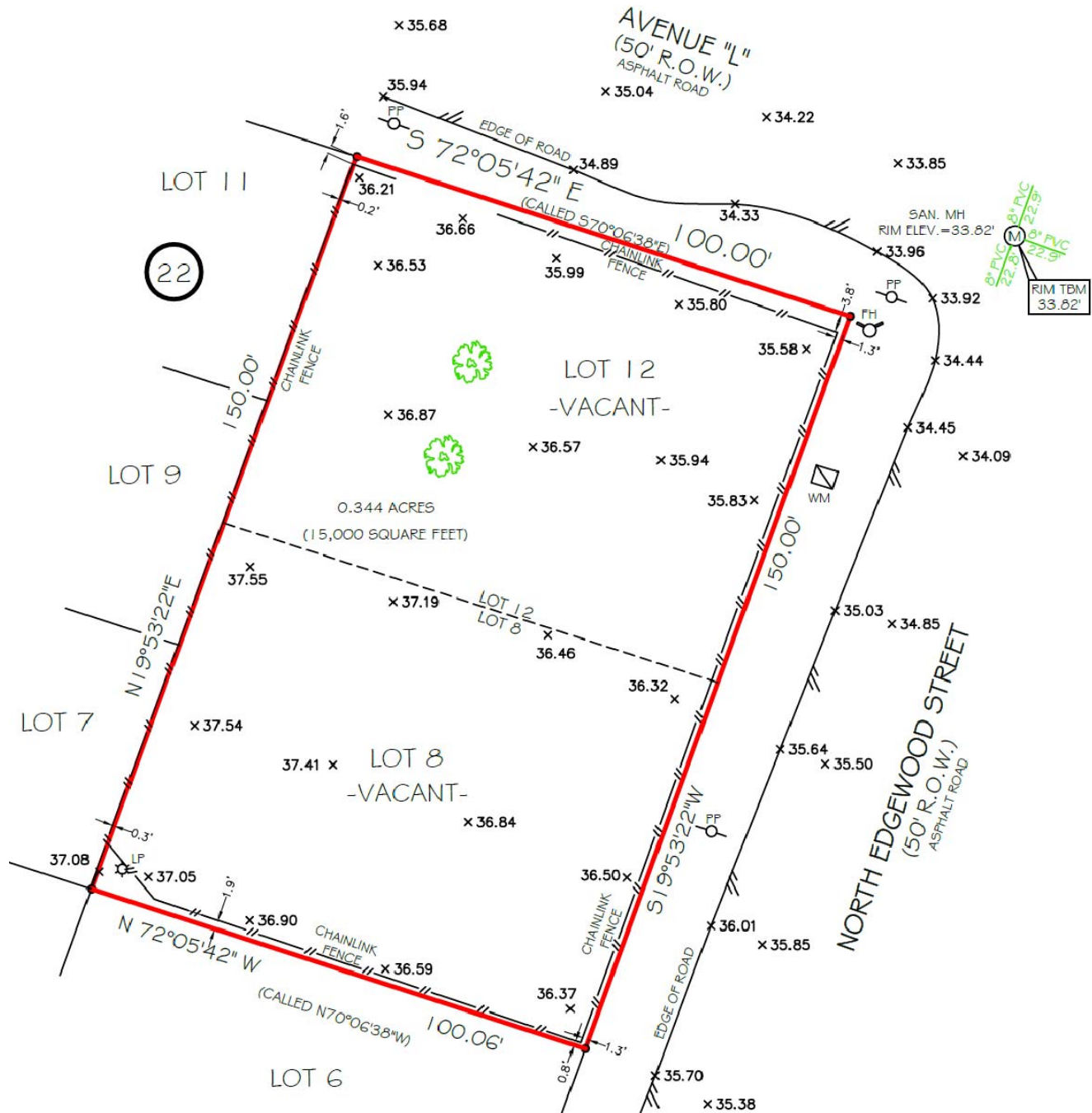
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Survey

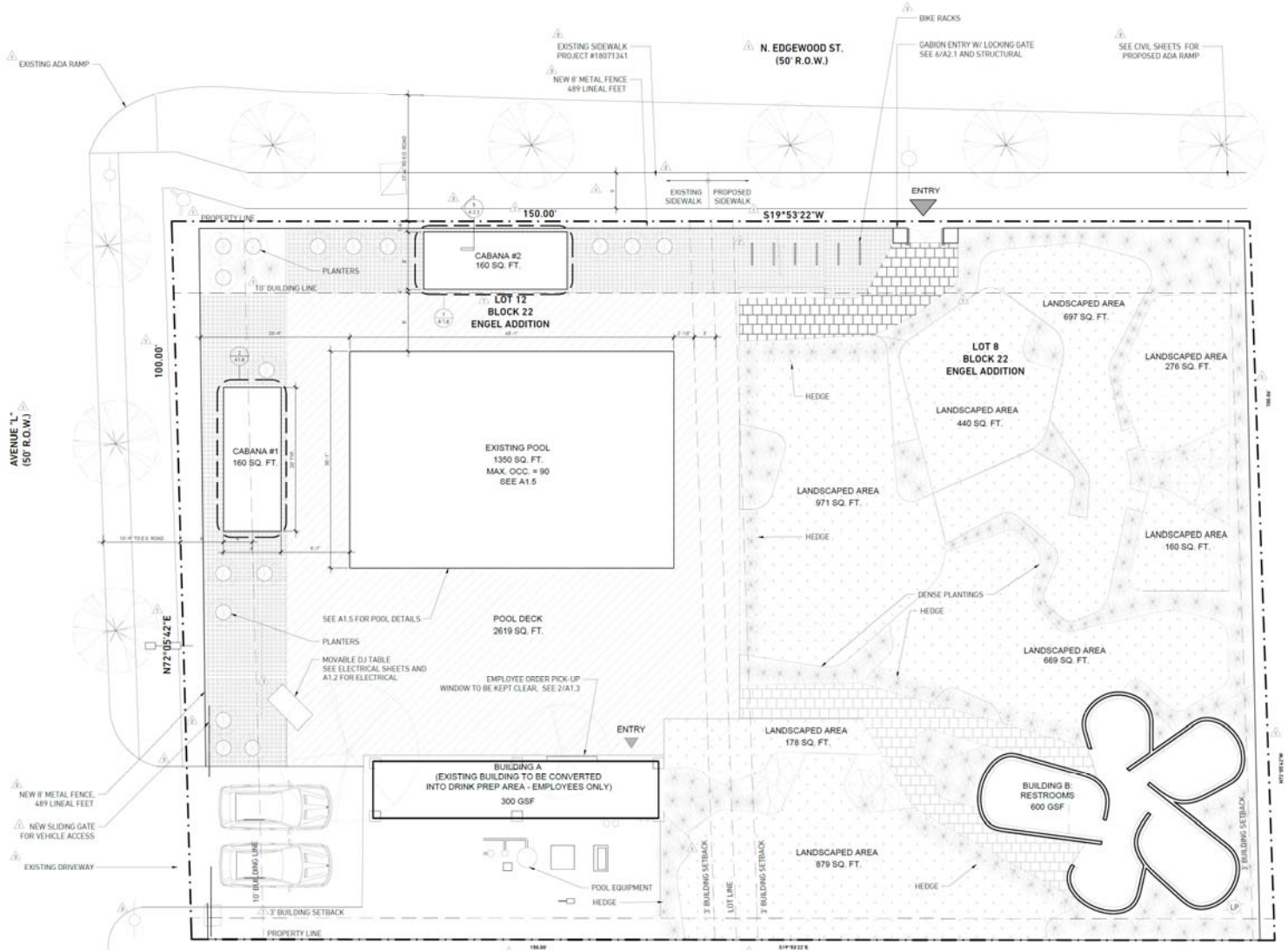


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Site Plan



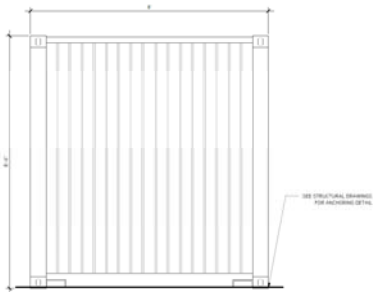
# DEVELOPMENT PLAT VARIANCE



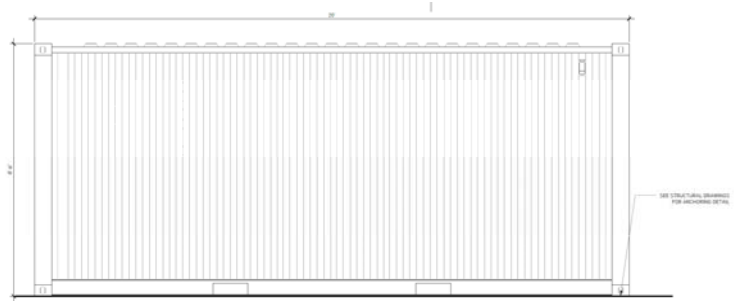


## Houston Planning Commission

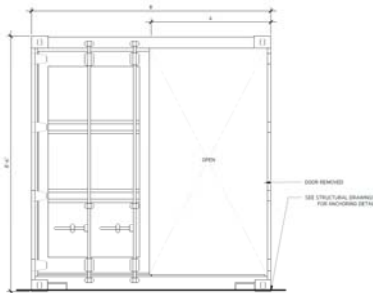
### Elevations



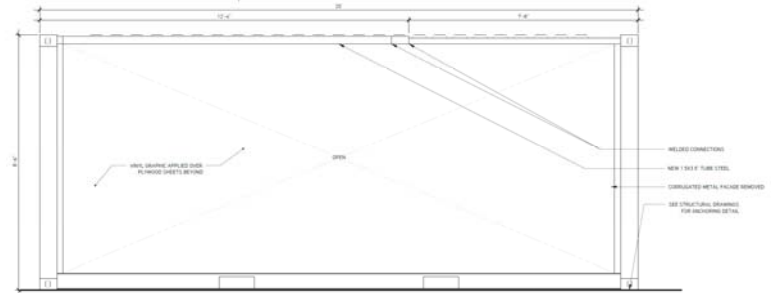
Cabana 1 East Elevation



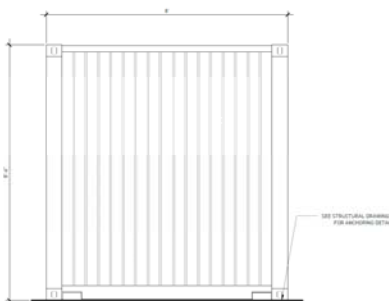
Cabana 1 North Elevation



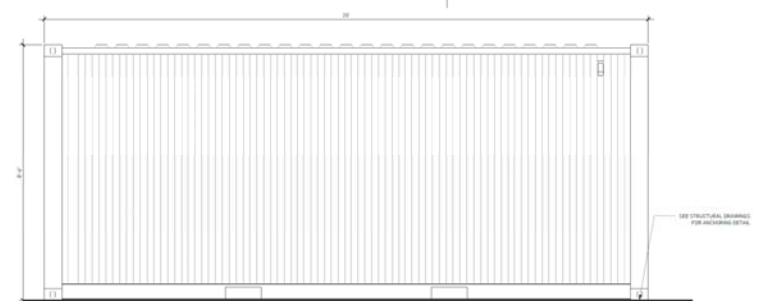
Cabana 1 West Elevation



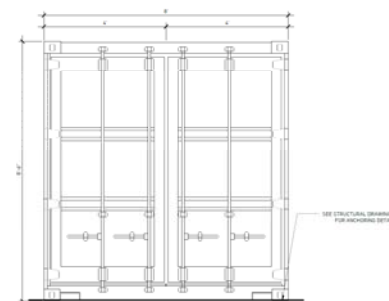
Cabana 1 South Elevation



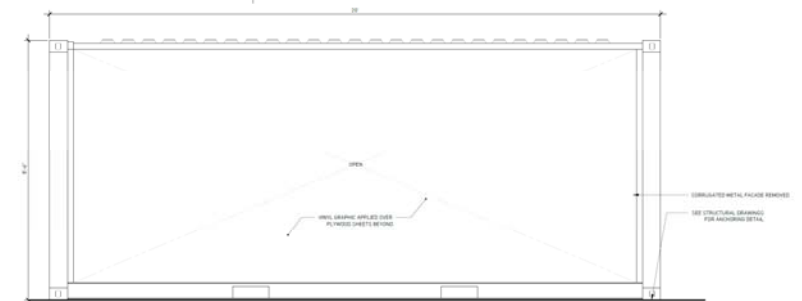
Cabana 2 South Elevation



Cabana 2 East Elevation



Cabana 2 North Elevation



Cabana 2 West Elevation

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Deny

**Basis of Staff Recommendation:** The site is located north of Navigation Boulevard and east of Lockwood Drive. The applicant proposes to convert two residential lots into a commercial swim club and outdoor bar venue, and requests two development plat variances: 1) not to dedicate 5' for right-of-way widening along Avenue L and Edgewood Street; and 2) to allow two shipping container cabana structures to encroach into the 10' building line along both Avenue L and Edgewood Street. Staff's previous recommendation was to deny the variances as the applicant failed to demonstrate an undue hardship and the proposed design is self-imposed. The Planning Commission requested a two week deferral to allow staff time to coordinate with the applicant and communicate with the East End Management District. After further research and communication, staff's recommendation remains the same.

The reasons for staff's recommendation to deny both of the requests are:

1. The site is surrounded by industrial land uses near the Houston Ship Channel. The three streets that access the site exist as 50' rights-of-way. The north side of Navigation Boulevard is primarily commercial and industrial. In 2016, the adjacent cement facility dedicated 5' to widen Edgewood Street when it was replatted. As the Greater East End is experiencing significant growth, it's important to preserve sufficient rights-of-way to ensure proper mobility for future development in the area. It's premature to decide no widening is needed at this time. According to the proposed site plan, making 5' right-of-way dedication will not deprive the owner's right to operate the proposed business.
2. After the 5' right-of-way dedication, the existing cabana along Edgewood Street will encroach into the right-of-way. As staff indicated before, these two cabanas are not permanent structures. They could be easily relocated to different locations on the site. When staff met the owner last week, the owner also indicated that there are other alternative options to provide shade for customers, such as tables with umbrella, smaller cabanas, etc. The proposed design is self-imposed.

Staff communicated with the East End Management District and understand that they support the requested variances because of the temporary nature of the structures. However, as staff mentioned, from planning perspective, it's very important to preserve the right-of-way to address the future growth in the area. During the meeting with the owner, staff suggested that, if he is willing to make the right-of-way dedication, staff will support 5' reduced building line along both streets. However, the owner denied staff's suggestion.

Therefore, staff's recommendation is to deny both of the requested variances.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Schaum/Shieh Architects	Andrea Brennan	443-710-2227	andrea@schaumshieh.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5180 Avenue L	18021322	77011	5557	494Q	H

**HCAD ACCOUNT NUMBER(S):** 0131010220008, 0131010220023  
**PROPERTY LEGAL DESCRIPTION:** Lots 8 & 12, Block 22, Engel Amendment  
**PROPERTY OWNER OF RECORD:** Matthew Healey  
**ACREAGE (SQUARE FEET):** 15,000 square feet  
**WIDTH OF RIGHTS-OF-WAY:** Avenue L (50 feet); Edgewood Street (50 feet)  
**EXISTING PAVING SECTION(S):** Avenue L (18 feet); Edgewood Street (18 feet)  
**OFF-STREET PARKING REQUIREMENT:** 104 spaces  
**OFF-STREET PARKING PROVIDED:** 30 spaces  
**LANDSCAPING REQUIREMENTS:** Meets requirements

**EXISTING STRUCTURE(S) [SQ. FT.]:** 300 square foot residential metal building unit, residential pool

**PROPOSED STRUCTURE(S) [SQ. FT.]:** Two 160 square foot, 8'-6" tall shade structures (pool-side cabanas, open-air, unconditioned), 585 square foot bathroom building, renovation of existing 300 square foot metal building unit and pool.

**PURPOSE OF VARIANCE REQUEST:** To allow 30 off-street parking spaces in lieu of the ordinance-required 104 parking spaces for a proposed bar and swim club development.

**CHAPTER 26 REFERENCE(S):** Sec. 26-492 Class 7(h) – Bar, Club, or Lounge. 14.0 parking spaces for every 1,000 square feet of gross floor area and outdoor decks, patios, and seating areas.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

##### Description of Development (El Segundo Swim Club):

The work being completed under this permit/project: an existing in-ground, 1,350 square foot swimming pool and "metal building unit" (shipping container residence permitted and constructed in years prior) are being converted into a commercial swim club. This swim club consists of a pool deck surrounding the existing pool, an existing shipping container that will be renovated to serve as a drink prep area and used by employees only, a new open-air bathroom building, new site-lighting, new shipping container cabanas (pool side shade structures) and new landscaping on the remaining areas of the site. The development is intended to function like a hotel swimming pool, but without the hotel. The swim club is intended to be a place where those without access to an apartment complex or hotel swimming pool can buy day or season passes to swim and relax on pool-side lounge chairs and cabanas with the option of purchasing drinks, similar to hotel pools that have adjacent bars serving them. The existing shipping container residence (approx. 300 square feet) will be converted into a drink prep area for employees only, with an employee restroom. Drinks will be ordered with and delivered by employees, there is no actual bar counter where customers approach and order drinks. The open area on the side of the site with the bathroom building will be decoratively landscaped to limit the accessible area. Day passes will be limited to the occupancy supported by the Swim Club classification.

##### Parking Variance Summary:

El Segundo Swim Club has entered into a contract with the owner of the neighboring parking lot to share the parking lot (lease agreements are included in this package). It came to our attention well into the building plan review process that, with a "bar" classification the project would require more parking spaces than we are able to provide. From the outset of the plan review process, we were under the impression, from communications with the city, that the project would be considered a swim club, since it functions primarily as a swim club. The contract lot provides 31 spaces, which satisfies the Swim Club classification. Unfortunately, there are no other viable options for contract parking in the area. The lots associated with Cemex and the lot just off of Navigation between N. Edgewood and Engle are unavailable. There are no other lots with the required parking capacity within the required distance. We would like to request a parking variance to consider the available parking sufficient, taking into account the fact that there is ample street parking along Edgewood and Avenue L. Edgewood and Avenue L are dead-end streets in the area of the site. They die into the edge of fenced-off industrial developments, there are no through streets. The only visitors using Edgewood and Avenue L would be those visiting the swim club; it is an industrial area. We would like to ask for a reduction in the number of parking spaces required for the development, since the intended use does not match up with the number of users/visitors that the "Bar" parking classification assumes. The required number of parking spaces, which we have been told must count all landscaped areas as "bar" is extremely high and not reasonable for the intended use.

**This project is also under consideration for a building line and ROW variance.**

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The number of the parking spaces required by the "bar" parking requirement would make the project infeasible. There are no parking lots available within the required distance to use as contract parking. From Google, it looks as though there are available parking lots, but these are lots owned by Cemex and other industrial uses who have declined to enter into contract parking agreements. The owner has already invested substantially in this project and requiring parking satisfying the "bar" parking requirement would make the project impossible. The "bar" classification does not fit the owner's intended use of the development and does not seem reasonable to base the parking classification on others' assumptions surrounding the development.

- (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;**

We were careful to research and address the parking issue with the city before beginning permitting, about a year ago. We were under the impression, until a several months into the permitting process, that the swim club classification was the most appropriate classification. We have had to switch gears, well into permitting, to try to make this project possible, since the owner has already invested substantially. The owner is not creating hardship, but, rather, is willing to work with the city to try to get his business open.

- (3) The intent of this article is preserved;**

As stated above, the owner of the development is committed to abiding by the intent of the article and in working with the city. The owner also does not anticipate that street parking would cause a disturbance to the neighborhood, since the development is located on a dead-end block, surrounded by industrial uses. The owner also maintains that a lower parking count (31 spaces) is more appropriate, since the furniture, design, and use of the space would not allow the density of occupancy that the "bar" classification assumes. There will be lounge chairs, landscaping, and cabanas. There is no physical bar counter, there is only pool-side drink service.

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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

As stated elsewhere in this application, the development is intended to be used as a swim club, similar to a hotel pool. Season memberships or day passes will be required for entry. Visitors will order and be served drinks in pool-side lounge chairs and cabanas. The open areas of the site will have decorative landscaping that limits occupiable space. There is no bar counter where visitors would approach and order drinks. The majority of income will be generated by swim club memberships and day passes.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The granting of this variance will allow the development to function as it is intended, so will not be injurious to public health, safety or welfare.

- (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.**

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

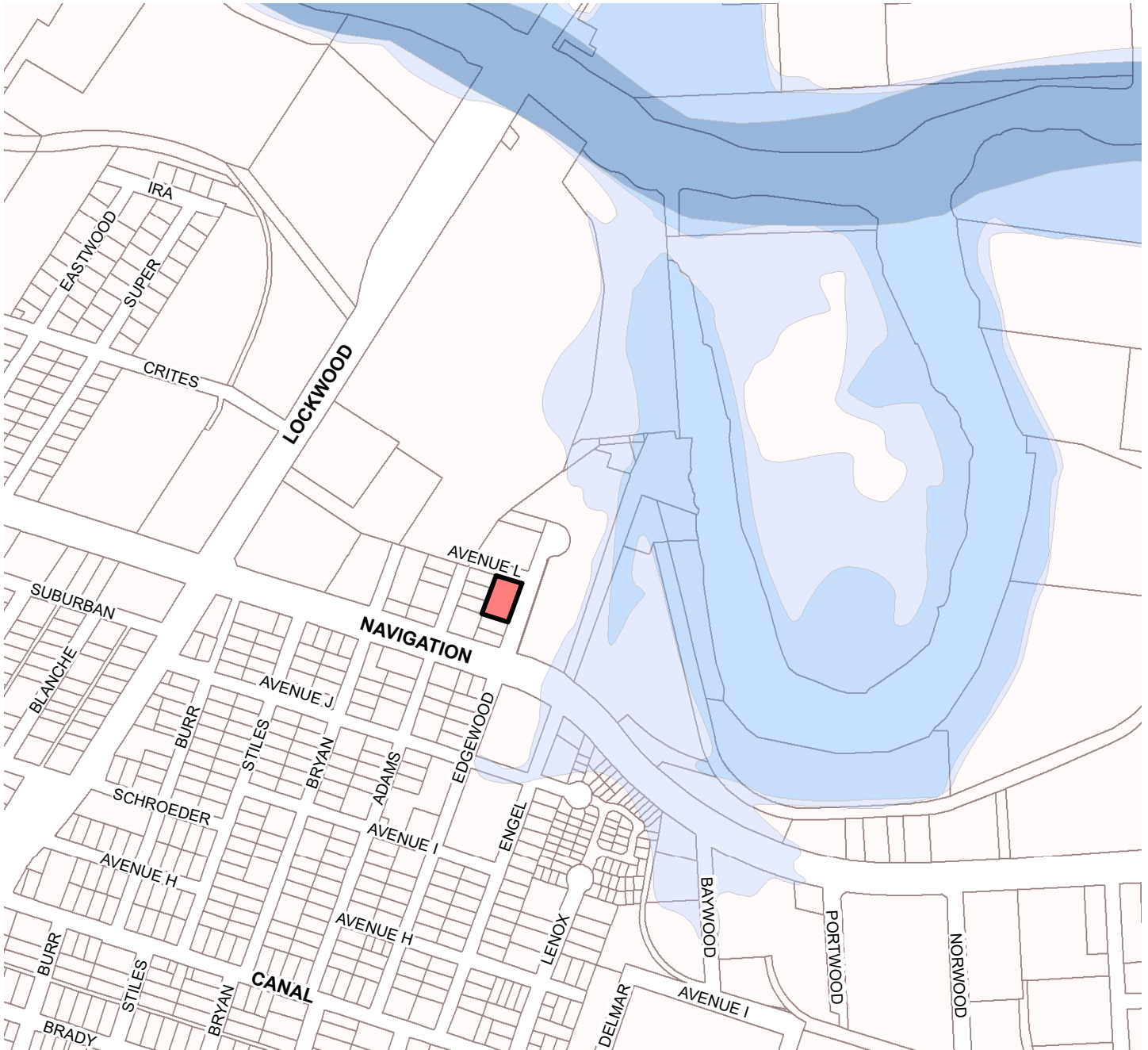
## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 03/28/2019

## Houston Planning Commission

Aerial Map



# OFF-STREET PARKING VARIANCE

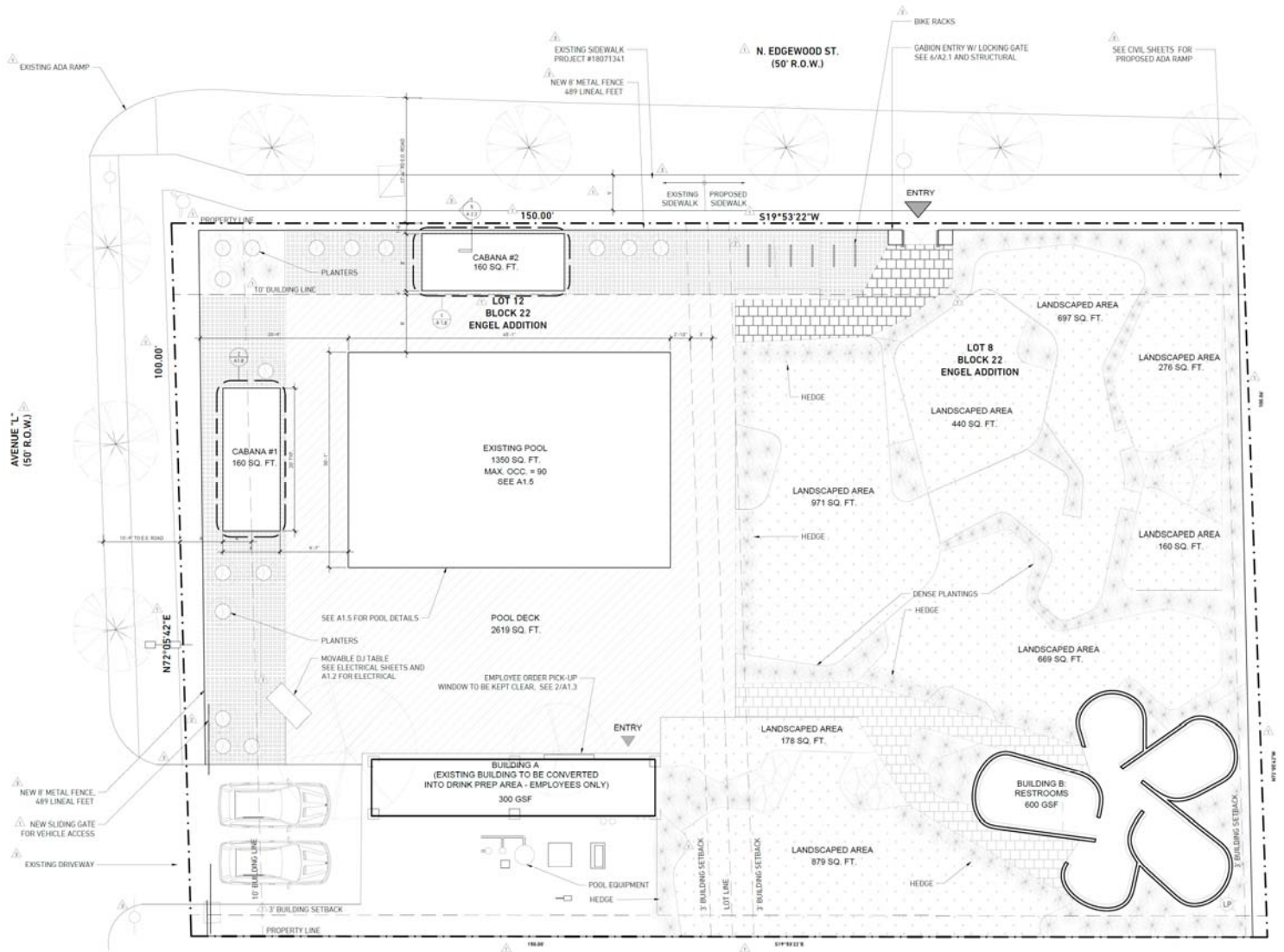






## Houston Planning Commission

### Site Plan



# OFF-STREET PARKING VARIANCE

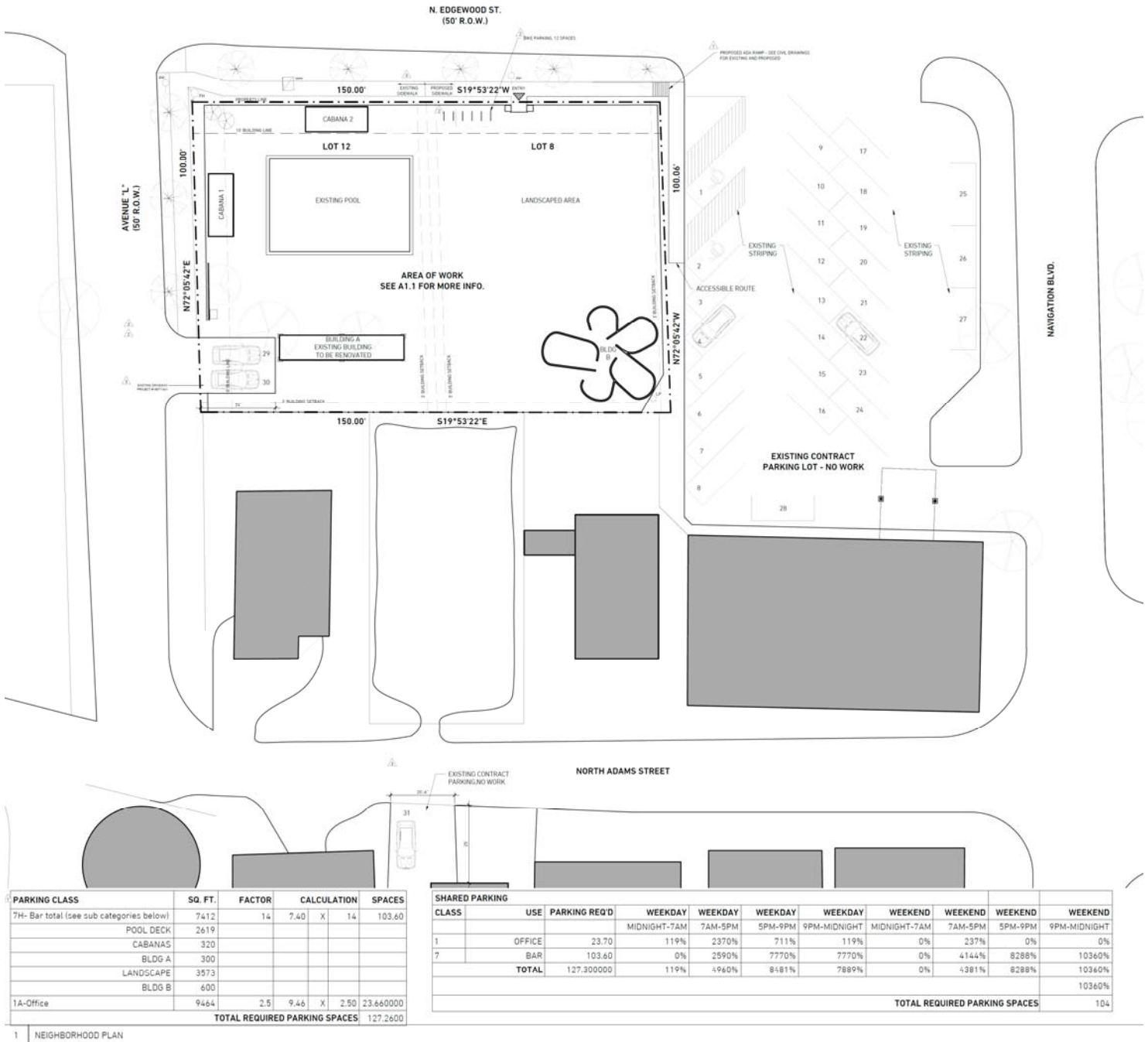


# Houston Planning Commission

ITEM: III

Meeting Date: 03/28/2019

## Overall Site Plan With Parking Analysis



# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### East End District Letter of Support

Reply Reply All Forward



Veronica Chapa Gorczynski <Veronica@eastenddistrict.com>

Pietsch, Eric - PD

12:09 PM

**RE: 5180 Avenue L - El Segundo Swim Club Variance Requests**

You forwarded this message on 3/27/2019 12:14 PM.

[Message Came from Outside the City of Houston Mail System]

Dear Mr. Pietsch,

Thank you for the phone call and time today.

We support the variance request as the additional parking lots have been identified to address the parking concerns. With regards to the structures and fencing, given their "temporary" nature, we are not concerned about impact on future development because in my estimate 1) those pieces could all be moved and 2) future redevelopment on of that site would likely come back to the Planning Department and City with at least a change of use, if not a full redevelopment proposal (and would all need to be re-evaluated for the City's interest and protections).

We are grateful to you and the Commission for the additional time to address outstanding issues toward resolution and respectfully respect approval of the variances for the El Segundo Swim Club.

Thank you for your consideration and support,  
Veronica

**Veronica Chapa Gorczynski**  
President, East End District  
P: 713-928-9916

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Deny

**Basis of Staff Recommendation:** The site is located north of Navigation Boulevard and east of Lockwood Drive. The applicant requests a variance to allow 30 off-street parking spaces in lieu of the ordinance-required 104 parking spaces for a proposed bar and swim club development. Staff is not in support of the request.

The ordinance requires the proposed development to provide 104 parking spaces. In addition to two on-site parking spaces, the developer has provided a lease agreement for 28 additional spaces on an adjacent commercial property that consists of a vacant office building. During the deferral, the applicant proposes to lease two off-site facilities for valet parking. They are 4820 Navigation and 5200 Navigation. However, neither of the parcels are qualified for the ordinance requirements. There is an existing vacant commercial building on 4820 Navigation. According to Sec 26-499, to qualified for off-site valet parking facility, it must be used only for valet parking services. The existing commercial building on the site makes this property ineligible for valet parking calculation. 5200 Navigation is unimproved parcel. However, according to Sec 26-581, all parking and loading facilities shall be surfaced and maintained with asphalt, concrete, or all-weather surfacing or other permanent hard surfacing material sufficient to prevent the accumulation of mud, dust, or loose material. Since the developer is not allowed to improve 5200 Navigation, this site can not be used for parking purpose.

The 30 parking spaces provided amounts to a 71 percent reduction in the number of spaces required. The Greater East End is an area of the city that is experiencing growth and revitalization along its commercial corridors. However, the surrounding area remains industrial and is not serviced by public transportation nor is it in close proximity to other walkable amenities. Therefore, private automobile use is expected to be the primary mode of transportation to the venue; therefore, providing only 30 parking spaces of the 104 required is not in keeping with the intent of the ordinance.

Staff's analysis of the variance application and the proposed and existing conditions surrounding it, has determined that the applicant has not articulated hardships. Therefore, staff recommends the Planning Commission deny the requested variance.

**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 variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Sphere	Michael Chabala	713-487-6714	michael@sphere.club		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4710 Center Street	18116257	77007	5358C	492H	C

HCAD ACCOUNT NUMBER(S):	0072430000003
PROPERTY LEGAL DESCRIPTION:	SHEPNETT CENTER
PROPERTY OWNER OF RECORD:	SHEPNETT HOLDINGS LLC
ACREAGE (SQUARE FEET):	1.422 acres
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Center Street (50 feet)
WIDTH OF EXISTING ROW PAVING SECTION(S):	Center Street (25 feet)
OFF-STREET PARKING REQUIREMENT:	117 spaces
OFF-STREET PARKING PROVIDED:	93 spaces & 12 bicycle racks (48 bicycle spaces)

EXISTING STRUCTURE(S) [SQ. FT.]:	3,888 GSF Existing Warehouse (former automotive repair shop)
PROPOSED STRUCTURE(S) [SQ. FT.]:	643 GSF restroom/locker room building (future)

**PURPOSE OF VARIANCE REQUEST:** To allow 93 parking spaces and 12 bicycle racks (48 bicycle spaces) in lieu of the ordinance required 117 parking spaces for the proposed Sphere indoor soccer facility.

**CHAPTER 26 REFERENCE(S):** 26-492 Class 6(f) – Sports Club or Health Spa. 5 parking spaces for every 1,000 square feet of GFA. 26-497 – Reduced parking space requirement for additional bicycle spaces.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The proposed development is repurposing an existing 3,888 square foot unoccupied warehouse on Center Street at Shepherd into an indoor soccer field for Sphere. Sphere is a soccer-inspired fitness concept designed by former Houston dynamo player, Michael Chabala. Created to connect players on and off the field through four unique workouts that are team inspired yet individually focused, using the ball to do more than just score goals. Sphere is for all players regardless of skill or fitness ability and is playing to compete in the emerging boutique-fitness market. The new facility is meant to serve and keep the ball rolling in the neighboring community by connecting families and inspiring players to play a great game on and off the field. The building is in a fairly dense urban context which includes sidewalk connectivity to Shepherd and the Washington Corridor with Metro bus access one block south. Existing clients also often uber as a form of transportation to our other facilities. Neighborhood is a mix of multifamily, retail, warehouses and condos and the proposed soccer fitness club would be a unique addition to the community.

Owner has made every effort to obtain the additional parking needed to comply with the ordinance by leasing parking from nearby businesses; however none had the additional parking available to lease. Proximity of railroad tracks to the north of site also limits available businesses for leased parking due to restricted access by pedestrians.

The new indoor soccer field will not have the high volume parking demand as most chain fitness centers that the parking ordinance is attended for. Most class sizes range from 11-22 players and only one class will be run at a time. A variety of class types (full body workouts, technical classes, and scrimmages) will be scheduled throughout the day with business hours of 6 AM-9:00 PM daily.

Exhibits provided include site survey, neighboring conditions, parking layout and current class schedule for a similar existing facility in West Houston.

#### 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@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (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;**

Variance request is based on existing conditions. The four buildings on block were built between 1940-1950. The 1940 warehouse located at 4710 Center Street was last used as an automotive repair shop but has remained empty for many years. Owner has acquired full block and maxed out open areas with parking per City of Houston parking standards. Owner has also made attempts to lease from neighboring businesses but there has not been extra capacity available. Without variance, redevelopment of the existing warehouse will be not possible.

- (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;**

No hardship created by the applicant is used as a basis to support the request for variance. All buildings/conditions on site are existing. The additional parking required by the city will not be used and will limit the owner's ability to repurpose the warehouse.

- (3) **The intent of this article is preserved;**

The intent of this article is preserved. The existing parking spaces will adequately suit the needs of the facility and its users. The additional parking required is not needed for the operation of the boutique fitness facility and reduced number of off-street parking spaces will be sufficient to prevent overflow street parking in the surrounding neighborhood.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

Parking areas are shared with FM Kitchen, Aura Lounge and an office building. Aura's lounge hours are weekends 10PM-2AM and the hours of Sphere will be 6AM- 9PM daily with no overlap. The 93 parking spaces provided will be adequate for the owner- FM Kitchen, existing office building and Sphere together require 64 total parking spaces.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

Allowing the reduction of the required parking will not affect the public health, safety, or welfare. Repurposing the abandoned warehouse will improve and enhance Center Street.

- (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.**

Development is not subject to requirement of article VII, chapter 33 of the city ordinance.

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## 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.

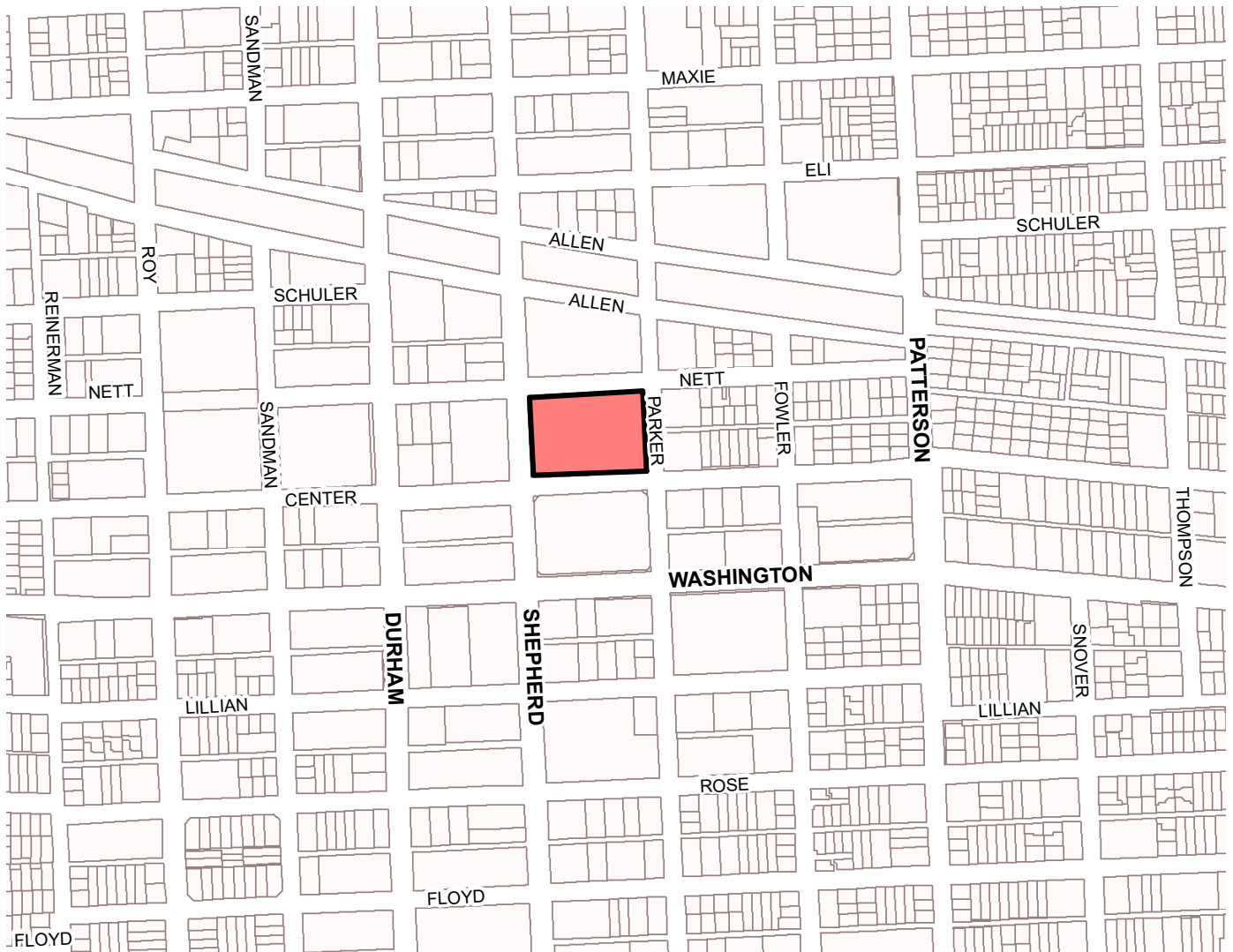
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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





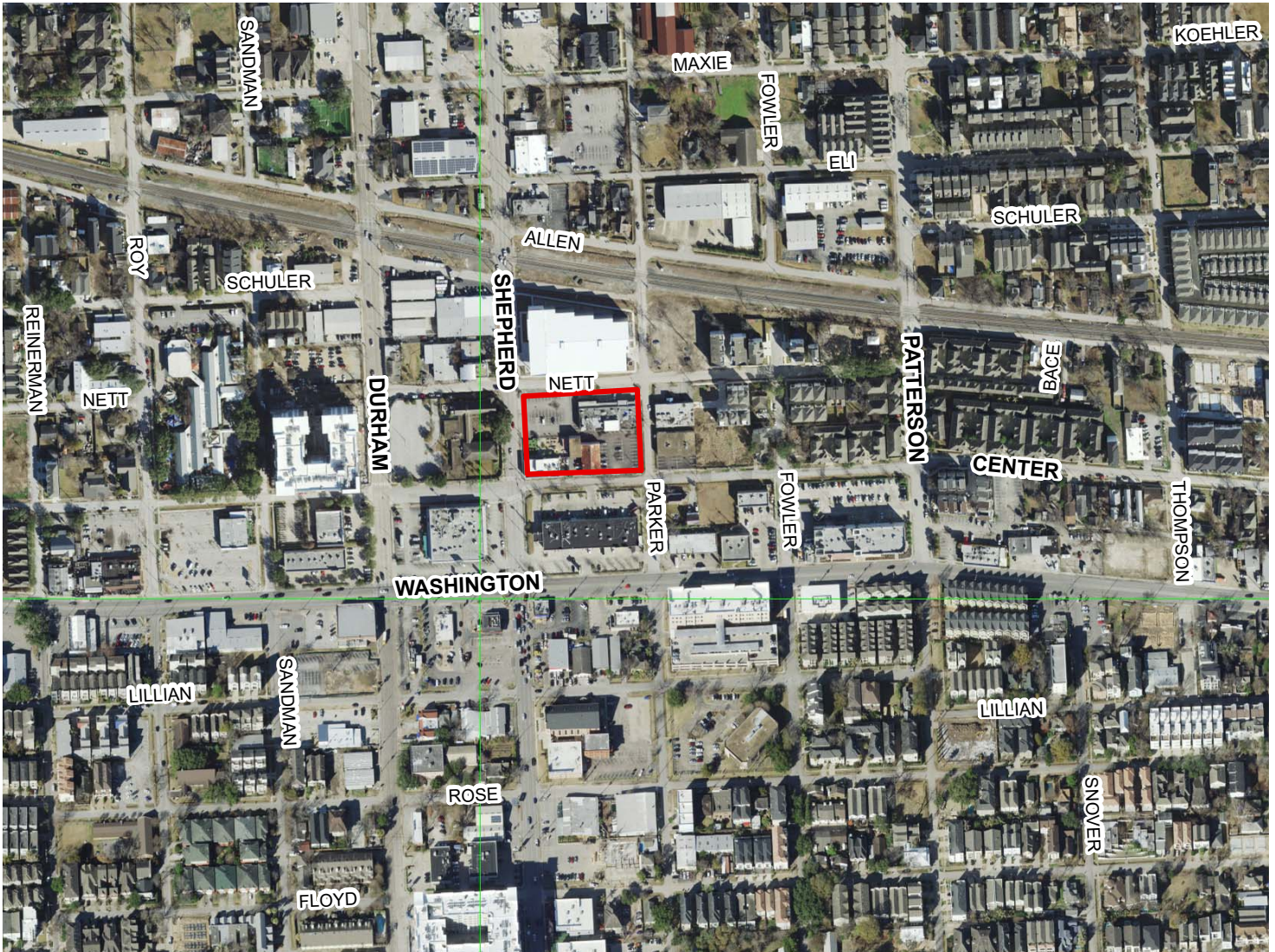
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## ITEM: IV

Meeting Date: 3/28/2019

# Houston Planning Commission

Aerial Map

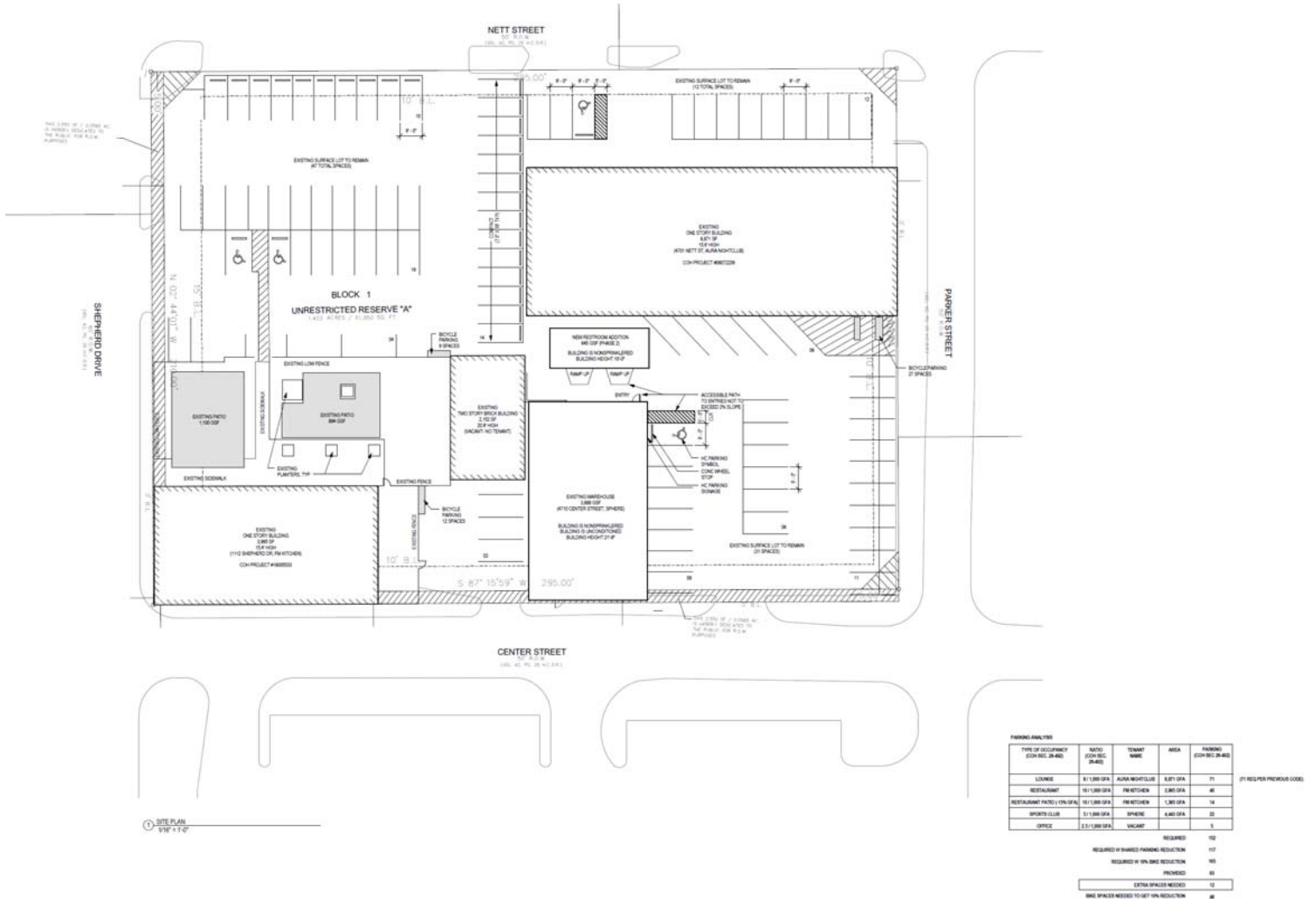


# OFF-STREET PARKING VARIANCE



# Houston Planning Commission

## Site Plan



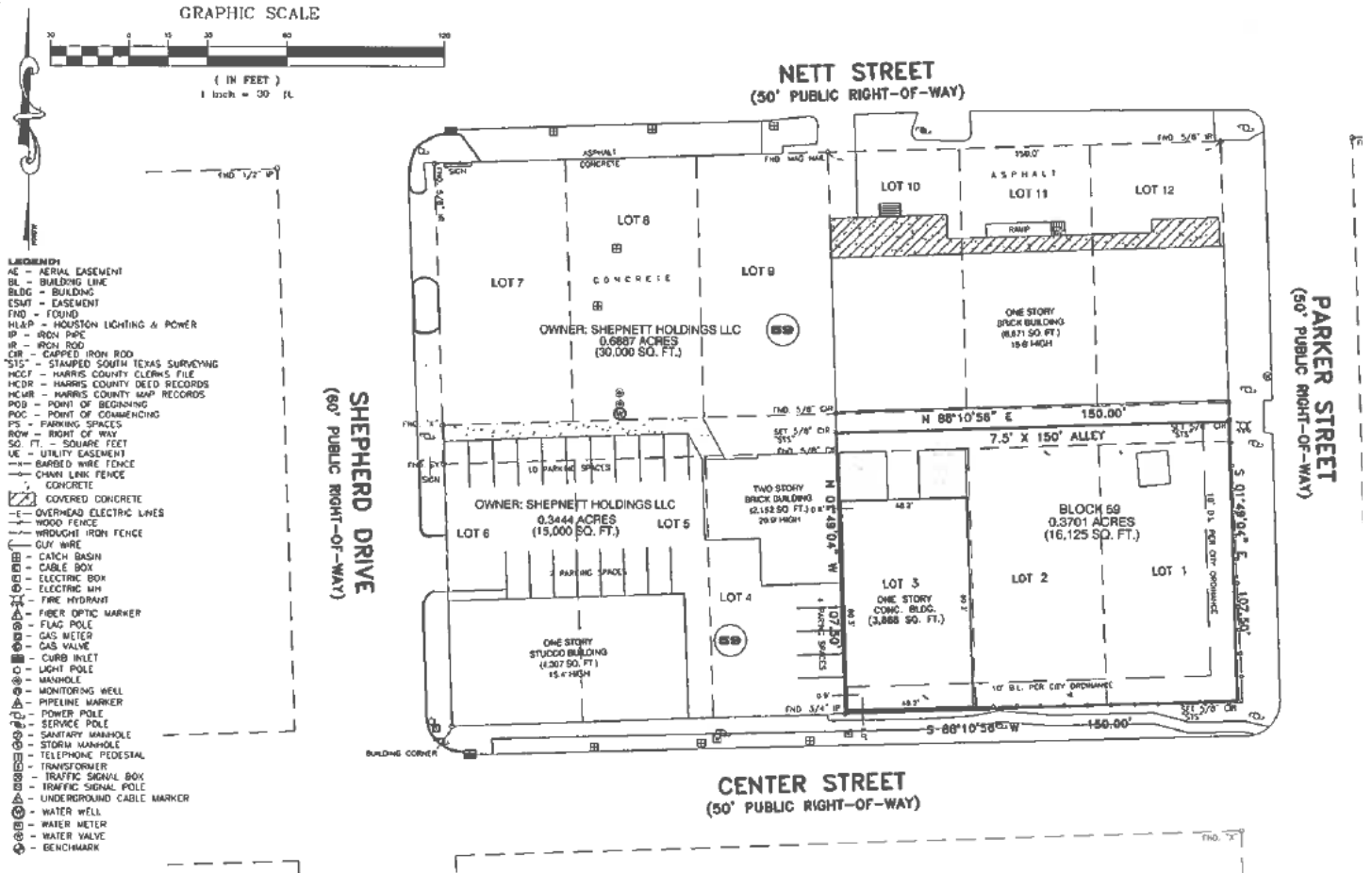
# OFF-STREET PARKING VARIANCE





# Houston Planning Commission

## Survey



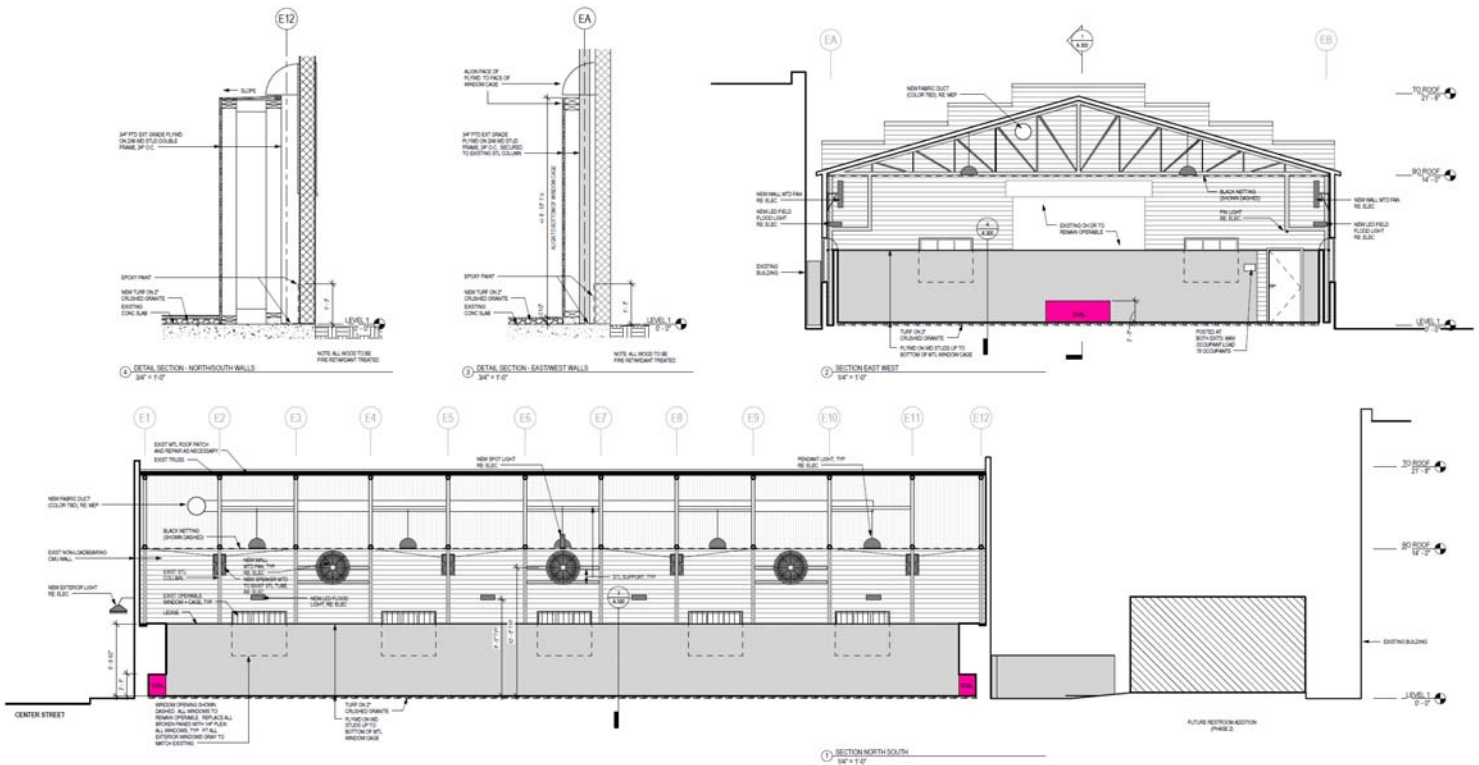
# OFF-STREET PARKING VARIANCE





# Houston Planning Commission

## Elevations



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: IV**

Meeting Date: 3/28/2019

## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:** The site is bounded by N Shepherd, Nett Street, Parker Street and Center Street. The applicant is requesting a variance to allow 93 vehicle spaces and 12 bicycle racks in lieu of 117 vehicle parking spaces required by the ordinance. Staff recommends deferring the application for two weeks to allow the applicant time to provide revised information by noon next Wednesday.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Identity Architects	William Kalkman	713.595.2191	wkalkman@identityarchitects.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
606 Dennis (& 605 Drew St)	19001112	77006	5357D	493T	C
614 Dennis Street	19001113				

HCAD ACCOUNT NUMBER(S):	0132500000013 & 0312500000007, 0132500000005
PROPERTY LEGAL DESCRIPTION:	TRS 7A,7,8A&8, TRS 5&6, LTS 3&4 BLK 32 Fairgrounds
PROPERTY OWNER OF RECORD:	Henshaw Frank S & Bette, Franz H A & Co
ACREAGE (SQUARE FEET):	5,000 & 5,000, 5,000, 10,000 S.F.
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	50' Drew St, 80' Smith St, 50' Dennis St, 80' Louisiana St
WIDTH OF EXISTING ROW PAVING SECTION(S):	20' Drew St, 50' Smith St, 30' Dennis St, 50' Louisiana St
OFF-STREET PARKING REQUIREMENT:	161 (includes shared parking and bicycle reductions)
OFF-STREET PARKING PROVIDED:	29 parking spaces

EXISTING STRUCTURE(S) [SQ. FT.]:	4,700 S.F. at 605 Drew St, 9,604 S.F. at 606 Dennis St, 3,900 S.F. at 614 Dennis St
PROPOSED STRUCTURE(S) [SQ. FT.]:	16,122 S.F. Restaurant at 606 Dennis St (605 Drew St included), 3,408 S.F. retail at 614 Dennis St

**PURPOSE OF VARIANCE REQUEST:** To allow 29 off-street vehicle parking spaces and 49 bicycle spaces in lieu of the ordinance-required 167 vehicle parking spaces for a restaurant, and retail development.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

**CHAPTER 26 REFERENCE(S)** Sec. 26-492 Class 7(a) – Restaurant, 10 parking spaces for every 1,000 square feet of gross floor area. 26-492 Class 8(d) – Retail store, 4 parking spaces for every 1,000 square feet of GFA.

### APPLICANT STATEMENT OF FACTS

#### **SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):**

The proposed 17, 671 S.F. two-story and 2,567 S.F. one-story Retail Conversion project at 606 and 614 Dennis Street will have retail and restaurant use. The provided 29 parking spaces will more than adequately serve the needs of the employees and customers of the restaurant and retail businesses. As demonstrated in the shared parking calculations on the A002 Site Plan, the actual expected parking load will range from 173 parking spaces to 17 parking spaces. This does not include the reduction of 12 parking spaces with the bicycle reduction. In addition, one of the busiest parking windows is composed of customers that would be arriving by uber, taxi, or walking from nearby residential areas.

This project is located in the Midtown District. The high residential density of this area provides convenient passenger transportation and promotes sidewalk use. The project adds immense aesthetic improvement to the Midtown area. With the renovation of the existing metal buildings, positive outcomes include improved sidewalks and driveways, increased site lighting, improved landscaping, and upgraded building materials.

Exhibits have been provided displaying the site context, current site configuration, site survey, and proposed parking layout as part of this application. A statement from the owner has been included predicting tenant types and actual parking use.

#### **APPLICANT'S STATEMENT OF FACTS:**

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@cityofhouston.net](mailto:planning.variances@cityofhouston.net).*

**(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 existing metal buildings have a parking lot that is neither in good condition or up to code. It would create undue hardship to require the amount of spaces required by the Code of Ordinances because the renovation does not add substantial square footage to the building foot print. Including the 2<sup>nd</sup> level addition, the overall 606 Dennis Street building area is only 3,367 S.F. more than the existing total. At the 614 Dennis Street building, the foot print has been increased by only 154 S.F.

The parking ratio listed at Sec. 26-492 is excessive based on the fact that the buildings are located in the Midtown District. The high residential density of this area provides convenient passenger transportation and promotes sidewalk use. Even with the shared parking and bicycle reduction, the Code of Ordinances does not consider the amount of parking that is reduced by the amount of alternative transportation that is used in the Midtown District.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The proposed 29 parking spaces and the 17,671 S.F. and 2,567 S.F. buildings at 606 and 614 Dennis Street fit on the proposed site and suit the needs of the occupants. The additional parking required by the city, that will not be used by the Dennis Street Retail Conversion buildings, is limiting the ability to develop the site.

- (3) **The intent of this article is preserved;**

The intent of the article is preserved. The proposed parking spaces will adequately suit the needs of the building use. The additional city required parking spaces that are not being provided are not needed for the operation of the Dennis Street Retail Conversion businesses.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The proposed 29 parking spaces for the site will adequately serve the needs of the Dennis Street Retail Conversion businesses. The restaurant and retail businesses will have different operating hours and will not require the amount of parking required by the City of Houston Code of Ordinances. Furthermore, the development is within the Midtown District and in close proximity to a dense residential area. Midtown is a safe and popular area that encourages pedestrian use. With this dense residential area, there is a large use of ride share services, such as Uber, that reduces the need for parking. The renovation will include increased site lighting and improved sidewalks, which will further promote the location as pedestrian friendly.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

Allowing the reduction of the required parking will not affect public health, safety, or welfare in any way. The 29 proposed parking spaces, improved driveways, improved sidewalks, and improved drive aisle within the parking lot have been designed to city standards.

- (6) **If the building is subject to the requirements of article VII of 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 of chapter 33 of this Code.**

The proposed buildings are not subject to the historic preservation requirements of article VII, Chapter 33 of the City Ordinances.

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## 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.
- (7) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**  
Meeting Date: 3/28/2019

## Houston Planning Commission

Location Map



## OFF-STREET PARKING VARIANCE



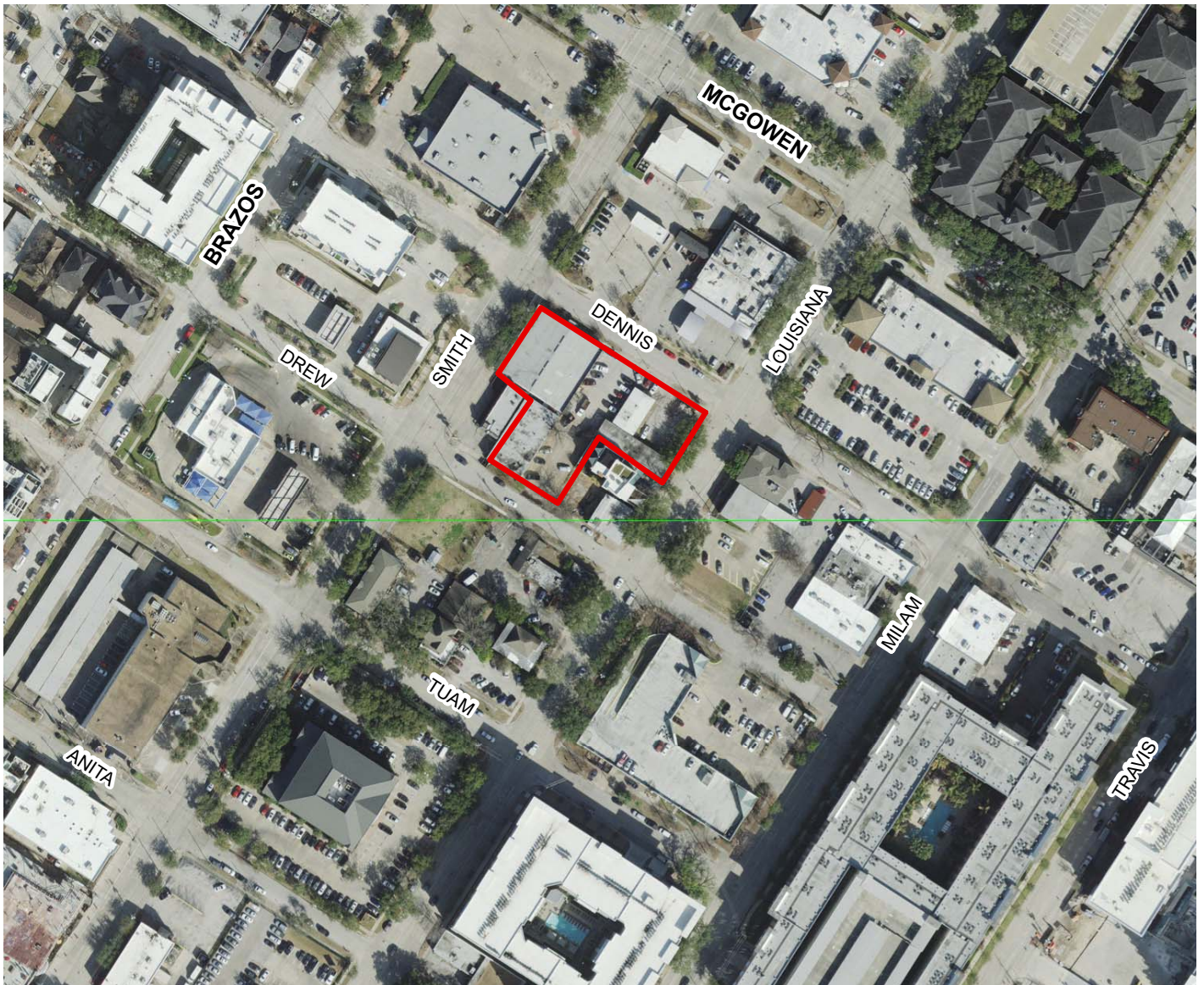


PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**  
Meeting Date: 3/28/2019

## Houston Planning Commission

Aerial Map



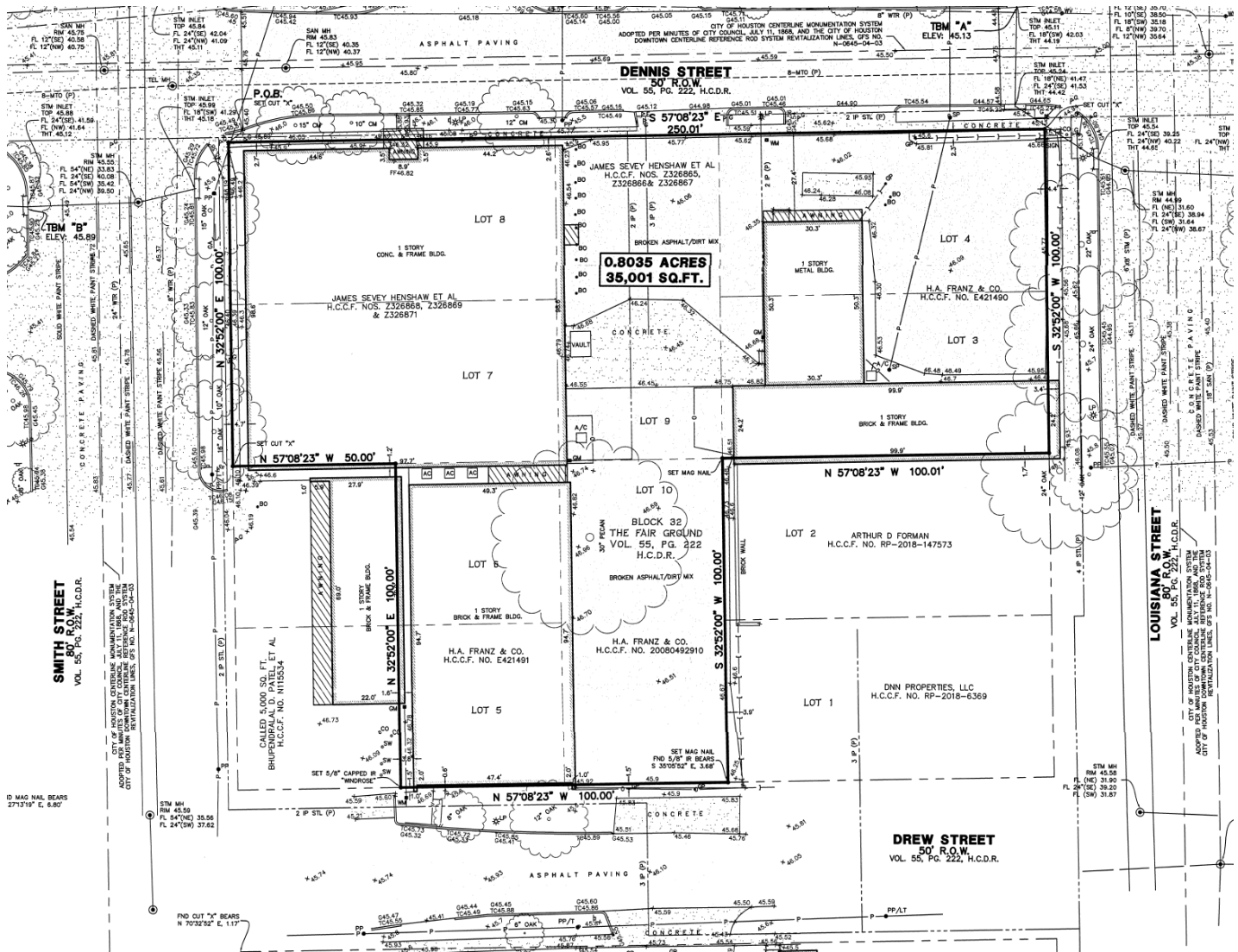
# OFF-STREET PARKING VARIANCE





# Houston Planning Commission

## Survey



# OFF-STREET PARKING VARIANCE

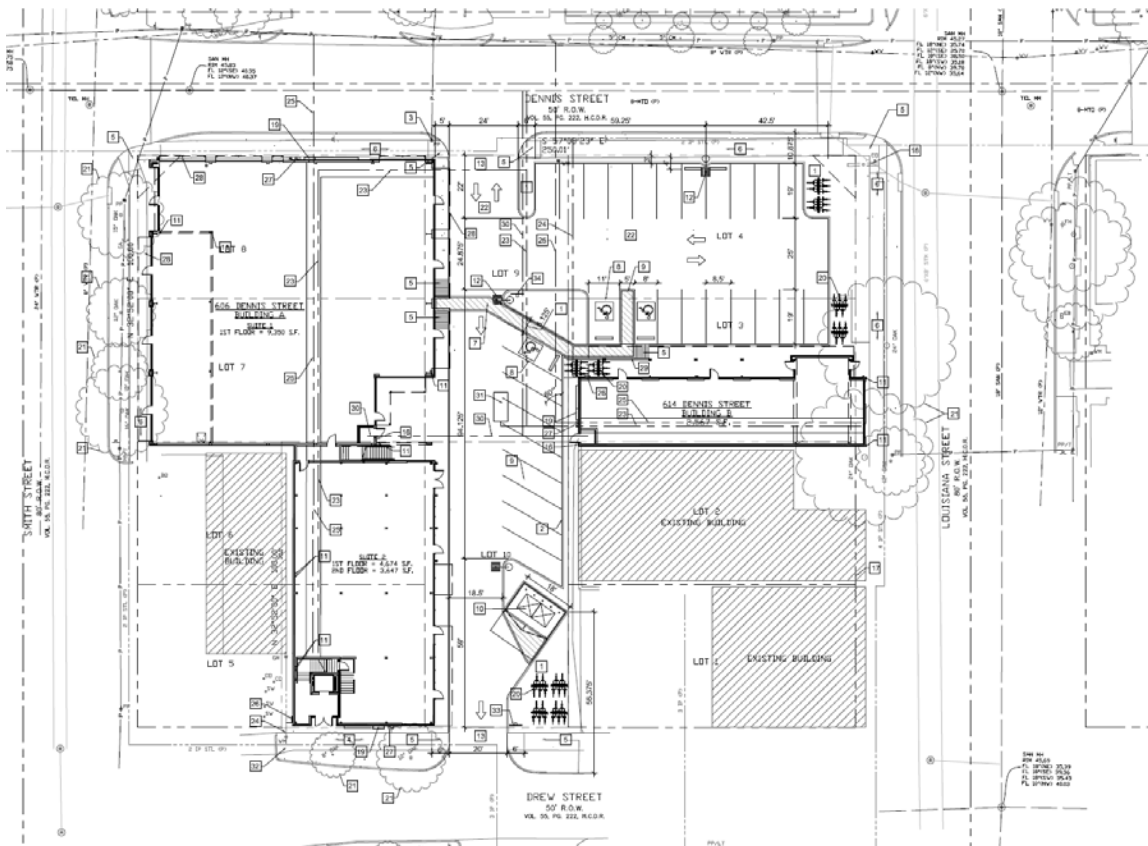




## Houston Planning Commission

### Site Plan & Parking Analysis

PARKING ANALYSIS	
SITE AREA:	35,001 SF
EXISTING STRUCTURE:	18,387 SF
PROPOSED GROUP (A-Z):	16,830 SF
PROPOSED GROUP (M):	3,408 SF
PROPOSED STRUCTURE TOTAL:	30,225 SF
EXISTING OFF-STREET PARKING	36 PS
BICYCLE SPACES:	
BICYCLE SPACES REQUIRED:	1
BICYCLE SPACES PROVIDED:	49
BICYCLE REDUCTION (MAX. 17, <10%):	49.4 = 12
PARKING SPACES:	
RETAIL (GENERAL) / (3,408 @ 41 K):	14 PS
RESTAURANT (GENERAL) / (16,830 @ 101 K):	168 PS
TOTAL REQUIRED *	182 PS
TOTAL REQUIRED **	179 PS
TOTAL PROVIDED	29 PS
** SHARED PARKING CALCULATIONS PER HOUSTON CITY ORDINANCE	
* BICYCLE REDUCTION (IF BIKE PARKING IS PROVIDED ON SITE)	

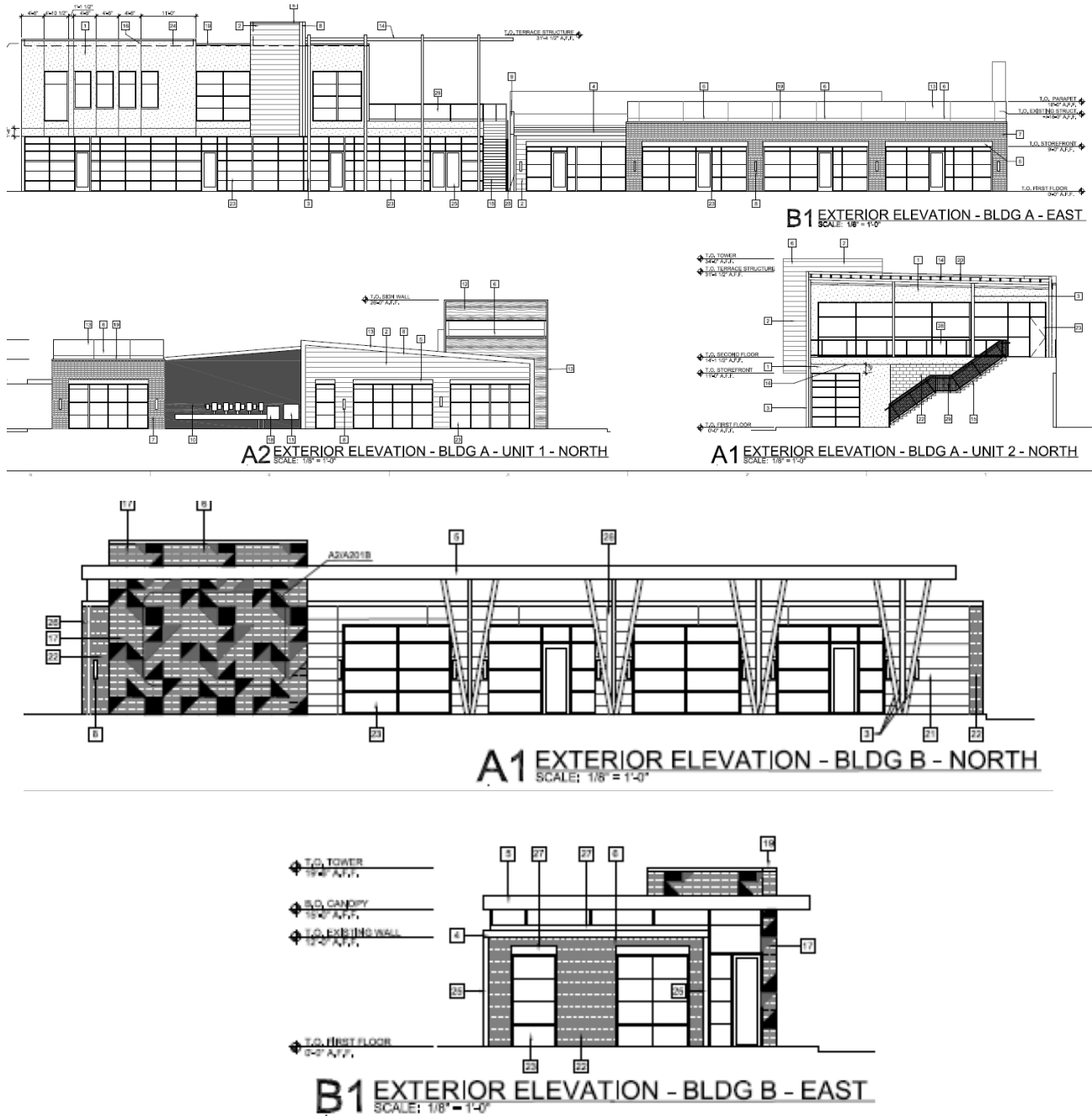


# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Elevations



## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located at 606 Dennis Street, east of Bagby Street, south of McGowen Street, and at the northeast corner of Smith and Dennis Streets. The applicant is requesting a reduction in the number of off-street parking spaces provided on-site from 179 parking spaces to 29 vehicle spaces and 49 bicycle spaces for a proposed commercial shopping center conversion.

Staff is in support of the request.

The site consists of three existing buildings to be remodel into a commercial shopping center. Chapter 26, the off-street parking ordinance, requires the proposed development provide 179 shared vehicle parking spaces. However, the proposal takes advantage of the ordinance allowance to reduce the parking requirement by up to 10%, or 12 spaces, by providing 12 bicycle racks that accommodates 49 bicycle parking spaces. Therefore, the vehicle parking space requirement is reduced to 167 spaces.

Additionally, the alternative modes of transportation that serve the urban Midtown neighborhood, such as bus, train, bike and walkability are reasons cited by the applicant to not need additional parking. The site is located in the dense, urban area of Midtown that has become, and continues to be increasingly transit and pedestrian-oriented. Strict application of the parking ordinance may encourage auto centric development which is not consistent with the urban neighborhood characteristics. Considering the adjacent, sidewalk connectivity, B-Cycle bike sharing stations, close proximity to the red line light rail and METRO bus stops, as well as higher density residential and mixed-use development, and educational institutions, granting the requested variance will meet the intent of the ordinance and be consistent with the Planning Department's ongoing Walkable Places studies to promote more vibrant, walkable places that support alternative modes of transportation.

Staff recommends approving the requested variance to allow 29 off-street vehicle parking spaces and 49 bicycle spaces in lieu of the ordinance-required 167 shared parking spaces for the proposed commercial shopping center.

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Canary Cafe	Joey Paffel	832-818-6903	<a href="mailto:joey@CadenzaCoffeeCo.com">joey@CadenzaCoffeeCo.com</a>		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4928 Fulton Street, Ste. A	18119121	77009	5359	453U	H

HCAD ACCOUNT NUMBER(S):	0660640290016
PROPERTY LEGAL DESCRIPTION:	Lots 16 & 17 Block 27 Lindale Park Section 5
PROPERTY OWNER OF RECORD:	Divine Destinations, Inc
ACREAGE (SQUARE FEET):	12,600 square feet
WIDTH OF RIGHTS-OF-WAY:	Fulton Street (75 feet); Canadian Street (60 feet)
EXISTING PAVING SECTION(S):	Fulton Street (55 feet); Canadian Street (36 feet)
OFF-STREET PARKING REQUIREMENT:	17 spaces
OFF-STREET PARKING PROVIDED:	13 spaces & 1 Bicycle Racks
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	5,184 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	N/A

**PURPOSE OF VARIANCE REQUEST:** To allow 12 off-street parking spaces and 1 bicycle rack (4 bicycle spaces) in lieu of the ordinance-required 18 vehicle parking spaces for the proposed café.

**CHAPTER 26 REFERENCE(S):** Sec. 26-492 Class 7. Food & Beverage. Small restaurant – 8.0 parking spaces for every 1,000 square feet of gross floor area and outdoor decks, patio and seating areas in excess of 15% of GFA.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

On the property is a building with two units, A and C. In C is an office space for Divine Destinations Inc., a custom home renovation and design company, which owns the building on the property. In Ste A, Canary Café, a coffee shop and counter service restaurant is proposed to occupy. Using the shared building parking requirement guidelines, including having bike racks installed on property, the property requires 18 off-street parking spaces per Section 26-500 Shared Parking Analysis after the reduction from bike racks to satisfy Article VIII regulations. On the property currently are 13 parking spaces.

We are requesting a variance request to the minimum off-parking requirement, based on an anticipated larger than typical number of customers for Canary and Divine arriving without an automotive vehicle. This is due to the property being located along a major light rail transit corridor, a block away from a major bus transit corridor, and in the highly walkable neighborhood of Lindale Park.

Combined with this variance request is letters of support from the Lindale Park Civic Club, which oversees the neighborhood the property is in, as well as from a majority of the community members who live or own property along the two residential streets that may be affected by the opening of Canary.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

Article VIII imposes a minimum required number of parking spots that is higher than the number of parking spots that can exist on the property without demolishing part of the building. The existence of an office and restaurant on this property is not possible under Article VIII due to the limited off-street parking available.

- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The building on this property has existed for many years prior to the City of Houston implementing the current off-street parking requirements found in Article VIII. No modifications made to the property by the property owner or the applicant created the lack of parking availability, they were in place prior to any involvement in the property by the property owner or the applicant. The general purpose of Article VIII will be observed and maintained by having as many parking spots as possible on the property, combined with marked on-street parking spots along the property.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

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**(3) The intent of this article is preserved;**

The intent of Article VIII will be preserved as the property's location on a transit corridor and in a walkable neighborhood will mean a larger share of customers will arrive via bicycle, transit, or on foot than typical in Houston, reducing the need for off-street parking compared to other properties.

**(4) The parking provided will be sufficient to serve the use for which it is intended;**

Due to the property's location along the light rail line on Fulton Street, and close proximity to the bus line on Cavalcade, two major transit corridors, a large number of anticipated customers will arrive via transit. Combined with the property being located in a walkable neighborhood, a large share of anticipated customers will not be arriving by automotive vehicle and therefore not need a parking spot.

**(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The granting of this variance will in some respects be beneficial to public health, safety, and welfare as it will allow for two businesses to exist in a property where there previously was none. This would lead to enhanced security around the business, and increased tax revenue to the area.

**(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.**

This development is not subject to Article VII of Chapter 33 of this code.

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



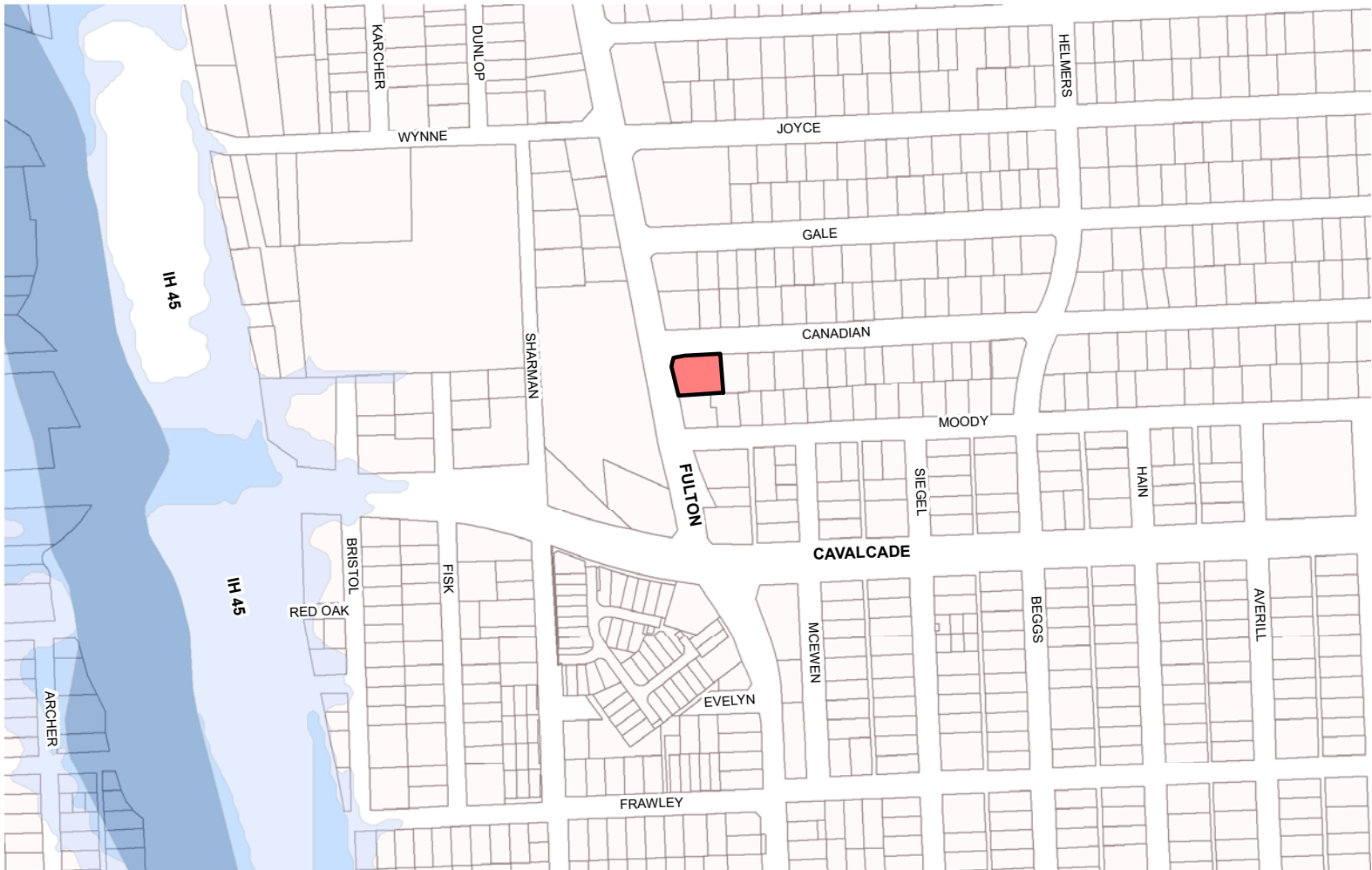
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VI**

Meeting Date: 03/28/2019

## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE





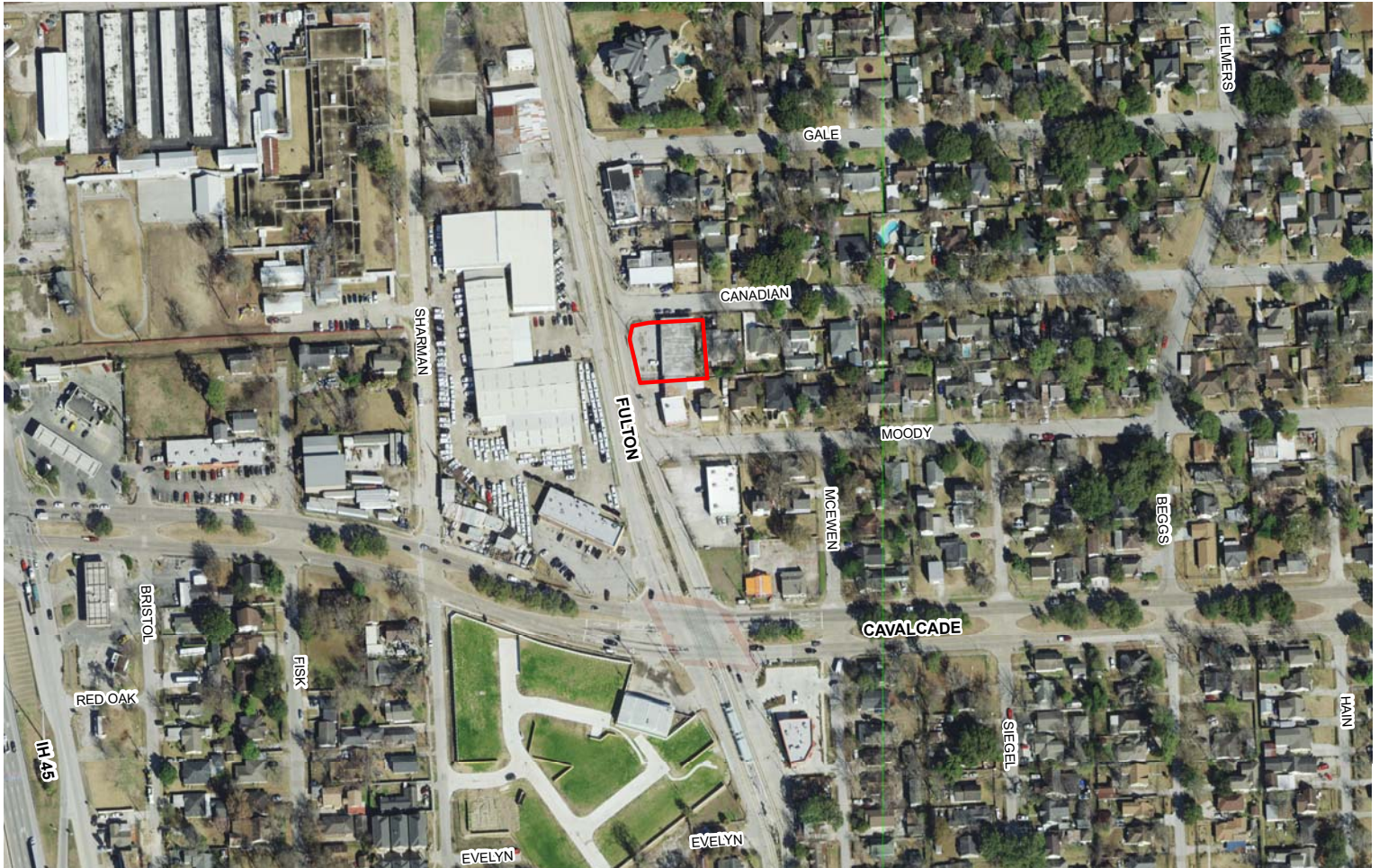
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VI**

Meeting Date: 03/28/2019

## Houston Planning Commission

Aerial Map



# OFF-STREET PARKING VARIANCE



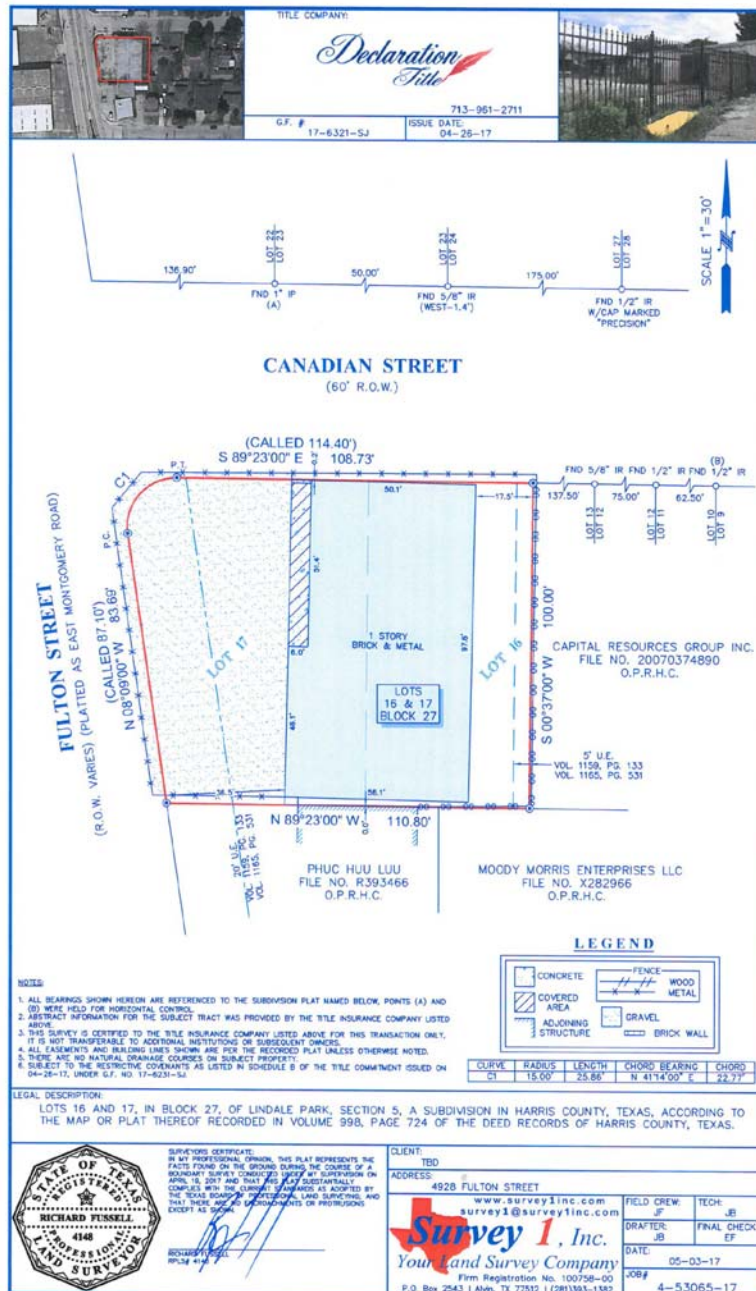
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

ITEM: VI

Meeting Date: 03/28/2019

### Survey



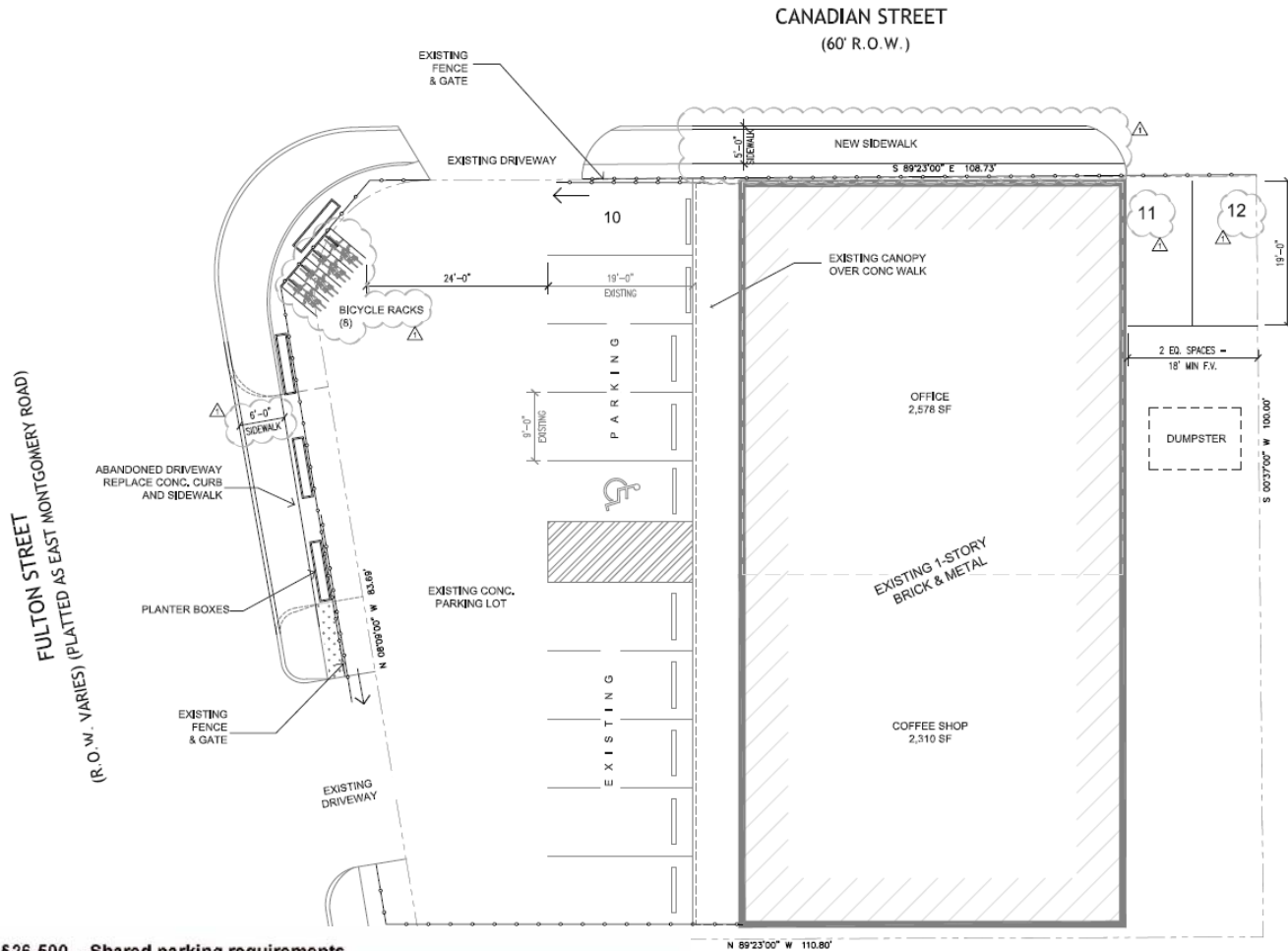
# OFF-STREET PARKING VARIANCE





# Houston Planning Commission

## Site Plan



### §26-500. - Shared parking requirements

SQ FT	Type of Use	Typical Weekday (%)				Typical Weekend (%)			
		Midnight to 7:00 AM	7:00 AM to 3:00 PM	3:00 PM to 5:00 PM	5:00 PM to Midnight	Midnight to 7:00 AM	7:00 AM to 3:00 PM	3:00 PM to 5:00 PM	5:00 PM to Midnight
2578 SF	Class 1: Office	5%	100%	30%	5%	0%	10%	0%	0%
2310 SF	Class 7: Small Restaurant	10%	50%	75%	40%	15%	75%	100%	50%

Required		Typical Weekday Spaces				Typical Weekend Spaces			
		Midnight to 7:00 AM	7:00 AM to 3:00 PM	3:00 PM to 5:00 PM	5:00 PM to Midnight	Midnight to 7:00 AM	7:00 AM to 3:00 PM	3:00 PM to 5:00 PM	5:00 PM to Midnight
2.5 x 2,578	Class 1: Office	0.3225	6.445	1.9335	0.3225	0.0	0.6445	0.0	0.0
8.0 x 2,310	Class 7: Small Restaurant	1.848	8.74	13.86	7.382	2.772	13.86	18.48	8.74

Most Restrictive Requirement	2.178025	15.685	15.7935	7.71425	2.772	14.5045	18.48	8.24
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§26-497. - Bicycle Rack Reduction (3 rack spaces -10%)

(17.48)

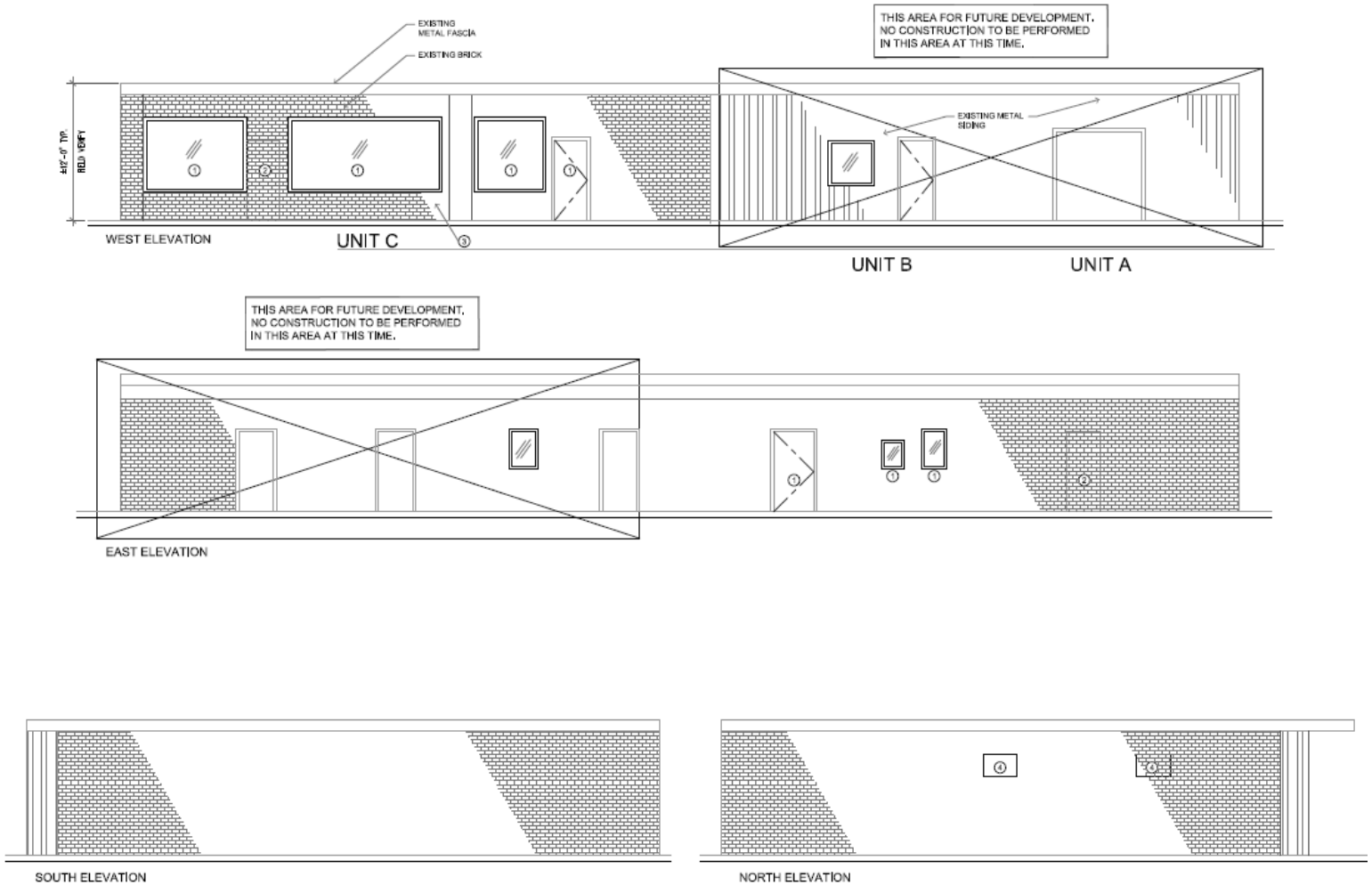
Proposed spaces	12.0
Space deficit	(5.48)

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Elevations



## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located at 4928 Fulton Street, north of Cavalcade Street, and at the southeast corner of Fulton and Canadian Streets. The applicant is requesting a reduction in the number of off-street parking spaces provided on-site from 18 parking spaces to 12 vehicle spaces and 4 bicycle spaces for a proposed coffee shop/restaurant remodel.

Staff is in support of the request.

The site consists of an existing building built in 1960's and 12 surface parking spaces. The existing structure has two separate lease spaces, one in which an existing office use is located, and the proposed lease space remodel for a coffee shop/restaurant. Chapter 26, the off-street parking ordinance, requires the proposed development provide 18 shared vehicle parking spaces. However, the proposal takes advantage of the ordinance allowance to reduce the parking requirement by up to 10%, or 1 space, by providing 1 bicycle rack that accommodates 4 bicycle parking spaces. Therefore, the vehicle parking space requirement is reduced to 17 resulting in the 12-space parking lot being 5 spaces short of ordinance compliance.

This site is serve by alternative modes of transportation, such as bus, train, bike and will be walkable from adjacent neighborhoods. The applicant will be eliminating an existing curb cut along Fulton St. and will provide a 6' unobstructed sidewalk along Fulton St. with a 5' unobstructed sidewalk along Canadian Street. Also, along Fulton St. the applicant is proposing planter boxes to further enhance the pedestrian realm. Due to the close proximity to alternative modes of transportation, staff believes that the 12 vehicle spaces provided, with 4 bicycle spaces will be sufficient for the proposed uses on this site.

Staff recommends approving the requested variance to allow 12 off-street vehicle parking spaces and 4 bicycle spaces in lieu of the ordinance-required 18 shared parking spaces for the proposed Coffee shop/restaurant remodel.

**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 variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Big Red Dog	James Roman	832-730-1901	james.roman@bigreddog.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
610 Oxford Street	18125238	77007	5358	493A	C

HCAD ACCOUNT NUMBER(S):	0210150000004, 0210150000018
PROPERTY LEGAL DESCRIPTION:	Reserve A, Block 1 White Oak Highline
PROPERTY OWNER OF RECORD:	Richard J. Archer, Gold Coast Equity, LLC
ACREAGE (SQUARE FEET):	0.5713 (24,888 square feet)
WIDTH OF RIGHTS-OF-WAY:	70 feet (Oxford Street); 70 feet (E. 6½ Street)
EXISTING PAVING SECTION(S):	21 feet (Oxford Street); 34 feet (E. 6½ Street)
OFF-STREET PARKING REQUIREMENT:	87 spaces (or) 79 vehicle spaces and 8 bicycle racks (32 bicycle spaces)
OFF-STREET PARKING PROVIDED:	74 vehicle spaces and 8 bicycle racks (32 bicycle spaces)
LANDSCAPING REQUIREMENTS:	N/A
EXISTING STRUCTURE(S) [SQ. FT.]:	5,010 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	22,405 square feet

**PURPOSE OF VARIANCE REQUEST:** To allow 74 off-street vehicle parking spaces and 8 bicycle racks (32 bicycle spaces) in lieu of the ordinance-required 87 vehicle parking spaces for a multifamily 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

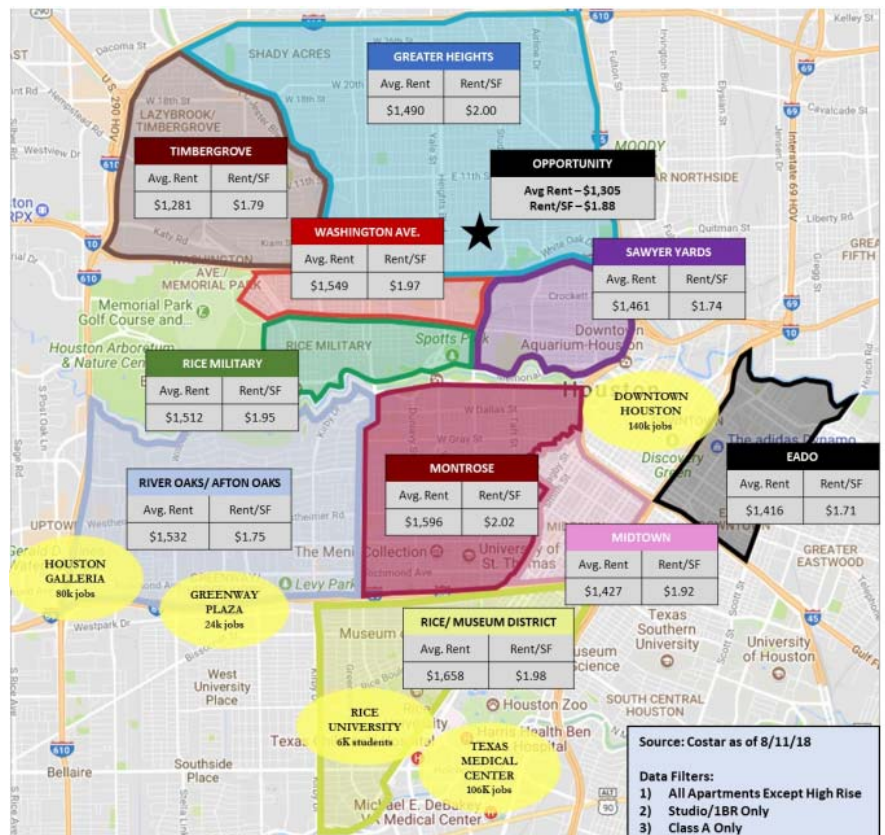
#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

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 project<sup>1</sup>. This development is an opportunity to help keep the Heights a realistic neighborhood to live in for working class people that are generally under served in the view of quality new housing options.

We want to offset the high cost of labor by reducing the overall size of the structure and limiting the parking level to one story. In doing so, we will be able to offer new, quality housing well below comparable developments and help median income earners live and likely work in this vibrant community. Average rents for a Class A one-bedroom/efficiency in the Greater Heights is \$1,490 and rents in Class A one-bedroom/efficiency units south of 11<sup>th</sup> Street average \$1660. This development will be a Class A product that will provide an average rent of \$1305. The following map outlines all apartment studios and one-bedrooms in given districts deemed "Class A" by CoStar.com with the exception of high-rises.

**This development will have a total of 66 apartment units (18 efficiency and 48 one-bedroom). 87 parking spaces are required by the parking code (Chapter 26-492).**

In keeping the parking to one, secured-level, we cannot provide the required number of parking spaces and provide a safe parking and living experience for our residents. Therefore, this variance request is to allow for 83 spaces (a 3 space deduction to coded) in the form of 75 off-street vehicle parking spaces and 8 bicycle racks (32 bicycle spaces) in lieu of the ordinance-required 86 vehicle parking spaces. Please note, Section 26-497 allows for up to a 10% reduction in the parking space requirement if bicycle racks are provided at a 4:1 ratio (4 bikes spaces per 1 vehicle space credit).



## OFF-STREET PARKING VARIANCE



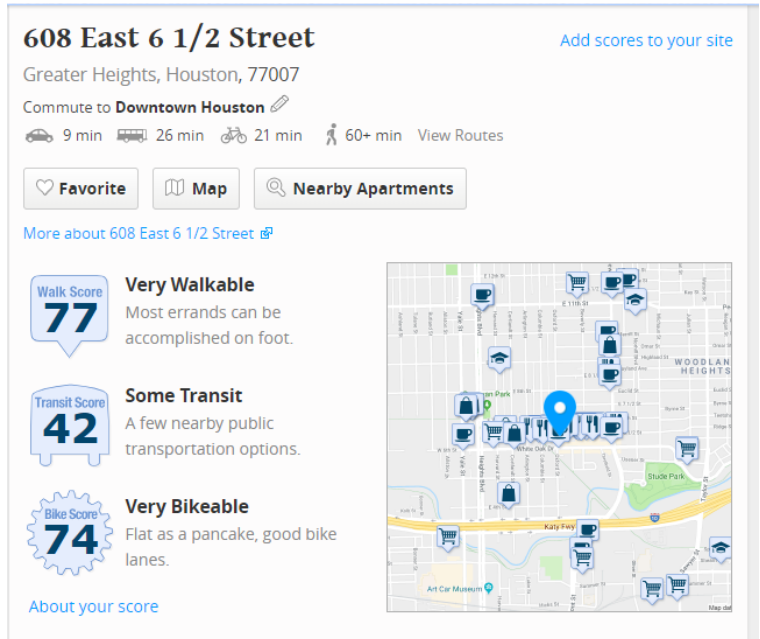


## Houston Planning Commission

Due to the location of the site and the proximity to typical vehicle trip generators (uses people would typically drive to), some tenants will naturally rely on other modes of transportation such as a bike, the bus system, the rail system, Uber/Lyft, etc. Some (mainly in our efficiency units) will not depend on a vehicle for transportation. This location scores Very Walkable and Very Bikeable according to WalkScore.com. Also, this development will consist of close to 50% studio sized apartments which will help reduce the number of guests. It is worth mentioning that the adjacent streets (E. 6½ St and Oxford St) are not restricted to permitted parking at any time of day which indicates on-street parking is not an issue within this area.

It is wasteful to require the same number of parking spaces for multifamily developments located within the urban core, which provides multiple forms of convenient transportation options, as those located in suburban areas of the City. This development will be located: less than one-quarter mile (a 5 minute walk) from three metro bus routes (two of which are within a block of the site); a block and a half from the Heights Hike and Bike Trail which can provide a 20-minute bike ride to central downtown, Montrose, Greater Heights, Washington Avenue, and twelve different public parks; one block away from the vibrant White Oak area which has several retail stores, restaurants, bars, and music venues; and within one of the most walkable areas of Houston. It is very reasonable to believe the development will need less vehicles than the parking code requires given the proximity to all of these great amenities.

To further reduce the number of vehicles within the development, we plan to restrict each unit to only one parking space through their lease agreement and respective parking permits issued when leasing, regardless of how many individuals are living within each unit. The remaining spaces will be strictly for guest parking and marked as such. Additionally, we plan to deploy the following parking strategies which have been proven to successfully encourage tenants to use other modes of transportations:



## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

Parking Strategies	Description	Existing Case Study
Bicycle Parking Spaces	We will offer indoor bicycle parking as an alternative or complement to vehicle parking to reduce the number of spaces.	1611 W. Division in Chicago provides 100 bicycle parking spaces and zero dedicated parking spaces for 99 units.
Metro Transit Passes Bundled in Rent	We will offer a transit pass as part of the rent. This can encourage the use of transit and lower the demand for parking within a building. Moreover, it is more equitable than bundled parking, because residents with lower incomes or mobility challenges are less likely to own a car.	LaSalle Apartments in Portland, OR offered transit passes bundled with rent and reported a 79% increase in transit use.
Unbundled Parking	We will “unbundle” parking from rent and lease it separately to a tenant. Assigning space in the garage for rent or simply allow them to park in any available space.	Cubix Yerba Buena, a microunit development in San Francisco, provides only five parking spaces for 98 units. Residents have the option of leasing a space at \$200 per month.
Carshare	Vehicle sharing gives residents options but can also help a development cut down on the number of required parking spaces. We will offer a “Uber/Lyft” lounge to encourage use.	1611 W. Division in Chicago provides a discounted first year membership as part of the rent. In Minneapolis, Oaks Station Place offers complimentary electric “community cars” for four-hour errands.

### APPLICANT’S STATEMENT OF FACTS:

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the “Applicant’s Statement of Facts” should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

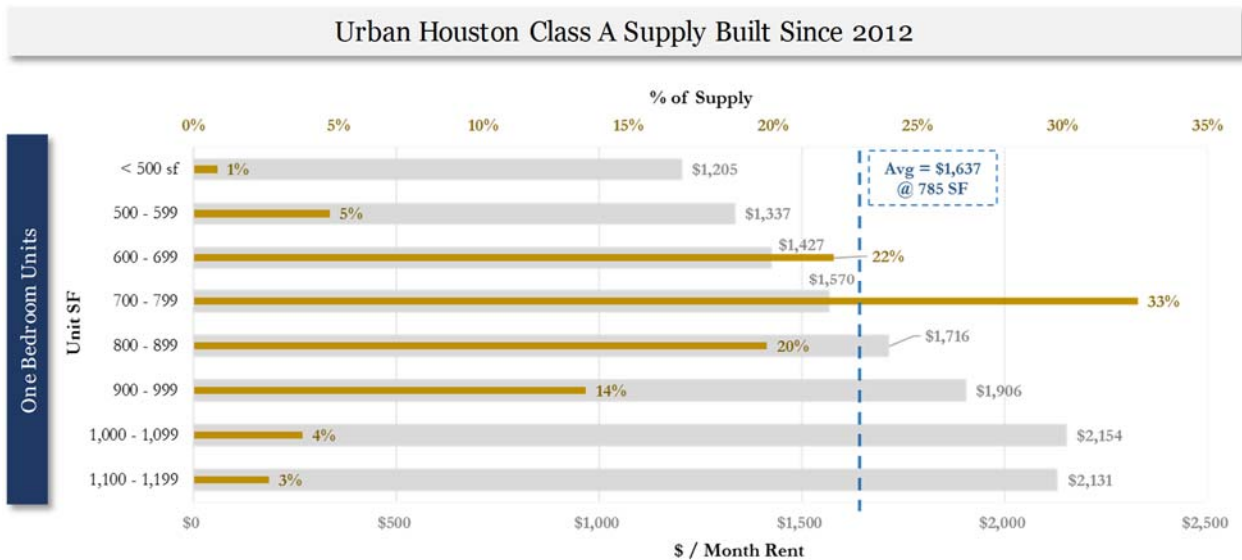
The strict imposition of this article would require a multi-level parking facility which will do two things:

- 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. The below table outlines new supply of one-bedroom apartments (data per ADS) in the Houston urban markets and the respective percentage of supply since 2012 broken out by unit size. The project intends to offer rents where only 6% of new product is pricing (data as of mid 2016).

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission



2) Create a taller structure that would not be cohesive with the surrounding neighborhood. The tallest buildings on the adjacent streets are three 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 neighborhood (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 (66) and provide 9 additional spaces for guests. There will also be several bike storage racks to encourage residents and their guests to use bicycles in addition to the other parking strategies outlined in the "Summary of Variance Conditions" section.

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 years<sup>2</sup>. For Class A developments, the average occupancy rate is even lower at around 83%. In the Heights/Washington Avenue 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 guest. For this development, the 10% vacancy will create an additional 8 parking stalls for which residents and their guests can park their vehicles.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

**(4) The parking provided will be sufficient to serve the use for which it is intended;**

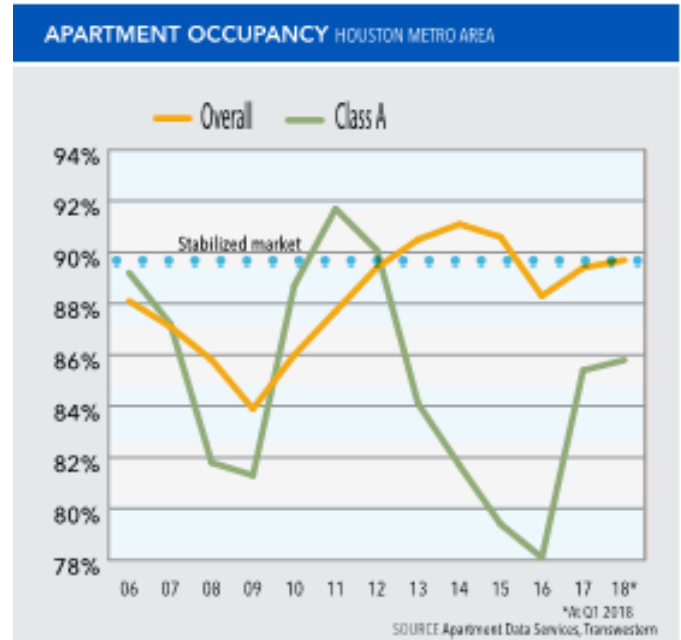
As mentioned, the parking spaces shall be restricted to one per unit. Therefore, there will be 66 parking spaces for tenants and 9 spaces for guest parking only. The 75 parking spaces provided will provide the 66 units a parking ratio of 1.14. After including the approx. 8 additional spaces due to vacancy, the parking ratio becomes 1.26 (83/66). 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 2017<sup>3</sup>. 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.turnerandtowntsend.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](http://ftp.dot.state.tx.us/pub/txdot-info/trf/crash_statistics/2016/14.pdf)
- 4) Center for Neighborhood Technology – STALLED OUT - How Empty Parking Spaces Diminish Neighborhood Affordability:
  - [https://www.cnt.org/sites/default/files/publications/CNT\\_Stalled%20Out\\_0.pdf](https://www.cnt.org/sites/default/files/publications/CNT_Stalled%20Out_0.pdf)
- 5) Urban Genesis Strategic Presentation – 2016
  - Available upon request.

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

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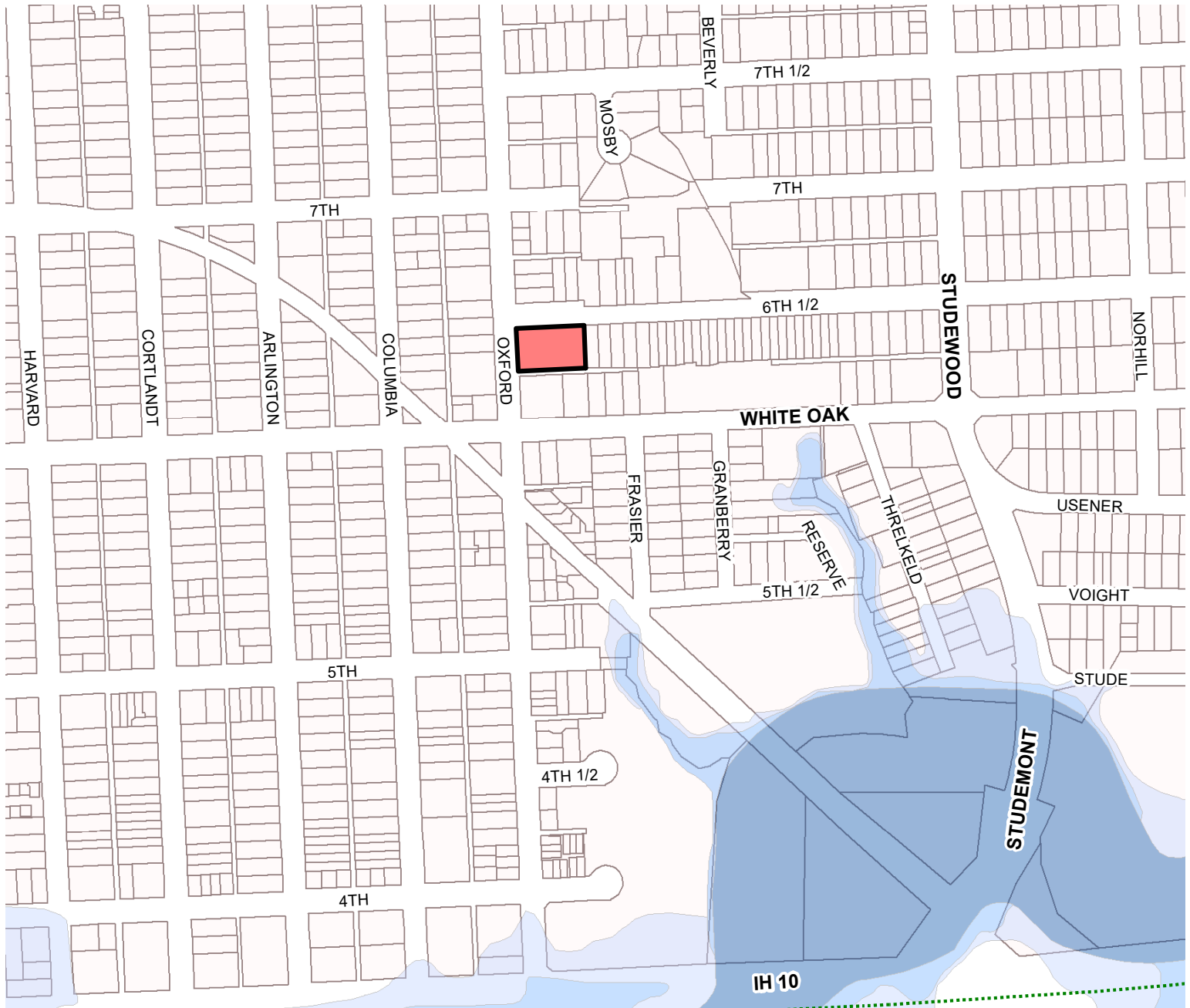
## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VII**

Meeting Date: 3/28/2019

## Houston Planning Commission

Aerial Map



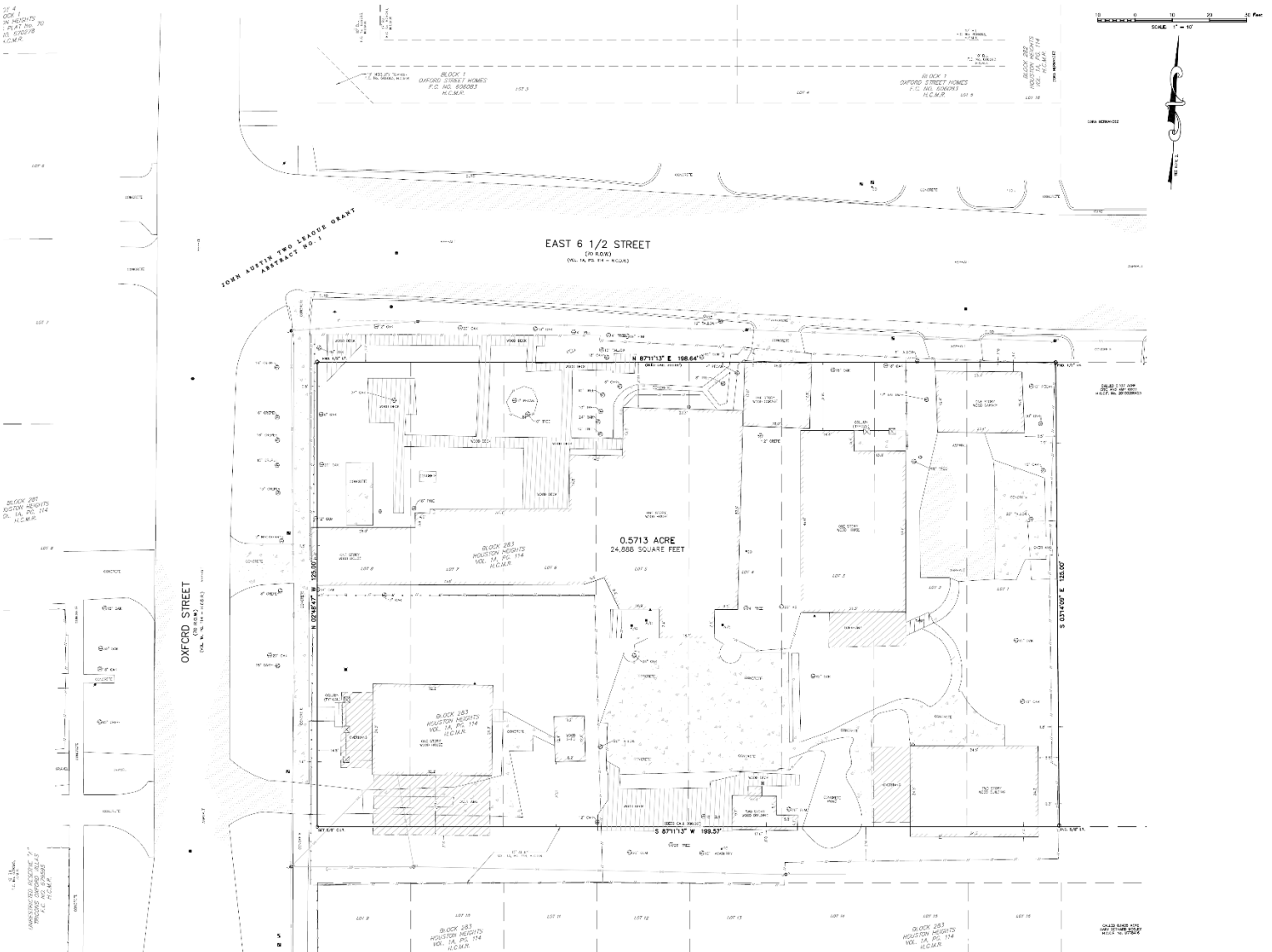
## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### Survey



# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### Elevations



1 BLDG ELEVATION - NORTH  
SCALE 1/8"=1'-0"



2 BLDG ELEVATION - WEST  
SCALE 1/8"=1'-0"

# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located at 610 Oxford Street, north of White Oak Drive, west of Studewood Street, and at the southeast corner of Oxford and 6<sup>th</sup> ½ Streets. The applicant is requesting a reduction in the number of off-street parking spaces provided on-site from 79 parking spaces and 32 bicycle spaces to 74 vehicle spaces and 66 bicycle spaces for a proposed multi-family development.

Staff is in support of the request.

The site was re-platted into an unrestricted reserve in January of 2019. Chapter 26, the off-street parking ordinance, requires the proposed development provide 79 vehicle parking spaces and 32 bicycle spaces. The applicant is providing 74 vehicle spaces and 66 bicycle spaces, which is a reduction of 5 vehicle spaces.

The proposed building will consist of 66 total dwelling units; 18 studios, requiring 23 parking spaces and 48 1-bedroom units, requiring 64 parking spaces. Therefore, there is at least one parking space for each unit. According to the applicant, they plan to restrict each unit to only one parking space through their lease agreement and respective parking permits issued when leasing regardless of how many individuals are living within each unit. The remaining spaces will be strictly for guest parking. In addition to offering bicycle parking as an alternative to vehicle parking, the applicant plans to unbundle the parking from the rent which would free-up spaces from tenants who may not own a vehicle. The applicant will also provide METRO transit passes as part of the rent, and a ride share lounge will be available to encourage vehicle sharing as a mode of transportation. Also, the applicant has mentioned their plans to pursue the installation of a B-cycle station adjacent to the development for public use. The location of the proposed development, the unit mix, the urban context of the surrounding area, and the recent development trends provide for the justification of supporting the parking variance request.

The proposed development will be kept as studio and one-bedroom units only to satisfy the requirement of one parking space per unit. Considering the adjacent connectivity, mixed-use developments, and parks, granting the requested variance will meet the intent of the ordinance. Staff received multiple protest emails and letters of support from the neighborhood. The main concerns were in regards to: safety, parking congestion, lack of sidewalks, lack of visibility, and lack of public infrastructure.

Staff recommends approving the requested variance to allow 74 off-street vehicle parking spaces and 66 bicycle spaces in lieu of the ordinance-required 79 parking spaces for the proposed multi-family development subject to the following conditions:

- 6' sidewalk along Oxford Street, a 5' sidewalk along 6 ½ Street, and 3" caliper street trees along Oxford and 6 ½ Streets.
- Provide 66 bicycle spaces.
- Provide 1 parking space per unit, leaving the remaining spaces as guest parking.
- Proposed development should be kept as studio and one-bedroom units only.
- The applicant has agreed to record the conditions of approval to the real property records as part of this off-street parking variance application.

## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VII**  
Meeting Date: 3/28/2019

## Houston Planning Commission

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**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** *(SEE ABOVE STAFF EVALUATION)*

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# OFF-STREET PARKING VARIANCE

## **AGENDA: VIII.**

**SMLSA Application No. 736:** Brady Place, Block 8, Lots 5-8, Block 9, Lots 1-4, Block 10, Lots 7-12, Blocks 12-14, Block 19, Lots 8-13 and Tract 14, Blocks 20 and 21; Estelle Street Villas; Estelle Town Homes

### **BACKGROUND:**

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Brady Place. Analysis shows that a minimum lot size of 5,000 sq ft exists for the area. A petition was signed by the owners of 16% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

### **PROCEDURES:**

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

### STAFF ANALYSIS:

This application includes ninety-three (93) properties in the Brady Place, Estelle Street Villas, and Estelle Town Homes subdivisions.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*  
The application contains twelve (12) blockfaces with at least 5 lots on 5 blockfaces.
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*  
Land use of the properties consists of seventy (70) single-family residential lots representing 86% of the total lots, eight (8) multi-family residential lots, three (3) vacant lots, and twelve (12) lots excluded from the land use calculation.
- *The applicant has demonstrated sufficient support for the SMLSA;*  
The applicant obtained 57% support from property owners in the proposed SMLSA.
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*  
A minimum lot size of 5,000 sq ft exists on eighty-nine (89) of ninety-three (93) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*  
The subdivisions were platted in 1923, 2012, and 2018. The earliest houses were constructed in the 1910s. The establishment of a 5,000 sq ft minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*  
Eighty-nine (89) out of ninety-three (93) lots representing 98% of the application area are at least 5,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

### ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. HCAD Map
7. Letters of Support
8. Application

### SPECIAL MINIMUM LOT SIZE AREA BRADY PLACE

Site Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
4015 SHERMAN ST	10,913	2.0%	2.0%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	4.0%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	6.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	8.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	10.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	12.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	14.1%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	16.2%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	18.2%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	20.2%	Y	Y	EXC
4015 SHERMAN ST	10,913	2.0%	22.2%	Y	Y	EXC
101 HUNT ST 6	7,000	1.3%	23.5%			MF
108 SIDNEY ST	6,812	1.3%	24.8%	Y		SFR
4015 SHERMAN ST	6,200	1.1%	25.9%	Y	Y	EXC
202 HUNT ST	6,200	1.1%	27.1%			SFR
209 GRACE ST	6,200	1.1%	28.2%		Y	SFR
206 HUNT ST	6,200	1.1%	29.4%			SFR
201 HUNT ST	6,200	1.1%	30.5%	Y	Y	MF
206 ESTELLE ST	6,200	1.1%	31.7%	Y		SFR
207 HUNT ST	6,200	1.1%	32.8%			SFR
210 ESTELLE ST	6,200	1.1%	34.0%	Y		SFR
209 ESTELLE ST	6,200	1.1%	35.1%	Y	Y	SFR
204 SIDNEY ST	6,200	1.1%	36.3%			SFR
201 ESTELLE ST	6,200	1.1%	37.4%			SFR
208 SIDNEY ST	6,200	1.1%	38.6%			SFR
302 ESTELLE ST	5,000	0.9%	39.5%	Y	Y	MF
304 ESTELLE ST	5,000	0.9%	40.4%	Y		SFR
306 ESTELLE ST	5,000	0.9%	41.3%			SFR
312 ESTELLE ST	5,000	0.9%	42.3%	Y		SFR
315 GRACE ST	5,000	0.9%	43.2%			MF
309 GRACE ST	5,000	0.9%	44.1%	Y	Y	SFR
305 GRACE ST	5,000	0.9%	45.0%	Y		SFR
301 GRACE ST 4	5,000	0.9%	46.0%			MF
4020 GARROW ST	5,000	0.9%	46.9%			MF
4018 GARROW ST	5,000	0.9%	47.8%	Y	Y	SFR
4016 GARROW ST	5,000	0.9%	48.7%	Y		SFR
4014 GARROW ST	5,000	0.9%	49.7%		Y	SFR
4012 GARROW ST	5,000	0.9%	50.6%		Y	SFR
4010 GARROW ST	5,000	0.9%	51.5%			SFR



## Special Minimum Lot Size Area

Planning and Development Department

Site Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
231 GRACE ST	5,000	0.9%	52.4%		Y	SFR
227 GRACE ST	5,000	0.9%	53.4%	Y	Y	SFR
225 GRACE ST	5,000	0.9%	54.3%	Y	Y	SFR
221 GRACE ST	5,000	0.9%	55.2%			SFR
217 GRACE ST	5,000	0.9%	56.1%			SFR
213 GRACE ST	5,000	0.9%	57.1%			SFR
210 HUNT ST	5,000	0.9%	58.0%			SFR
214 HUNT ST	5,000	0.9%	58.9%			SFR
216 HUNT ST	5,000	0.9%	59.8%			SFR
220 HUNT ST	5,000	0.9%	60.8%			SFR
224 HUNT ST	5,000	0.9%	61.7%	N		SFR
226 HUNT ST	5,000	0.9%	62.6%	Y		SFR
227 HUNT ST	5,000	0.9%	63.5%	Y		SFR
225 HUNT ST	5,000	0.9%	64.5%	Y		SFR
221 HUNT ST	5,000	0.9%	65.4%	Y		SFR
217 HUNT ST	5,000	0.9%	66.3%	Y		SFR
213 HUNT ST	5,000	0.9%	67.3%			SFR
209 HUNT ST	5,000	0.9%	68.2%			SFR
214 ESTELLE ST	5,000	0.9%	69.1%	Y		SFR
216 ESTELLE ST	5,000	0.9%	70.0%			SFR
220 ESTELLE ST	5,000	0.9%	71.0%			SFR
224 ESTELLE ST	5,000	0.9%	71.9%			SFR
228 ESTELLE ST	5,000	0.9%	72.8%			SFR
230 ESTELLE ST	5,000	0.9%	73.7%	Y		SFR
4203 GARROW ST 7	5,000	0.9%	74.7%	Y		MF
4203 GARROW ST 7	5,000	0.9%	75.6%	Y		MF
229 ESTELLE ST	5,000	0.9%	76.5%	Y		SFR
225 ESTELLE ST	5,000	0.9%	77.4%	Y		SFR
221 ESTELLE ST	5,000	0.9%	78.4%			SFR
217 ESTELLE ST	5,000	0.9%	79.3%	Y		SFR
213 ESTELLE	5,000	0.9%	80.2%	Y	Y	SFR
210 SIDNEY ST	5,000	0.9%	81.1%			SFR
214 SIDNEY ST	5,000	0.9%	82.1%			SFR
218 SIDNEY ST	5,000	0.9%	83.0%	Y		SFR
222 SIDNEY ST	5,000	0.9%	83.9%			SFR
228 SIDNEY ST	5,000	0.9%	84.8%			SFR
4217 SHERMAN ST 5	5,000	0.9%	85.8%	N		VAC
122 SIDNEY ST	5,000	0.9%	86.7%			SFR
118 SIDNEY ST	5,000	0.9%	87.6%	Y		SFR
116 SIDNEY ST	5,000	0.9%	88.5%			VAC
112 SIDNEY ST	5,000	0.9%	89.5%	Y		SFR
107 HUNT ST	5,000	0.9%	90.4%			SFR

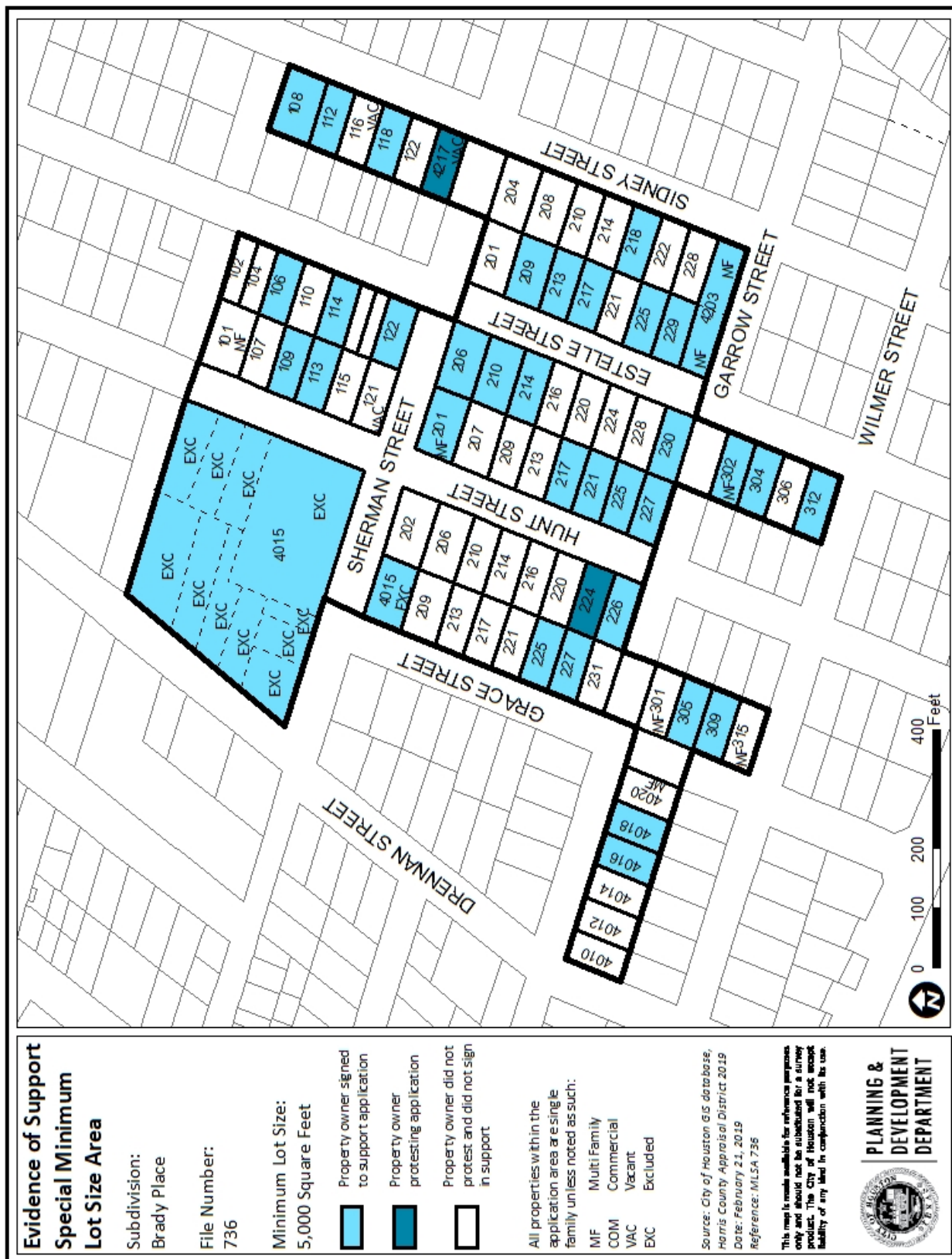
## Special Minimum Lot Size Area

Planning and Development Department

Site Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Response Form	Signed Petition	Land Use
109 HUNT ST	5,000	0.9%	91.3%	Y		SFR
113 HUNT ST	5,000	0.9%	92.2%	Y		SFR
115 HUNT ST	5,000	0.9%	93.2%			SFR
121 HUNT ST	5,000	0.9%	94.1%			VAC
122 ESTELLE ST	5,000	0.9%	95.0%	Y		SFR
114 ESTELLE ST	5,000	0.9%	95.9%	Y		SFR
110 ESTELLE ST	5,000	0.9%	96.9%			SFR
106 ESTELLE ST	5,000	0.9%	97.8%	Y		SFR
104 ESTELLE ST	3,450	0.6%	98.4%			SFR
102 ESTELLE ST	3,450	0.6%	99.1%			SFR
118 ESTELLE ST	2,500	0.5%	99.5%			SFR
118 ESTELLE ST	2,500	0.5%	100.0%			SFR

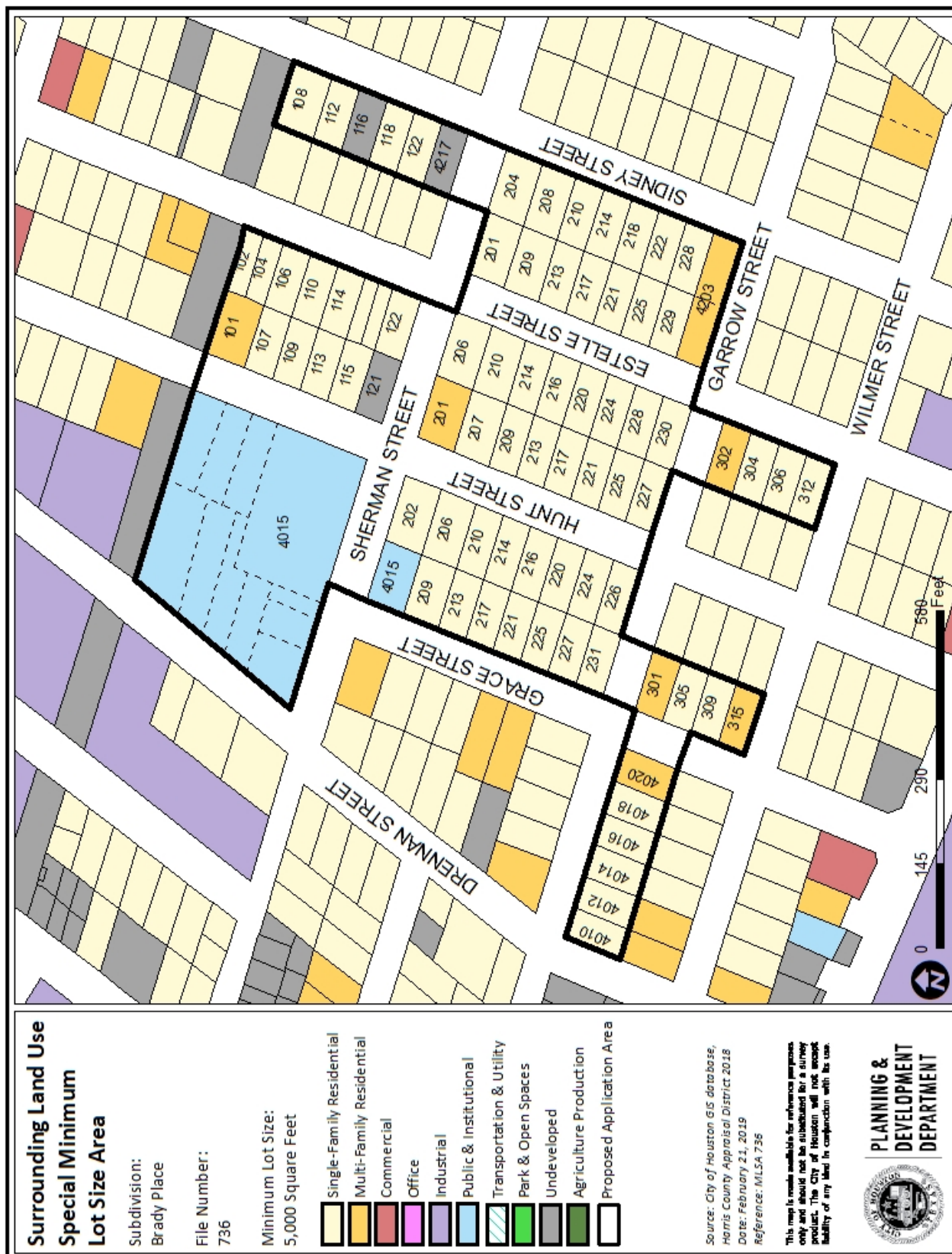
This application qualifies for a Special Minimum Lot Size of:	5,000 sq ft
Response forms received in support of SMLSA:	47
Response forms received in opposition of SMLSA:	2
Percentage of property owners in support of the SMLSA boundary: (must be at least 55%)	57.0%
Percentage of property owners that signed the petition for the SMLSA application: (must be at least 10%)	16%

# of lots developed or restricted to no more than two SFR units	70
# of multi-family residential lots	8
# of commercial lots	0
# of vacant lots	3
# of excluded lots	12
TOTAL NUMBER OF LOTS	93
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	86.4%

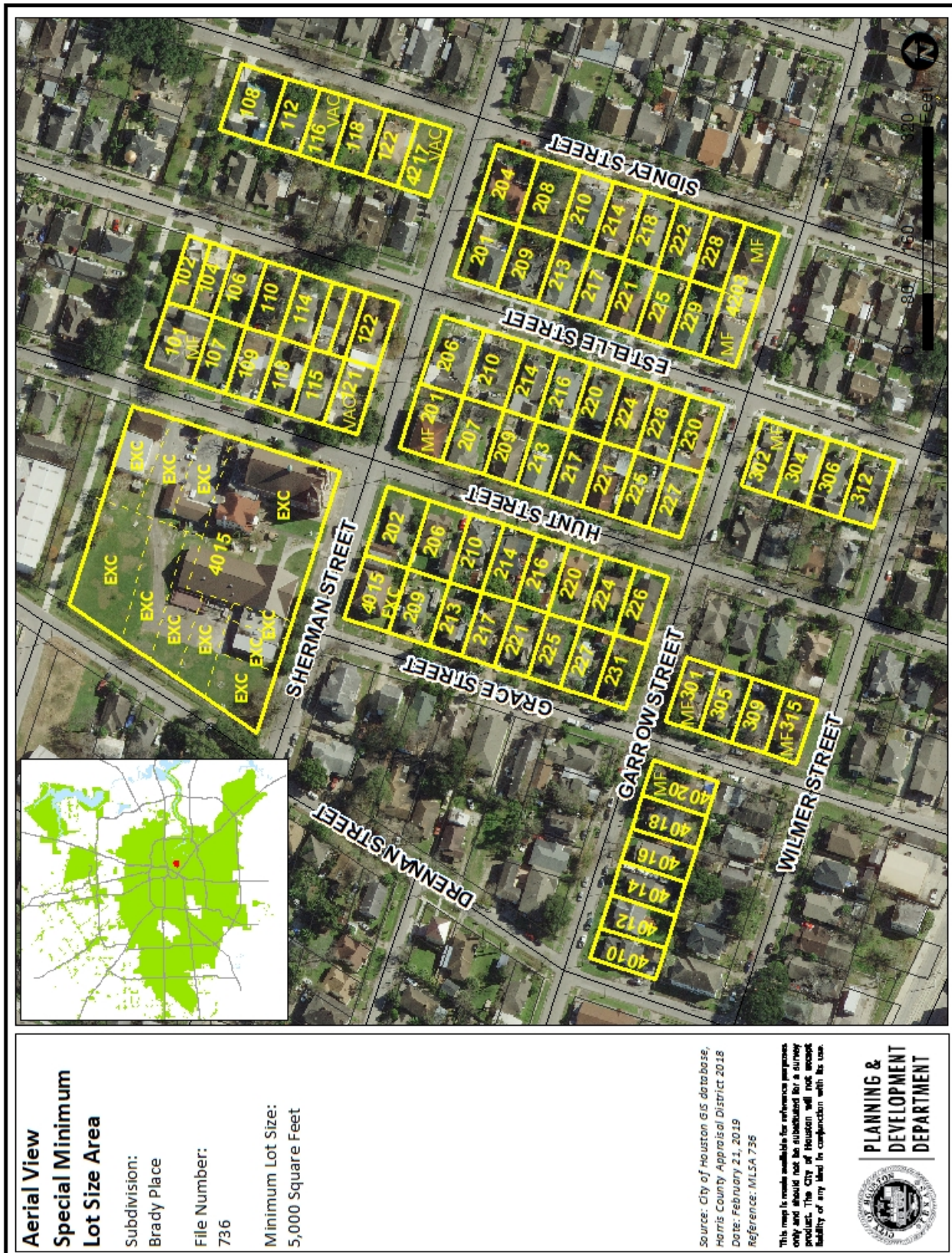










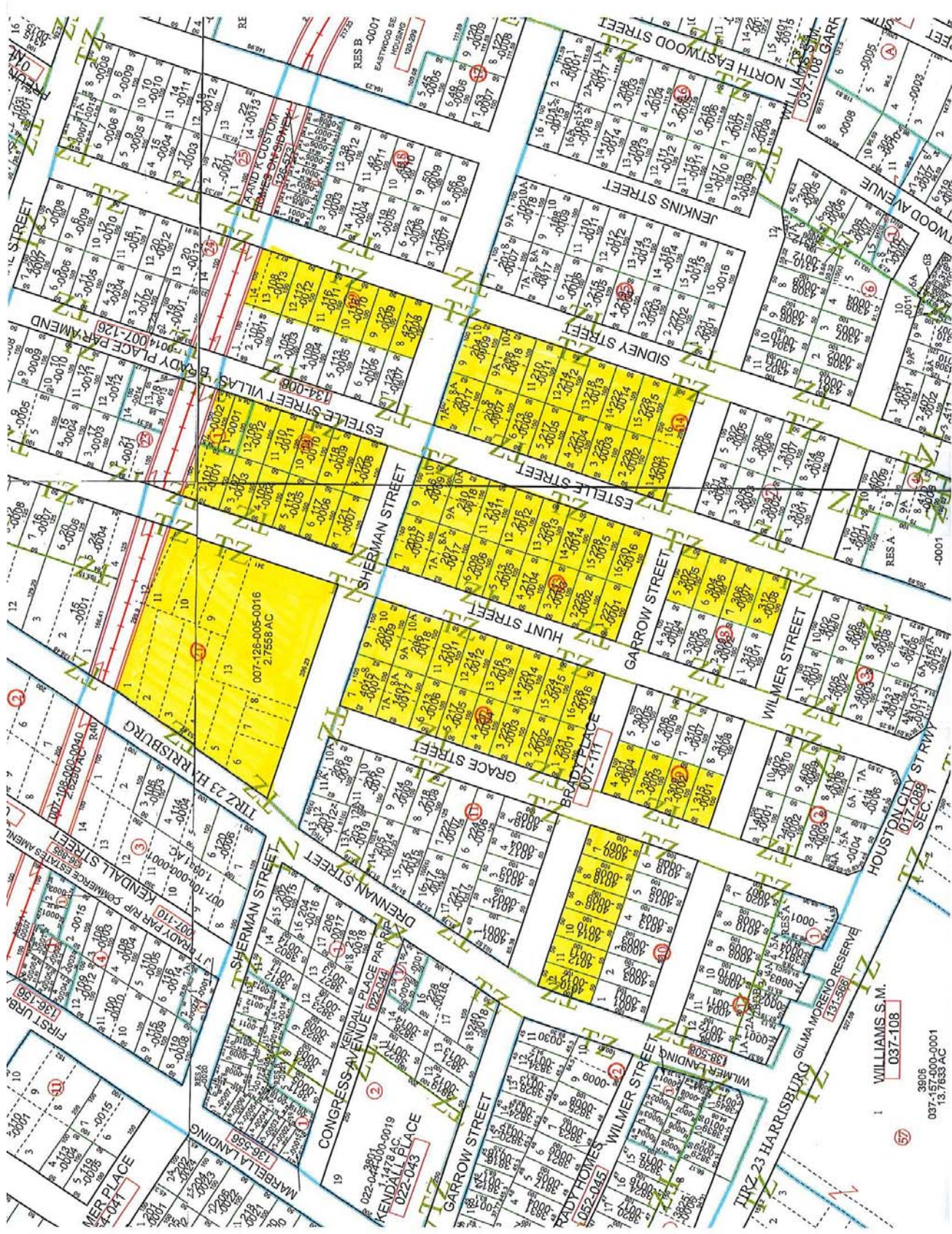




# City of Houston

## Special Minimum Lot Size Area

Planning Commission Staff Report  
Planning and Development Department







Rev. Rudy Sanchez  
Blessed Sacrament Catholic Church  
4015 Sherman Street  
Houston, Texas 77003

Phone: (713) 224-5291  
Fax: (713) 224-5292

City of Houston Planning Commission  
900 Bagby Street  
Houston, Texas 77002

19 February 2019

Dear Commissioners,

I, Rev. Rodolfo Sanchez, live and work at 4015 Sherman (Blessed Sacrament Catholic Church). We are the cornerstone of the Brady Place community and we fully embrace the minimum lot size area application. The church would very much like to be included in the protected area, despite criteria item 5, which states:

*For a proposed special minimum lot size area, no blockface within the boundaries includes a significant area developed as or restricted to a use that is not single-family residential use.*

The logic being that if for some unknown reason the church property is ever subdivided, it would also be limited to a minimum lot size of 5,000 sf.

The church requests permission to be included in the Brady Place Minimum Lot Size Area.

Respectfully,

Rev. Rodolfo Sanchez

### Welch, David - PD

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**From:** Isabel Rojas <[REDACTED]>  
**Sent:** Wednesday, February 27, 2019 11:45 AM  
**To:** Welch, David - PD  
**Cc:** luis rojas  
**Subject:** Response on Special Minimum Lot Size for Brady Place

[Message Came from Outside the City of Houston Mail System]

Hi David. Thank you for taking the time to speak with me and answering my questions. We will not be able to attend tomorrow's meeting. We are including an official statement. Thank you.

Official Statement: We are Maria and Luis Rojas, we reside at 107 Hunt St. Houston, TX 77003 and are fully in support of the Special Minimum Lot Size Area for Brady Place Subdivision that includes our block.

Maria Rojas  
832-754-6486



### Archdiocese of Galveston-Houston

*Chancery Office*

March 12, 2019

City of Houston Planning Commission  
900 Bagby Street  
Houston, TX 77002

Reference: Minimum Lot Size Application, Brady Place

Dear Commissioners,

It has been brought to our attention by Mr. David Welch (City of Houston Planning & Development) and Mr. Geoffrey Wheeler (applicant and resident of Brady Place), that our Blessed Sacrament Catholic Church property, may be included in a Minimum Lot Size Application for portions of the Brady Place Addition.

The Archdiocese requests that its properties be excluded from the Minimum Lot Size Application since our properties are used for religious purposes, and not for single family residential purposes. The Harris County Appraisal District describes our Blessed Sacrament Church properties as follows:

Lots 1-13, Block 21, Brady Place; aka 0 Sherman Street, Houston, Tx 77003  
Trs 7 & 8, Block 12, Brady Place; aka 4015 Sherman Street, Houston, Tx 77003  
Trs 7 & 8, Block 13, Brady Place; aka 201 Hunt Street, Houston, Tx 77003

To the extent any of our properties are included in the proposed area of minimum lot sizes, the Archdiocese opposes the restriction.

With the resurgence of families into the inner-loop area, some of our older and smaller parish churches may need to be expanded to keep up with the needs of the faithful. The Archdiocese opposes any land use or land size restrictions that could restrict our ability to acquire adjacent properties to meet the needs of our local congregation.

Sincerely,

Christina E. Deajon  
Vice Chancellor  
Agent & Attorney-in-Fact for Most  
Reverend Daniel Cardinal DiNardo  
Archbishop of Galveston-Houston

cc: Mr. David Welch, City of Houston Planning & Development Department  
Reverend Rudy Sanchez, Pastor, Blessed Sacrament Catholic Church





PLANNING &  
DEVELOPMENT  
DEPARTMENT

### Special Minimum Lot Size Area (SMLSA) Application

AUG 23 2018

#### Main Applicant Information (required)

Full Name: GEOFFREY WHEELER Date: 8-16-2018

Address: 227 GRACE STREET Apartment/Unit # \_\_\_\_\_  
HOUSTON TX 77003  
City State ZIP Code

Phone: 713-351-9421 Email: \_\_\_\_\_

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the area? \_\_\_\_\_

Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? 1-8-2018

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? \_\_\_\_\_

Describe the location of the application boundary. (Example: "Houston Subdivision Sections 1 & 2" or "To the north-Astros Street, to the east-Development Drive, to the south-Dash Drive and to the west-Planning Way")

North - Harrisburg Trail, East - Eastwood street, South - Wilmer st., West - Drennon st.

Signature of applicant: \_\_\_\_\_

#### Alternate Applicant Information (optional)

Full Name: MARIE RODRIGUEZ Date: 8/16/18

Address: 225 GRACE STREET Apartment/Unit # \_\_\_\_\_  
HOUSTON TX 77003  
City State ZIP Code

Phone: 713-882-7165 Email: \_\_\_\_\_

Signature of alternate applicant: \_\_\_\_\_

#### Application Information (STAFF USE ONLY)

File Number: 736 Super Neighborhood: Second Ward  
City Council District: H Planner Assigned: Danish Welch