

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 11, 2019



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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

Houston Planning Commission

AGENDA

April 11, 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 28, 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 Crittelle, Lyndy Morris and John Cedillo)
- d. Subdivision Plats with Variance Requests (Chad Miller, Homero Guajardo Alegria, Aracely Rodriguez and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Lyndy Morris)
- g. Extension of Approvals (Thomas Kirn)
- h. Name Changes (Thomas Kirn)
- i. Certificates of Compliance (Thomas Kirn)
- j. Administrative
- k. Development Plats with Variance Requests

II. Establish a public hearing date of May 9, 2019

- a. Almeda Geona Place partial replat no 1
- b. Bridgeland Parkland Village Sec 21 partial replat no 1
- c. Fullerton Place partial replat no 3
- d. Houston Skyscraper Shadows Sec 1 partial replat no 1
- e. Kluski Place Sec 1 partial replat no 1
- f. Lindale Park Sec 3 partial replat no 1
- g. Lindale Park Sec 5 partial replat no 2
- h. Oak Forest Sec 1 partial replat no 2
- i. Shiloh Lake Estates Sec 1 partial replat no 1 and extension
- j. Terrace Oaks partial replat no 2
- k. Vincent Estates replat no 1
- l. Washington Terrace partial replat no 4
- m. Westheimer Gardens Extension partial replat no 9
- n. Westheimer Manor partial replat no 1
- o. Wildwood Glen Sec 1 partial replat no 1

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

IV. Consideration of an Off-Street Parking Variance for property located at 2112 Dunlavy Street (Chad Miller)

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

VI. Consideration of a Hotel/Motel for Hotel Blue Downtown located at 115 W. Calcadene St (Devin Crittelle)

VII. Excuse the absences of Commissioners Bryant and Victor

VIII. Public Comment

IX. Adjournment

Minutes of the Houston Planning Commission

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

March 28, 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

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant Absent

Lisa Clark

Randall L. Jones

Isabel Longoria

Lydia Mares

Christina Morales

Paul R. Nelson Absent

Linda Porras-Pirtle

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor Absent

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Left at 5:02 p.m. during item 97

The Honorable KP George

Loyd Smith for Left at 6:20 p.m. after item III

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. Kim Mickelson was invited to speak about the upcoming American Planning Association Conferences.

APPROVAL OF THE MARCH 14, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 14, 2019 Planning Commission meeting minutes.

Motion: **Sigler**

Second: **Clark**

Vote: **Carries**

Abstaining: **Mares**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 80)

Item(s) removed for separate consideration: **7, 19, 21, 23, 32, 37, 49, and 58.**

Staff recommendation: Approve staff's recommendations for item(s) **1 - 80** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 80** subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Alleman, Dalton, and Sigler recused themselves.

Staff recommendation: Approve staff's recommendation for item(s) **19, 23, 32, 37, 49 and 58**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **19, 23, 32, 37, 49 and 58**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Alleman, Dalton, and Sigler returned.

7 Bellaire Boulevard Street Dedication Sec 2

SP

Approve

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

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

Motion: **Dalton**

Second: **Smith**

Vote: **Carries**

Opposed: **Baldwin, Garza,
Longoria, Mares**

Speaker(s): Jennifer Curtis, applicant - supportive.

21 Groves Sec 30

C3F

Defer

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

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

Motion: **Mares**

Second: **Longoria**

Vote: **Carries**

Opposed: **Clark**

Speaker(s): Andrew Lang, applicant – supportive.

C PUBLIC HEARINGS

81 Bassey Woods 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: **Baldwin**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Essie Hyde, undecided.

82 Craig Woods partial replat no 18

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**

83	Hyde Park partial replat no 8	C3N	Withdrawn
84	Lindale Park Sec 5 partial replat no 2 Staff recommendation: Disapprove the plat. Commission action: Disapproved the plat. Motion: Longoria Second: Mares Speaker(s): Gwyn Guidry – opposed.	C3N Vote: Unanimous	Disapprove Abstaining: None
85	Macgregor Terrace Sec 2 partial replat no 1	C3N	Withdrawn
86	Memorial Green Sec 2 replat and extension partial replat no 1 Staff recommendation: Approve the plat subject to the CPC 101 form conditions. Commission action: Approved the plat subject to the CPC 101 form conditions. Motion: Garza Second: Clark	C3N Vote: Unanimous	Approve Abstaining: None
87	Westgrove Court partial replat no 1 Staff recommendation: Deny the requested variance(s) and approve the plat subject to the CPC 101 form conditions. Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions. Motion: Garza Second: Mares	C3N Vote: Carries	Approve Opposed: Baldwin, Rosenberg, Tahir
Speaker(s): Mary Lou Henry, applicant and Randall Davis, owner – supportive; Omar Izfar, Yvonne Ziegler, Jack Baber, Russell Murrell, Michel Daumerie, Molly Hammond, Bill Wallace, Ken Merideth, Melissa Herring, Arthur Epley, Ellen Lowe, Jerry D. Helms, Arthur Cole, Tommy Dorsey, Burton Willingham, Craig Willey, Fields Alexander, Vaughan Clark, Jim Yardley, Melinda Noel and Patrick Kane - opposed.			
88	Westheimer Gardens Extension partial replat no 8 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: Garza	C3N Vote: Unanimous	Approve Abstaining: None
89	Willow Meadows Sec 17 partial replat no 1 Staff recommendation: Approve the plat subject to the CPC 101 form conditions. Commission action: Approved the plat subject to the CPC 101 form conditions. Motion: Porras-Pirtle Second: Longoria	C3N Vote: Unanimous	Approve Abstaining: None

D VARIANCES

Commissioner(s) Dalton and Sigler recused themselves.

90	Amira GP	GP	Approve
Staff recommendation: Grant the variance(s) and special exception(s), and approve the plat subject to the CPC 101 form conditions. Commission action: Granted the variance(s) and special exception(s), and approved the plat subject to the CPC 101 form conditions. Motion: Mares Second: Clark			
		Vote: Unanimous	Abstaining: None

Commissioner(s) Dalton and Sigler returned.

91 Bridgeland Parkland Village Sec 44 C3P Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

92 Buck Landing 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 93 and V were taken together at this time.

93 Crossing at Midtown C2 Approve
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 606 DENNIS STREET
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, including the extension of the sidewalks.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Carries** Opposed: **Clark, Garza, Jones, Sigler, Smith**
Speaker(s): Jeff Boutte, applicant and Omar Izfar – supportive; Terika Davis and Wesley Maresh - opposed.

94 Development at Telge replat no 1 and extension C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

95 Hamilton Enclave 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: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

96 Heights Estate C3P Withdrawn

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

Item 99 was taken out of order at this time.

99 Klein Forest Sec 1 C3P Withdrawn

Items 98 and 100 were taken together at this time.

98 Klein Forest GP GP Approve
100 Klein Forest Sec 2 C2 Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

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

102 Oakmont Crossing C2 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: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Bret Hightower - supportive.

103 Stages Repertory Theatre replat no 1 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: **Baldwin** Second: **Clark** Vote: **Carries** Abstaining: **Garza**
Speaker(s): Joe Adams – opposed.

104 Sunset Ridge Sec 8 C3P Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

105 Willowbend Green Sec 1 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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

106 Center Complex C2R Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

107 Forestwood Sec 8**C3P****Approve**

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

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

Motion: **Garza**Second: **Porras-Pirtle** Vote: **Carries**Abstaining: **Alleman****108 Tomball ISD at Cypress Rose Hill GP****GP****Approve**

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

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

Motion: **Clark**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****109 Treviso Gardens Sec 3****C3P****Approve**

Staff recommendation: Deny the reconsideration of requirements with special exceptions(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the reconsideration of requirements with special exception(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Smith**Second: **Clark**Vote: **Carries**Opposed: **Longoria, Rosenberg**

Speaker(s): Christopher Browne, applicant - supportive.

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

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
115	Sunset Ridge West Sec 7	EOA	Approve
	partial replat no 1		

**H NAME CHANGES
NONE****I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 110-115.

Commission action: Approved staff's recommendation for items 110-115.

Motion: **Baldwin**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****J ADMINISTRATIVE
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Items 116 and III were presented together at this time, with votes taken separately.

116 5180 Avenue L**DPV****Approve**

Staff recommendation: Deny the following requested variances: 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; and 3) to not dedicate 5' for right-of-way widening along Avenue L and Edgewood Street, for the proposed bar and swim club development. Commission action: Denied the building line variances, but approved the variance to not provide 5' right-of-way dedication along Avenue L and Edgewood Street.

Motion: **Alleman** Second: **Baldwin** Vote: **Carries** Opposed: **Garza, Longoria, Mares, Porras-Pirtle, Rosenberg**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5180 AVENUE L

Staff recommendation: Deny the off-street parking variance to allow 30 off-street parking spaces in lieu of the ordinance-required 104 parking spaces, for a proposed commercial bar and swim club development.

Commission action: Approved the off-street parking variance to allow 30 off-street parking spaces in lieu of the ordinance-required 104 parking spaces, for a proposed commercial bar and swim club development.

Motion: **Baldwin** Second: **Tahir** Vote: **Carries** Opposed: **Alleman, Clark, Garza, Porras-Pirtle, Sigler, Smith**

Speaker(s): Troy Schaum, Joshua Sanders and Matthew Healey – supportive.

Item II was taken and acted on later in the meeting.

Item III was taken and acted on earlier with Item 116.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4170 CENTER STREET

Staff recommendation: Defer the application for two weeks for revised information.

Commission action: Deferred the application for two weeks for revised information.

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

Item V was taken and acted on earlier with Item 93.

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4928 FULTON STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 13 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.

Commission action: Granted the off-street parking variance(s) to allow 13 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.

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

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 610 OXFORD STREET

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

Commission action: Deferred the application.

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

Speaker(s): James Roman, Charlie Pendergraft, applicants, Josh Lee, Letha Allen and Lingard Fitch – supportive; Amy Conley, Sam Trail, Mary Louise Crozat, Lorri White, Pat Siddons, Megan Smith, William Dijak, Lenore Burke, Larry Keast, Kari Kaalstad, Chad Smith, Katie Pearson, Mimi Ribfiro, David Lynn, Steve Reilley, Andrew Bruce, Paulina Sergot, Sarah Bezek, Theodore Shybeh, Chris Peters, Jim Lavir, Krithi Mittakanh, Bryan Kharbanda, Allan Tiller, Nicholas Conley and Kate Champion – opposed; Joe Myers, Houston Public Works. Additional speaker requests not heard: Kyle Fitch, Larianne Dunn, Jeff Ruszkowsk and Ashley Stubbs - opposed.

Item II was taken and acted on at this time.

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 25, 2019 FOR:

- 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

Staff recommendation: Establish a public hearing date of April 25, 2019 for item II a-i.

Commission action: Established a public hearing date of April 25, 2019 for item II a-i.

Motion: **Clark**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT AREA FOR PORTIONS OF THE BRADY SUBDIVISION-MSLA **Withdrawn**

IX. EXCUSE THE ABSENCE OF COMMISSIONERS MARES, MORALES, PORRAS-PIRTLE, RODRIGUEZ, AND ROSENBERG

Commissioners Mares, Porras-Pirtle, Rodriguez, and Rosenberg were present; no Commission action was taken.

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 7:45 p.m.

Motion: **Tahir**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Aguilla Place	C2	DEF2	Approve the plat subject to the conditions listed
2	Amira Sec 4	C3F		Approve the plat subject to the conditions listed
3	Amira Sec 8	C3F		Approve the plat subject to the conditions listed
4	Avex Tract Sec 2	C3P		Approve the plat subject to the conditions listed
5	Avex Tract Sec 3	C3P		Approve the plat subject to the conditions listed
6	Avondale on Main Sec 2	C3F		Defer Additional information reqd
7	Balmoral Detention Reserve Sec 1	C2		Approve the plat subject to the conditions listed
8	Bassey Woods partial replat no 1	C3F		Approve the plat subject to the conditions listed
9	Bayou Oaks at West Orem Sec 8	C3F		Approve the plat subject to the conditions listed
10	Bayou Oaks at West Orem Sec 9	C3F		Approve the plat subject to the conditions listed
11	Blue Spring Homes	C3F		Defer Chapter 42 planning standards
12	Braemar Village	C3P		Defer Chapter 42 planning standards
13	Bridgeland GP	GP		Approve the plat subject to the conditions listed
14	Bridgeland Parkland Village Sec 37	C3F		Approve the plat subject to the conditions listed
15	Dowdell Boat and RV Storage	C2		Approve the plat subject to the conditions listed
16	Dowdell PUD Water Plant no 4	C2		Approve the plat subject to the conditions listed
17	Echo Estates	C3F		Defer Additional information reqd
18	Elyson Exchange Way and Elyson Falls Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
19	Franz Tract GP	GP	DEF1	Approve the plat subject to the conditions listed
20	Green Oak Estates	C3F		Approve the plat subject to the conditions listed
21	Iglesia Casa Del Alfarero Anderson Road	C2		Approve the plat subject to the conditions listed
22	Indus Ventures	C2		Approve the plat subject to the conditions listed
23	Kempwood Meadows	C2		Defer Additional information reqd
24	Kroozin Lawndale	C2		Approve the plat subject to the conditions listed
25	Longenbaugh Road Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
26	Marcello Lakes Sec 3	C3P		Approve the plat subject to the conditions listed
27	Meadows At Westfield Village Sec 5	C3P		Approve the plat subject to the conditions listed
28	North Village Drive Street Dedication Sec 1	SP		Defer Chapter 42 planning standards
29	Northgrove Sec 10	C3P		Approve the plat subject to the conditions listed
30	Northgrove Sec 11	C2		Approve the plat subject to the conditions listed
31	Orange Spring Homes	C3F		Defer Chapter 42 planning standards

Platting Summary**Houston Planning Commission****PC Date: April 11, 2019**

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
32	Pasadena ISD Maintenance and Operations Facility	C2	DEF1	Approve the plat subject to the conditions listed
33	Providence Place Estates	C3P		Approve the plat subject to the conditions listed
34	Reserve at Katy Fort Bend	C2		Approve the plat subject to the conditions listed
35	Reserve on TC Jester GP	GP		Approve the plat subject to the conditions listed
36	Reserve on TC Jester Sec 1	C2		Approve the plat subject to the conditions listed
37	Riley Fuzzel Business Park	C2		Approve the plat subject to the conditions listed
38	Royal Brook At Kingwood Sec 10	C3F		Defer per Parks and Recreation.
39	Sam Houston Distribution Center	C3F	DEF1	Defer Additional information reqd
40	Sheldon ISD High School Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
41	Singh and Saini Development	C2		Approve the plat subject to the conditions listed
42	South Meadow Place GP	GP		Approve the plat subject to the conditions listed
43	South Meadow Place Sec 2	C3P		Approve the plat subject to the conditions listed
44	Spurling Estates	C3F		Approve the plat subject to the conditions listed
45	Sunset Ridge Sec 8	C3F		Approve the plat subject to the conditions listed
46	Tavola Sec 24	C3F		Approve the plat subject to the conditions listed
47	Thorncastle Drive Street Dedication and Reserves	C3F		Approve the plat subject to the conditions listed
48	Timber Forest Drive Street Dedication Sec 6	C3P	DEF2	Approve the plat subject to the conditions listed
49	Tomball ISD Educational Campus	C3F		Approve the plat subject to the conditions listed
50	Towne Lake Detention Reserve at Grand Canal partial replat no 1	C2		Approve the plat subject to the conditions listed
51	Towne Lake Sec 53	C3F	DEF1	Approve the plat subject to the conditions listed
52	Towne Lake Sec 56	C3P		Approve the plat subject to the conditions listed
53	UPS Sweetwater Hub West	C2		Approve the plat subject to the conditions listed
54	Verdin Avocet	C2		Approve the plat subject to the conditions listed
55	Victoria Center	C2		Approve the plat subject to the conditions listed
56	Westheimer Gardens Extension partial replat no 8	C3F		Approve the plat subject to the conditions listed
57	Woodlands Creekside Park Village Center Sec 8	C2		Approve the plat subject to the conditions listed
58	Wyman Gordon Complex Sec 1	C2		Approve the plat subject to the conditions listed

B-Replats

59	Breaktime Market at Chimney Rock	C2R	DEF1	Approve the plat subject to the conditions listed
60	Bridgeland Creek Parkway Corner Reserve	C2R		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: April 11, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
61	Deen Estate	C2R	DEF1	Approve the plat subject to the conditions listed
62	Della Village	C2R		Approve the plat subject to the conditions listed
63	Dominion at Garden Oaks	C3R		Approve the plat subject to the conditions listed
64	Downhole Technology	C2R		Approve the plat subject to the conditions listed
65	East Way Manor	C2R	DEF2	Approve the plat subject to the conditions listed
66	Fang Plaza	C2R		Approve the plat subject to the conditions listed
67	Fuller Garage	C2R		Approve the plat subject to the conditions listed
68	Gordon Crossing partial replat no 1	C2R		Approve the plat subject to the conditions listed
69	Great Heights	C2R		Approve the plat subject to the conditions listed
70	Hershe Heights	C2R		Approve the plat subject to the conditions listed
71	HISD Northside High School	C2R		Approve the plat subject to the conditions listed
72	Homewood Court	C2R		Approve the plat subject to the conditions listed
73	Jacob Estates	C2R		Approve the plat subject to the conditions listed
74	John Estates	C2R		Approve the plat subject to the conditions listed
75	Juan Estate	C2R		Approve the plat subject to the conditions listed
76	Kanye Westheimer	C2R		Approve the plat subject to the conditions listed
77	Katzs Reaching New Heights	C2R		Approve the plat subject to the conditions listed
78	Kingwood Senior Living	C2R		Approve the plat subject to the conditions listed
79	Live Oak Manors	C2R		Approve the plat subject to the conditions listed
80	Loma Linda Estates	C2R	DEF1	Approve the plat subject to the conditions listed
81	Maryland Park Place	C2R		Approve the plat subject to the conditions listed
82	Montrose Cathedral Corner	C2R	DEF1	Approve the plat subject to the conditions listed
83	Muskrat Suzie	C2R		Defer Additional information reqd
84	Nagle Street Views	C2R		Approve the plat subject to the conditions listed
85	New Orleans Court	C2R		Approve the plat subject to the conditions listed
86	New Orleans Enclave	C2R		Approve the plat subject to the conditions listed
87	Peavy Place	C2R		Approve the plat subject to the conditions listed
88	Reserve at Alameda replat no 1	C2R		Approve the plat subject to the conditions listed
89	Ricky Park	C2R		Approve the plat subject to the conditions listed
90	Shadydale Addition partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
91	Sherwin Terraces	C2R		Approve the plat subject to the conditions listed
92	Studes Landing	C2R		Withdraw
93	Timber Crossing Central	C3R		Approve the plat subject to the conditions listed
94	Timber Crossing South	C3R		Approve the plat subject to the conditions listed
95	Uhaul Houston Easthaven	C2R	DEF1	Defer Additional information reqd
96	Upper Arlington Heights	C2R		Approve the plat subject to the conditions listed
97	West Bell Street Gardens	C2R		Approve the plat subject to the conditions listed
98	West Pierce Street Manors	C2R		Approve the plat subject to the conditions listed
99	Woodlyn Court	C2R		Defer Traffic Analysis

C-Public Hearings Requiring Notification

100	Crockett Street Landing partial replat no 1	C3N		Approve the plat subject to the conditions listed
101	Devon Estates partial replat no 1	C3N		Defer Applicant request
102	Eagle Landing Townhomes	C3N		Defer per Harris County Additional information reqd
103	Garden Oaks First Section partial replat no 1	C3N		Approve the plat subject to the conditions listed
104	GoodDay Braeswood	C3N		Approve the plat subject to the conditions listed
105	Harper Woods partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Harper Woods partial replat no 2	C3N		Approve the plat subject to the conditions listed
107	Mangum Manor Sec 1 partial replat no 2	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Porter Pixel Place	C3N		Approve the plat subject to the conditions listed
109	Quinn Way partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Shadyvilla Addition no 1 partial replat no 4	C3N		Approve the plat subject to the conditions listed
111	Westheimer Gardens partial replat no 3	C3N		Approve the plat subject to the conditions listed

D-Variances

112	Bridgeland Harris County MUD 418 Lift Station no 3	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Bridgeland Parkland Village Sec 44	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Buck Landing	C2R	DEF2	Withdraw
115	Cypresswood Landing GP	GP		Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
116	Delz Business Park GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
117	Emancipation Villas	C2R		Defer Applicant request
118	Groves GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
119	Groves Sec 30	C3F	DEF1	Approve the plat subject to the conditions listed
120	Hamilton Enclave	C2R	DEF1	Defer Applicant request
121	Highland Village Estates	C3R	DEF2	Withdraw
122	Oakmont Crossing	C2R	DEF1	Deny the requested variance(s) and Approve the plat subject to the conditions listed
123	Stages Repertory Theatre replat no 1	C2R	DEF1	Withdraw

E-Special Exceptions

None

F-Reconsideration of Requirements

124	McCrary Meadows GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
125	Brandt Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed

G-Extensions of Approval

126	Amira Sec 3	EOA		Approve
127	Bridgeland Mason Road Street Dedication and Reserve Sec 5	EOA		Approve
128	Bridgeland Parkland Village Sec 23	EOA		Approve
129	Holderrieth Road Street Dedication Sec 1	EOA		Approve
130	Incarnatio Consecratio Missio	EOA		Approve
131	McKinney Development	EOA		Approve
132	Oasis at Clodine	EOA		Approve
133	Pinto Pass Drive to Stone View Lane Street Dedication	EOA		Approve
134	Tavola Sec 29	EOA		Approve
135	Tavola Sec 30	EOA		Approve
136	Timewise at Katy Hockley Reserve	EOA		Approve

H-Name Changes

137	Bridge Creek GP (prev. Miramesa West GP)	NC		Approve
138	Bridge Creek Sec 1 (prev. Miramesa West Sec 1)	NC		Approve
139	Bridge Creek Sec 4 (prev. Miramesa West Sec 4)	NC		Approve
140	Villefranche Villas (prev. Villafranche Villas)	NC		Approve

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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I-Certification of Compliance

141	24469 W Terrace Dr	COC		Approve
142	22282 Portstown	COC		Approve
143	21365 North Street	COC		Approve
144	20707 Punkin Street	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking with Variance Requests

III	4710 Center Street	PV		Approve
IV	2112 Dunlavy Street	PV		Defer
V	610 Oxford Street	PV		Defer

Hotel/Motel with Variance Requests

VI	Hotel Blue Downtown located at 115 Cavalcade Road	HMV		Disapprove
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 04/11/2019
Plat Name: Aguilla Place
Developer: Besl Investments Corp
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0259 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.
1. Provide 3' Emergency access easement
 2. Provide 4' offset of Shared driveway from property line.
 3. Correct Legal description on Plat and title.
 4. Remove all replat language as plat is not a replat.
 5. Dimension Ennis ROW

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 04/11/2019
Plat Name: Aguilla Place
Developer: Besl Investments Corp
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0259 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

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%.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 04/11/2019
Plat Name: Amira Sec 4
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2019-0560 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.4800	Total Reserve Acreage:	3.3555
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Y	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.

052. Pinto Pass Drive to Stone View Lane STD 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)

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 04/11/2019
Plat Name: Amira Sec 4
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2019-0560 C3F

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.

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 dedication plat will need to be recorded prior to or simultaneously with this plat

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 04/11/2019
Plat Name: Amira Sec 8
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2019-0559 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9100	Total Reserve Acreage:	0.1286
Number of Lots:	10	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

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.

052. Pinto Pass Drive to Stone View Lane STD must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved
Harris 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 dedication plat will need to be recorded prior to or simultaneously with this plat.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 04/11/2019
Plat Name: Avex Tract Sec 2
Developer: Friendswood Development Company
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0573 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	16.5900	Total Reserve Acreage:	6.2700
Number of Lots:	56	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	77493	404K	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

052. Avex Tract Sec 1 must be recorded prior to or simultaneously with this plat.

For Your Information:

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

PWE Utility Analysis: Approved

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

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

Sec 1 will need to be recorded prior to or simultaneously with this plat

Guardrail along drainage easement abutting Longenbaugh and Avex Lake Drive needs to be on private property

UVE should be checked at Avex Lake Drive and Longenbaugh Road, and at Avex Ridge Way and Longenbaugh Road.

Traffic Impact Analysis will be required for the entire Avex Tract development to assess requirements of left turn lane and reconstruction of Longenbaugh Road.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 04/11/2019
Plat Name: Avex Tract Sec 3
Developer: Friendswood Development Company
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0618 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.9400	Total Reserve Acreage:	0.0800
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:		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	77493	404J	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

052. Longenbaugh Road STD Sec 3 must be recorded prior to or simultaneously with this plat.

For Your Information:

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

PWE Utility Analysis: Approve.

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

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

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

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

Longenbaugh Road will need to be dedicated prior to or simultaneously with this plat

WB left turn lane will be required on Longenbaugh Road at Avex Ridge Way.

Traffic Impact Analysis will be required for the entire Avex Tract development to assess requirements of left turn lane and reconstruction of Longenbaugh Road



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/11/2019
Plat Name: Avondale on Main Sec 2
Developer: PULTE HOMES OF TEXAS, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0656 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	6.3000	Total Reserve Acreage:	0.3190
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77054	532T	City

Conditions and Requirements for Approval

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

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

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

1. Provide lot size table for all lots
2. Provide a parking exhibit for the parking reserves
3. Provide a line/curve table
4. Provide full dimensions of the lots
5. Provide a site plan for Lots 36 & 44 to verify access

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/11/2019
Plat Name: Avondale on Main Sec 2
Developer: PULTE HOMES OF TEXAS, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0656 C3F

Staff Recommendation:
Defer Additional
information reqd

PWE Traffic: 04/09/19:

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

City Engineer: Detention is required.

Make sure all F.H. is shown.

Master W.M. is required for 28' PVT, PAE.

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.

Addressing: Perliss Drive is sound-alike/duplicate with Peerless. Please choose a new street name.

A proper name cannot be used unless it is the name of a deceased national or locally elected figure. Please change Harmon Smith.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 04/11/2019
Plat Name: Balmoral Detention Reserve Sec 1
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0609 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	34.2900	Total Reserve Acreage:	34.2900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	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.

052. Greens Road Street Dedication Sec 1 & Sec 2 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

Adjust C3 and L7 to new radii along Timber Forest Drive

UVE should be checked at Balmoral Bend Drive and Greens Road.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 04/11/2019
Plat Name: Bassey Woods partial replat no 1
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0596 C3F

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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454B	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: Detention is required.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 04/11/2019
Plat Name: Bayou Oaks at West Orem Sec 8
Developer: Almeda/Orem 100,LTD.
Applicant: IDS Engineering Group
App No/Type: 2019-0611 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.9870	Total Reserve Acreage:	0.2081
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
176. All type 1 PAEs must comply with all public street standards. (122)
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: 04/09/19:

Parking can be accommodated along the proposed streets.

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

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

City Engineer: Make sure that the subdivision has detention.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 04/11/2019
Plat Name: Bayou Oaks at West Orem Sec 9
Developer: Almeda/Orem 100,LTD.
Applicant: IDS Engineering Group
App No/Type: 2019-0612 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.0240	Total Reserve Acreage:	10.2843
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77045	572Q	City

Conditions and Requirements for Approval

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

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

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

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: 04/09/19:

Parking can be accommodated along the proposed streets.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 04/11/2019
Plat Name: Blue Spring Homes
Developer: M&G Construction
Applicant: Level Up
App No/Type: 2019-0634 C3F

Staff Recommendation:
 Defer Chapter 42 planning standards

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

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.

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

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

180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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: 11

Action Date: 04/11/2019

Plat Name: Blue Spring Homes

Developer: M&G Construction

Applicant: Level Up

App No/Type: 2019-0634 C3F

Staff Recommendation:

Defer Chapter 42 planning standards

PWE Traffic: 04/09/19:

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

City Engineer: Detention is required.

Make sure all F.H. is shown.

Master W.M. is required for 28' PVT, PAE.

Parks and Recreation: Dwelling units on face of plat is incorrect.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/11/2019
Plat Name: Braemar Village
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-0624 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	21.5410	Total Reserve Acreage:	6.4960
Number of Lots:	115	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	329A	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)

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

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.

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)

206. Staff recommendation is disapproval for the following reasons.

1. Plat application must change from C3P to C3R.
2. Documents for C3R must be submitted before noon on Wednesday, April 17, 2019

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 04/11/2019
Plat Name: Braemar Village
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-0624 C3P

Staff Recommendation:
Defer Chapter 42 planning
standards

PWE Traffic: 04/09/19:
Parking can be accommodated along the proposed streets.
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)
Define land use between lots 28 and 29, block 3
Braemar Village Drive at Hufsmith Kohrville needs to be a minimum of 60 feet. change ROW width to 60 feet.
Provide INO letter from pipeline company for street crossing prior to recordation
UVE should be checked at Braemar Village Drive and Hufsmith Kohrville Road.
NB left turn lane will be required on Hufsmith Kohrville Road at Braemar Village Drive.
Area along Hufsmith Kohrville Road was previously dedicated as a roadway easement to the public.
Rededicate area by plat.
Plat is requested to be deferred.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 13
Action Date: 04/11/2019
Plat Name: Bridgeland GP
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-0661 GP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	3376.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366J	ETJ

Conditions and Requirements for Approval

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

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

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

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

143.1. 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)

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

For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 04/11/2019
Plat Name: Bridgeland GP
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-0661 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer:

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)
Location of proposed stub streets as indicated by arrows should be checked how it will provide traffic circulation in the area before they are approved. Also it needs to be checked if there will be any need for block length variances.
Show extension of future Mueschke Blvd in relation with existing house and hahl road
LJA's Brdigeland Parkland Village GP to the south shows plat boundary line on north ROW line of Bridgeland Creek Parkway. Which is correct?

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 04/11/2019
Plat Name: Bridgeland Parkland Village Sec 37
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No/Type: 2019-0566 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.8900	Total Reserve Acreage:	4.7200
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

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)
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.
052. Sections of Tuckerton Road must be recorded prior to or simultaneously sections submitted to the south.
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:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 04/11/2019
Plat Name: Bridgeland Parkland Village Sec 37
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No/Type: 2019-0566 C3F

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: Porcupine Ln changes direction by approximately 90 degrees. Please provide a new name after the turn.

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

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

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

Revise building line to 25 feet along Tuckerton Road

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

UVE should be checked at Pilot Knob Drive and Prairie Refuge Crossing, and at Prairie Refuge Crossing and Westgreen Blvd.

NB left turn lane will be required on Westgreen Blvd at Prairie Refuge Crossing when Westgreen is extended to the south.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 04/11/2019
Plat Name: Dowdell Boat and RV Storage
Developer: Dowdell Boat and RV Storage
Applicant: The Pinnell Group, LLC
App No/Type: 2019-0616 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.3000	Total Reserve Acreage:	6.0971
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	77375	290J	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 04/11/2019
Plat Name: Dowdell Boat and RV Storage
Developer: Dowdell Boat and RV Storage
Applicant: The Pinnell Group, LLC
App No/Type: 2019-0616 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve

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

Harris County Flood Control District: The HCFCD will need additional ROW on this tract. HCFCD will need the ROW that lies within 210' of the Center line of Willow Creek on this tract dedicated To the Public for Drainage Purposes". mmh

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

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

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

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

Verify ROW dimensions

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 04/11/2019
Plat Name: Dowdell PUD Water Plant no 4
Developer: dowdell pud
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0568 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.4750	Total Reserve Acreage:	3.4500
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	77375	290K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 16
Action Date: 04/11/2019
Plat Name: Dowdell PUD Water Plant no 4
Developer: dowdell pud
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0568 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 - 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)
Alignment of NW-SE collector road and Avalon Lake Crest Drive appears to conform to 2017 major thoroughfare amendment
UVE should be checked at future Road on north side of Plat Boundary and future Avalon Lake Crest Drive, and at future Avalon Lake Crest Drive and Spring Stuebner Road.
Corner ROW radius C3 at future Avalon Lake Crest Drive and Spring Stuebner Road should be 30'.
Line and Curve Tables are missing.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 04/11/2019
Plat Name: Echo Estates
Developer: o guerrero construction llc
Applicant: o guerrero construction llc
App No/Type: 2019-0372 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	2.8069	Total Reserve Acreage:	0.3500
Number of Lots:	18	Number of Multifamily Units:	18
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	KINGSBRIDGE MUD
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528S	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.

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

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

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

060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17

Action Date: 04/11/2019

Plat Name: Echo Estates

Developer: o guerrero construction llc

Applicant: o guerrero construction llc

App No/Type: 2019-0372 C3F

Staff Recommendation:

Defer Additional
information reqd

Fort Bend Engineer: 1) This plat will require variances through Fort Bend County. Submit request letter so begin communication process for variances.

2) Provide 25' radii from Echoestates Drive to Delamere Drive

3) Provide required 14' rear lot utility easement

4) Provide plat in approved FBC format - all county signature blocks on the right side

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 are provided in this portal

PWE Utility Analysis: Approved

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	18	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	04/11/2019		
Plat Name:	Elyson Exchange Way and Elyson Falls Drive Street Dedication Sec 1		
Developer:	Nash FM 529, LLC, a Delaware limited liability company		
Applicant:	BGE, Inc.		
App No/Type:	2019-0633 SP		

Total Acreage:	2.8450	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	77449	405R	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. Coordinate with Centerpoint 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.

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)

Construction plan (Project Number 1807030139) has been approved, but the intersection of Elyson Falls Drive and Elyson Exchange Way has been revised from 4 legged intersection to T intersection. Construction plan should be revised.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 04/11/2019
Plat Name: Franz Tract GP
Developer: Ersae Grae
Applicant: META Planning + Design, LLC
App No/Type: 2019-0509 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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)

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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 04/11/2019
Plat Name: Franz Tract GP
Developer: Ersae Grae
Applicant: META Planning + Design, LLC
App No/Type: 2019-0509 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 04/11/2019
Plat Name: Green Oak Estates
Developer: Boyya Investments, Inc.
Applicant: The Interfield Group
App No/Type: 2019-0615 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9840	Total Reserve Acreage:	0.1070
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 04/11/2019
Plat Name: Green Oak Estates
Developer: Boyya Investments, Inc.
Applicant: The Interfield Group
App No/Type: 2019-0615 C3F

Staff Recommendation:
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

City Engineer: Detention is required.
Need 10'x10' F.H.E.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 04/11/2019
Plat Name: Iglesia Casa Del Alfarero Anderson Road
Developer: Iglesia Casa Del Alfarero No.3, Inc.
Applicant: HRS and Associates, LLC
App No/Type: 2019-0594 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.3969	Total Reserve Acreage:	3.3402
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:	FIVE CORNERS IMPROVEMENT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77053	571V	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.

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 Traffic: 04/09/19:
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

City Engineer: Detention is required.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 04/11/2019
Plat Name: Indus Ventures
Developer: ASP 1960 LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2019-0557 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.9586	Total Reserve Acreage:	6.9586
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	77065	369T	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 04/11/2019
Plat Name: Indus Ventures
Developer: ASP 1960 LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2019-0557 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 04/09/19:

No comments.

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.

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)

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 04/11/2019
Plat Name: Kempwood Meadows
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0595 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.9997	Total Reserve Acreage:	0.0138
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450R	City

Conditions and Requirements for Approval

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (_24_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. Change plat name. Plat does not have frontage on Kempwood Dr.
2. Provide correct record information for Hollister.
3. Provide sufficient parking, Ch 42 requires 1 additional parking space per every 6 dwelling units.
4. Correct Parks table, there ate no existing dwelling units, so there is 24 incremental dwelling units.
5. Keep consistent font on face of plat.
6. Dash easement line for Visibility Triangle.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/11/2019

Plat Name: Kempwood Meadows

Developer: Topaz Ventures, LLC

Applicant: PLS CONSTRUCTION LAYOUT, INC

App No/Type: 2019-0595 C2

Staff Recommendation:

Defer Additional
information reqd

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

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.

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 is required.

Make sure that 10' clearance

between public utility to the building foundation.

Parks and Recreation: Dwelling units are incorrect on face of plat or provide proof of existing structures.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 04/11/2019
Plat Name: Kroozin Lawndale
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2019-0583 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9665	Total Reserve Acreage:	1.9665
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	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	77012	535A	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.

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater 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
City Engineer: Detention is required.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 04/11/2019
Plat Name: Longenbaugh Road Street Dedication Sec 3
Developer: Friendswood Development Company
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0572 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4300	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		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	404J	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Longenbaugh Road Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 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.
202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Extend 1' reserve to East boundary of 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 04/11/2019
Plat Name: Longenbaugh Road Street Dedication Sec 3
Developer: Friendswood Development Company
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0572 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
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)
Sec 2 street dedication will need to be recorded prior to or simultaneously with this plat

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 04/11/2019
Plat Name: Marcello Lakes Sec 3
Developer: Marcello Lakes Ltd.
Applicant: EHRA
App No/Type: 2019-0620 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.7800	Total Reserve Acreage:	9.3700
Number of Lots:	86	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

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

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

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

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

052. Camillo Lakes Sec 4 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

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)

Camillo Lakes Sec 4 will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Lake Bella Megan Drive and Adriatic Drive.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 04/11/2019
Plat Name: Meadows At Westfield Village Sec 5
Developer: KB Home Lone Star Inc.
Applicant: R.G. Miller Engineers
App No/Type: 2019-0623 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.1700	Total Reserve Acreage:	8.4655
Number of Lots:	75	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:	NW HC MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446F	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Texas Illinois Natural Gas Pipeline Company)

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

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

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 04/11/2019
Plat Name: Meadows At Westfield Village Sec 5
Developer: KB Home Lone Star Inc.
Applicant: R.G. Miller Engineers
App No/Type: 2019-0623 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: Blue Meadows Ln is duplicate. Please change street name.
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)
Provide INO letter for pavement crossing over pipeline easement
Blue Meadows Lane is a duplication of Blue Meadow Lane. Change street name
There are existing sidewalk on west side of Westfield Village Drive. Reconstruction of sidewalk should be shown on Blue Meadows Lane construction plan. Sidewalk crossing will be on east of stop line with HC standard pedestrian ramps. Proper ADA cross-slope should be maintained within crosswalk.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 04/11/2019
Plat Name: North Village Drive Street Dedication Sec 1
Developer: Eastfield Realty, Inc
Applicant: C.L. Davis & Company
App No/Type: 2019-0603 SP

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.2226	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:	BAYBROOK MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77598	617V	ETJ

Conditions and Requirements for Approval

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 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)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 04/11/2019
Plat Name: Northgrove Sec 10
Developer: Toll Brothers
Applicant: Costello, Inc.
App No/Type: 2019-0580 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4845	Total Reserve Acreage:	1.0109
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
Montgomery	77354	249L	ETJ

Conditions and Requirements for Approval

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

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

052. Northgrove Sec. 9 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

PWE Utility Analysis: Approve

Addressing: Burdekin Rd changes direction by proximately 90 degree, a new street name is required after each 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 04/11/2019
Plat Name: Northgrove Sec 11
Developer: Toll Brothers
Applicant: Costello, Inc.
App No/Type: 2019-0582 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.1800	Total Reserve Acreage:	19.1800
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:	N/A
County	Zip	Key Map ©	City / ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Northgrove Sections 9 & 10 must be recorded prior to or simultaneously with this plat.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Utility Analysis: Approve
Parks and Recreation: N/A to HPARD, in ETJ

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 04/11/2019
Plat Name: Orange Spring Homes
Developer: M&G Construction
Applicant: Level Up
App No/Type: 2019-0636 C3F

Staff Recommendation:
Defer Chapter 42 planning
standards

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.

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

The T-turn around is required to be 50' in length, as measured from the centerline. Relocate the two parking reserves from the T-turn around. Only two parking reserves are required for the proposed plat.

Confirm with the Solid Waste Department at swdworks@houstontx.gov regarding the solid waste collection service prior to recordation of this plat and add applicable plat notes on the face 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 04/11/2019
Plat Name: Orange Spring Homes
Developer: M&G Construction
Applicant: Level Up
App No/Type: 2019-0636 C3F

Staff Recommendation:
Defer Chapter 42 planning
standards

PWE Traffic: 04/09/19:

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

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.

Solid Waste: Container placement depicted in the SWP does not allow for the collection of automated service containers as defined in the Chapter 39 Definitions of the Code of Ordinances.

City Engineer: Detention is required.

Make sure all F.H. is shown.
Master W.M. is required for 28' PVT, PAE.

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: 32
Action Date: 04/11/2019
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:
Approve the plat subject to
the conditions listed

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 ROW width information along both edges of the property along Palmcrest. If the ROW is less than 60' ROW widening must 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.

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

City Engineer: Detention is required.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 04/11/2019
Plat Name: Providence Place Estates
Developer: Fisher Arnold
Applicant: Ally General Solutions, LLC
App No/Type: 2019-0617 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.5751	Total Reserve Acreage:	2.4140
Number of Lots:	57	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:	Combination	Utility District:	HC MUD 086
County	Zip	Key Map ©	City / ETJ
Harris	77090	332N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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.

124. Add Permanent Access Easement plat note: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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

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

190.3. Add 'Margaret Wallace Brown, Secretary' as Secretary in the Planning Commission certificate.



**PLANNING &
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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 04/11/2019
Plat Name: Providence Place Estates
Developer: Fisher Arnold
Applicant: Ally General Solutions, LLC
App No/Type: 2019-0617 C3P

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 Traffic: 04/09/19:
Parking can be accommodated along the proposed streets.
PWE Utility Analysis: Approve
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)
Construction plan (Project Number 1708100107) has not been approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 04/11/2019
Plat Name: Reserve at Katy Fort Bend
Developer: SP Partners Katy Holding, LLC
Applicant: EHRA
App No/Type: 2019-0621 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	9.5690	Total Reserve Acreage:	9.5690
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 64
County	Zip	Key Map ©	City / ETJ
Harris	77493	444V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

Harris 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)

SB left turn lane will be required on Katy Fort-Bend Road at driveway line with existing median opening.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 04/11/2019
Plat Name: Reserve on TC Jester GP
Developer: BIG RED DOG
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-0567 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.2530	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	NORTHWEST HARRIS COUNTY MUD 20
County	Zip	Key Map ©	City / ETJ
Harris	77068	331T	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 04/11/2019
Plat Name: Reserve on TC Jester GP
Developer: BIG RED DOG
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-0567 GP

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 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 COH's plat tracker.
Limited scope TIA will be required to document driveway, median opening, shared access and left turn lane requirements.
Median opening with NB left turn lane will be required. The length between public streets on TC Jester is not sufficient for a median opening located 350 ft. + from the roads at either end per geometric guidelines.
However, Harris County will allow a single median opening with left turn lanes near the middle. Document as a variance for approval with the TIA or the roadway plans, whichever comes first. Provisions for shared access should be made with the remainder acreage to the south.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 04/11/2019
Plat Name: Reserve on TC Jester Sec 1
Developer: Big Red Dog
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-0497 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	14.0000	Total Reserve Acreage:	14.0000
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:	NORTHWEST HARRIS COUNTY MUD 20
County	Zip	Key Map ©	City / ETJ
Harris	77068	331T	ETJ

Conditions and Requirements for Approval

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

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

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

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

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Recd.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: 36
Action Date: 04/11/2019
Plat Name: Reserve on TC Jester Sec 1
Developer: Big Red Dog
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-0497 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)
Limited scope TIA will be required to document driveway, median opening, shared access and left turn lane requirements.
Median opening with NB left turn lane will be required. The length between public streets on TC Jester is not sufficient for a median opening located 350 ft. + from the roads at either end per geometric guidelines. However, Harris County will allow a single median opening with left turn lanes near the middle. Document as a variance for approval with the TIA or the roadway plans, whichever comes first. Provisions for shared access should be made with the remainder acreage to the south.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 04/11/2019
Plat Name: Riley Fuzzel Business Park
Developer: BHKS Ventures LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2019-0564 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.5386	Total Reserve Acreage:	4.3870
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	292L	ETJ

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)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 04/11/2019
Plat Name: Riley Fuzzel Business Park
Developer: BHKS Ventures LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2019-0564 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.
B.L. is missing.

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

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

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

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

Construction plan and Plat should be approved by Riley Fuzzel Road CIP Project Manager, Wael Tabara (713-274-3943).

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



Agenda Item: 38
Action Date: 04/11/2019
Plat Name: Royal Brook At Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2019-0664 C3F

Staff Recommendation:
 Defer per Parks and
 Recreation.

Total Acreage:	27.3800	Total Reserve Acreage:	11.7400
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	3	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	77365	297K	City

Conditions and Requirements for Approval

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

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)

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.

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

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

207. Staff requests a two week deferral per Parks and Recreation Department.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 04/11/2019
Plat Name: Royal Brook At Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2019-0664 C3F

Staff Recommendation:
Defer per Parks and
Recreation.

PWE Traffic: 04/09/19:

Parking can be accommodated along the proposed streets.

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

Addressing: Arcadia Sound Ln makes a 90 degree turn. Please provide another name after the turn.

Parks and Recreation: Defer for park dedication analysis.

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 04/11/2019
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

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. Label Windmill Rd inside plat.
3. Deferred per Harris County Engineer request.

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 04/11/2019
Plat Name: Sam Houston Distribution Center
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0511 C3F

Staff Recommendation:
Defer Additional
information reqd

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)

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.

County is requesting to defer this plat to ascertain the roadway construction responsibilities of the engineer for Windmill Road. It is unknown if Fallbrook Pines Drive will need to be terminated in a temporary cul-de-sac for this plat.

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



Agenda Item: 40
Action Date: 04/11/2019
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:
Approve the plat subject to
the conditions listed

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)
- 059.1. Acreage in title and on plat must match at recordation.
061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (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)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Provide Centerline tangent for reverse curve alignment of Innovation drive
2. If any ROW is over a pipeline, Release letter must be provided at recordation.

For Your Information:



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 04/11/2019
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:
Approve the plat subject to
the conditions listed

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

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

Submit application online at houstonpermittingcenter.org

City Engineer: 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)

"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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 04/11/2019
Plat Name: Singh and Saini Development
Developer: Singh and Saini Development
Applicant: Windrose
App No/Type: 2019-0642 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.3030	Total Reserve Acreage:	5.3030
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:	BRIDGESTONE MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	331A	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.
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 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: 42
Action Date: 04/11/2019
Plat Name: South Meadow Place GP
Developer: Lexington 26, L.P.
Applicant: BGE, Inc.
App No/Type: 2019-0579 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	61.3100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HC MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574V	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

City Engineer: Detention is required.
In the floodplain, need drainage plan.

Parks and Recreation: Need more information regarding dwelling units and parks sector fees.
Addressing: winlock Dr is a duplicate/sound-alike name. Please provide a new name.

Add Proposed street names to PlatTracker.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 04/11/2019
Plat Name: South Meadow Place Sec 2
Developer: Lexington 26, L.P.
Applicant: BGE, Inc.
App No/Type: 2019-0581 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.9700	Total Reserve Acreage:	1.4040
Number of Lots:	86	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HC MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574V	City

Conditions and Requirements for Approval

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

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

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

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

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

- 1) Revise street name to "Wenlock" Drive, as indicated on the markup.
- 2) Drainage plan is required at final 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.

PWE Traffic: 04/09/19:

Parking can be accommodated along the proposed streets.

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

City Engineer: Make sure that the subdivision has detention.

In the floodplain, need drainage plan.

Addressing: WICKEN MEADOW Drive and Winlock Drive are sound-alike/duplicate names. Please provide new street names.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44

Action Date: 04/11/2019

Plat Name: Spurling Estates

Developer: Surviel Surveying

Applicant: SEM SERVICES

App No/Type: 2019-0516 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	3.6080	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77373	334B	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.

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

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

add note: Planning Commission granted a variance to allow the lot to take access from a 30' access easement instead of a public 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44

Action Date: 04/11/2019

Plat Name: Spurling Estates

Developer: Surviel Surveying

Applicant: SEM SERVICES

App No/Type: 2019-0516 C3F

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)

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

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

Shirlee Street should be improved to Harris County Standards before access is allowed.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/11/2019
Plat Name: Sunset Ridge Sec 8
Developer: SSR-185 Investments, LTD., a Texas Limited Liability Partnership
Applicant: Benchmark Engineering Corporation
App No/Type: 2019-0631 C3F

Staff Recommendation:
 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.

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

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

1) Add note: Planning commission granted a variance to allow a reserve restricted to Cell Tower Use to have 20' of frontage along a 50' r.o.w

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 46
Action Date: 04/11/2019
Plat Name: Tavola Sec 24
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0574 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.9850	Total Reserve Acreage:	1.8040
Number of Lots:	56	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:	East Montgomery Co MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

Conditions and Requirements for Approval

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.

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) Record Sec 22 of Tavola prior to or simultaneously with this plat.
- 2) Show the title block on each page.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/09/19:

Parking can be accommodated along the proposed streets.

PWE Utility Analysis: Approved

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

City Engineer: Make sure that the subdivision has detention.

Addressing: Provide a street name to the portion of right-of-way located to the east of Via Leoni Dr

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 04/11/2019
Plat Name: Thorncastle Drive Street Dedication and Reserves
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0607 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.6205	Total Reserve Acreage:	0.0900
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:	423
County	Zip	Key Map ©	City / ETJ
Harris	77396	376R	ETJ

Conditions and Requirements for Approval

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

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

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

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

1) Extend 1' reserve as shown on the markup.

For Your Information:

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

PWE Traffic: 04/09/19:

No comments.

PWE Utility Analysis: Approve

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

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

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

NB left turn lane will be required on Woodland Hills Drive at Thorncastle Drive (Balmoral Bay Drive).

Paving geometries of Thorncastle Drive should match with Balmoral Bay Drive at Woodland Hills Drive.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 04/11/2019
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:
Approve the plat subject to
the conditions listed

Total Acreage:	6.0200	Total Reserve Acreage:	0.7100
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:	N/A
County	Zip	Key Map ©	City / ETJ

Conditions and Requirements for Approval

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 04/11/2019
Plat Name: Tomball ISD Educational Campus
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No/Type: 2019-0614 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	140.8090	Total Reserve Acreage:	140.8090
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

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)

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: 49
Action Date: 04/11/2019
Plat Name: Tomball ISD Educational Campus
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No/Type: 2019-0614 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 04/09/19:

No comments.

PWE Utility Analysis: Approve

Addressing: Calvary Hill Drive makes a 90 degree turn. A new street name is required after the turn.

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.

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)

Dedicate a temporary turnaround (public) by separate instrument prior to plat recordation at Excellence Drive and Calvary Hill Drive

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

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

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

UVE should be checked at Excellence Drive and Cypress Rosehill Road, and at Cavalry Hill Drive and Cypress Rosehill Road.

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

NB left turn lane will be required on Cypress Rosehill Road at Cavalry Hill Drive, and at Excellence Drive.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	50	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	04/11/2019		
Plat Name:	Towne Lake Detention Reserve at Grand Canal partial replat no 1		
Developer:	Towne Lake Community Association Inc., A Texas Non-Profit Corporation		
Applicant:	EHRA		

Total Acreage:	5.0164	Total Reserve Acreage:	5.0164
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 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	366V	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 04/11/2019
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:
Approve the plat subject to
the conditions listed

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)

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

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

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

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

1. Provide Letter of No objection at recordation.
2. Identify and label all property and property owners on the other side of Greenhouse rd.
3. Provide letter of No Objection from HCFCD 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: 51
Action Date: 04/11/2019
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:
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 County Flood Control District: final review prior to recordation

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 04/11/2019
Plat Name: Towne Lake Sec 56
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-0625 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.3300	Total Reserve Acreage:	1.5000
Number of Lots:	31	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	367N	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.

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

052. Section 52 must be recorded prior to or simultaneously with this plat.

053. Change street name Creekway Shore Circle. A street suffix cannot be used in the base name.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 52
Action Date: 04/11/2019
Plat Name: Towne Lake Sec 56
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-0625 C3P

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

Addressing: Please change street name Creekway Shore Circle. A street suffix cannot be used in the based name.

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

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

Sec 52 will need to be recorded prior to or simultaneously with this plat

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 04/11/2019
Plat Name: UPS Sweetwater Hub West
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0648 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.8990	Total Reserve Acreage:	12.8655
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	412V	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)

127. Provide Visibility Triangle at intersections and add visibility triangle plat note.

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

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

For Your Information:

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

City Engineer: Detention is required.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 04/11/2019
Plat Name: Verdin Avocet
Developer: Brinshore Development, LLC
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-0585 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.0860	Total Reserve Acreage:	11.0860
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77489	610H	City

Conditions and Requirements for Approval

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

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

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

134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8.

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 04/11/2019
Plat Name: Verdin Avocet
Developer: Brinshore Development, LLC
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-0585 C2

Staff Recommendation:
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
City Engineer: Detention is required.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 04/11/2019
Plat Name: Victoria Center
Developer: KDW LTD
Applicant: Century Engineering, Inc
App No/Type: 2019-0569 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.9539	Total Reserve Acreage:	3.9539
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Missing parks notes and 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 04/11/2019
Plat Name: Westheimer Gardens Extension partial replat no 8
Developer: RZ Enterprises
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0662 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2473	Total Reserve Acreage:	0.0044
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

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 04/11/2019
Plat Name: Westheimer Gardens Extension partial replat no 8
Developer: RZ Enterprises
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0662 C3F

Staff Recommendation:
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

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 maybe required subject to impervious cover more than 65%. Master W.M. may be required for 18' shared driveway lots.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 04/11/2019
Plat Name: Woodlands Creekside Park Village Center Sec 8
Developer: Woodlands Land Development Company, LP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0610 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.0540	Total Reserve Acreage:	14.0540
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	250N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 04/11/2019
Plat Name: Woodlands Creekside Park Village Center Sec 8
Developer: Woodlands Land Development Company, LP
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0610 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 04/11/2019
Plat Name: Wyman Gordon Complex Sec 1
Developer: Wyman Gordon Forgings, Inc.
Applicant: Baseline Corporation
App No/Type: 2019-0563 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1110	Total Reserve Acreage:	2.1110
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	77095	367Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

EB LTL will be required along Tuckerton Road at proposed driveway across Parkmore Drive. LTL storage length will be determined by TIA.

Limited scope TIA: Provide roadway layout drawing to Harris County before submitting final plat. It appears the misalignment with existing roadway will create overlapping turn paths.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 04/11/2019
Plat Name: Breaktime Market at Chimney Rock
Developer: 5901 Beverly Hill, LTD.
Applicant: The Interfield Group
App No/Type: 2019-0526 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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
City Engineer: Detention is required.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 04/11/2019
Plat Name: Bridgeland Creek Parkway Corner Reserve
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-0589 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.8060	Total Reserve Acreage:	6.8060
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 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366P	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 190.2. Add Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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. 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)
Limited scope TIA will be required to address driveway locations and left turn lane requirements.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 04/11/2019
Plat Name: Deen Estate
Developer: Surviel Surveying
Applicant: SEM SERVICES
App No/Type: 2019-0485 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	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

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)
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)
223. Indicate the direction of vehicular entry to each garage from the 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.



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61

Action Date: 04/11/2019

Plat Name: Deen Estate

Developer: Surviel Surveying

Applicant: SEM SERVICES

App No/Type: 2019-0485 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 04/11/2019
Plat Name: Della Village
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-0570 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:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	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.

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

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

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

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

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: 62
Action Date: 04/11/2019
Plat Name: Della Village
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-0570 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 04/11/2019
Plat Name: Dominion at Garden Oaks
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0608 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.9900	Total Reserve Acreage:	1.2150
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452G	City

Conditions and Requirements for Approval

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

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

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

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)

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 04/11/2019
Plat Name: Dominion at Garden Oaks
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0608 C3R

Staff Recommendation:
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

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

Parks and Recreation: Missing Parks info on plat

City Engineer: Need to extend 15'x25'W.M.E. to Pinemont Dr.

Remove the 10'W.L.E..

Solid Waste: The proposed development contains more than 25 units taking access from private roads and does not qualify for SWMD collection services.

Addressing: Tweedie Ln, Wadley Way and Eller Way are sound-alike duplicate names. Please change street names

Lilly Flower Ln makes a 90 degree turn. Please provide another name 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 04/11/2019
Plat Name: Downhole Technology
Developer: Downhole Technology LLC.
Applicant: M2L Associates, Inc.
App No/Type: 2019-0627 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.9620	Total Reserve Acreage:	16.5200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370L	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/11/2019
Plat Name: Downhole Technology
Developer: Downhole Technology LLC.
Applicant: M2L Associates, Inc.
App No/Type: 2019-0627 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 04/09/19:

No comments.

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 - 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)

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

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

Label 10 foot building line along Haynes Road

SB left turn lane on Cutten Road at existing driveway in line with median opening.

Limited scope TIA regarding driveways, turning movements, left turn lane requirements and removal of a mid-block pedestrian crossing (if the business operations at this site will no longer be tied to the industrial facility on the west side of Cutten).

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 04/11/2019
Plat Name: East Way Manor
Developer: Prime Texas Surveys LLC
Applicant: SEM SERVICES
App No/Type: 2019-0417 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 04/11/2019
Plat Name: Fang Plaza
Developer: New Era Development
Applicant: New Era Development
App No/Type: 2019-0592 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Conditions and Requirements for Approval

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

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

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)At recordation, provide a title that list and describe easements. If there are no easements state none of record under easements section of the title. Remove vague statements that say subject to easements and right-of-ways as shown on a plat recorded in Volume 43, page 296 of the Deed Records of Harris County, Texas.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/09/19:

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

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: Need to correct number of Incremental Dwelling Units in Parks Table. This number must match #5 in Park Notes.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 04/11/2019
Plat Name: Fuller Garage
Developer: 2707 & 2727 NLW, Ltd
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-0593 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0330	Total Reserve Acreage:	2.0330
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	77092	452S	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

City Engineer: Detention is required.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 04/11/2019
Plat Name: Gordon Crossing partial replat no 1
Developer: TGI SPENCER RD, LLC
Applicant: BGE, Inc.
App No/Type: 2019-0588 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0690	Total Reserve Acreage:	1.0690
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:	Spencer Road PUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	408N	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approve

City Engineer: Detention is required. 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)

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 04/11/2019
Plat Name: Great Heights
Developer: CE Engineers and Development Consultants, Incorporated
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2019-0495 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7040	Total Reserve Acreage:	0.6667
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 04/11/2019
Plat Name: Hershe Heights
Developer: StudioE Development
Applicant: The Interfield Group
App No/Type: 2019-0587 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1150	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	77020	494G	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: 04/09/19:
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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 04/11/2019
Plat Name: HISD Northside High School
Developer: HISD c/o Landtech, Inc.
Applicant: Landtech, Inc.
App No/Type: 2019-0655 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.5000	Total Reserve Acreage:	15.5000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	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. Property legal description in title and on plat must match at recordation.

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

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

190.3. Add 'Margaret Wallace Brown, Secretary' as Secretary in the Planning Commission certificate.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 71
Action Date: 04/11/2019
Plat Name: HISD Northside High School
Developer: HISD c/o Landtech, Inc.
Applicant: Landtech, Inc.
App No/Type: 2019-0655 C2R

Staff Recommendation:
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

City Engineer: Detention is required.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 04/11/2019
Plat Name: Homewood Court
Developer: SRRE Developers & Builders LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0657 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3650	Total Reserve Acreage:	0.0490
Number of Lots:	6	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	77028	455F	City

Conditions and Requirements for Approval

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

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

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

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

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

Provide 3' Emergency Access Easement along boundaries not abutting streets as indicated on the marked file copy.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 04/11/2019
Plat Name: Homewood Court
Developer: SRRE Developers & Builders LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0657 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic:

04/10/19:

The existing site plan was analyzed with AutoTurn and a standard vehicle can make the turn. The proposed guest parking spot will work as shown.

04/09/19:

Applicant needs to provide a detailed site plan and a turning template showing that the parking space will accommodate the turning radius of a standard vehicle without hitting the surrounding structures.

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

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.

Harris County Flood Control District: Flood Control review - Correct Key Map information, it is 455F.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 04/11/2019
Plat Name: Jacob Estates
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2019-0628 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1607	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	494N	City

Conditions and Requirements for Approval

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

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

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

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

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. Garage building line is to be 17'.

For Your Information:

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

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

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

Solid Waste: Please submit a solid waste plan to determine SWMD eligibility.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 04/11/2019
Plat Name: John Estates
Developer: Nadel Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0493 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:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	535F	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Show 60' Garage BL with record information.
 2. Add Deed Restricted building line note.
 3. Keep Consistent Font on plat.

For Your Information:

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

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

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: 75
Action Date: 04/11/2019
Plat Name: Juan Estate
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-0571 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:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	534C	City

Conditions and Requirements for Approval

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. Use correct County Clerk name on face of plat.
2. Show all symbols and abbreviations used on plat in legend.
3. Correct Density table calculations

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/11/2019
Plat Name: Juan Estate
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-0571 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 04/11/2019
Plat Name: Kanye Westheimer
Developer: Montrose Collective LP, a Texas limited partnership
Applicant: Windrose
App No/Type: 2019-0653 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7960	Total Reserve Acreage:	1.7960
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

Conditions and Requirements for Approval

018. A 5-foot front building line is permitted in the urban area along a major thoroughfare (< 80 feet). Add BL 155 notes to the plat. (155)

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.

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. Hatch and dash visibility triangles.

2. Add correct Note for Commercial Retail Center 5' Building line for Major Thoroughfare of 80 feet or less.

For Your Information:

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

City Engineer: Detention is required.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 04/11/2019
Plat Name: Katzs Reaching New Heights
Developer: MARTINEZ GUY AND MAYBIK
Applicant: Martinez, Guy & Maybik, Inc.
App No/Type: 2019-0482 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9030	Total Reserve Acreage:	0.9030
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

019. No front building line is permitted in the urban area along a major thoroughfare (< 80 feet). Add BL 155 Z notes to the plat. (155)

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.

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)

1. Identify all adjacent property and property owners.
2. Use proper note for 42-154 0' Building line performance 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 04/11/2019
Plat Name: Katzs Reaching New Heights
Developer: MARTINEZ GUY AND MAYBIK
Applicant: Martinez, Guy & Maybik, Inc.
App No/Type: 2019-0482 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

City Engineer: DETENTION IS REQUIRED.
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.



Agenda Item: 78
Action Date: 04/11/2019
Plat Name: Kingwood Senior Living
Developer: PCK REALTY, LLC
Applicant: RSG Engineering
App No/Type: 2019-0602 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.7650	Total Reserve Acreage:	3.7650
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	335D	City

Conditions and Requirements for Approval

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

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

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

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

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

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

134.03. Add to general notes on face of plat: This property(s) is located in Park Sector number 3.

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

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

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

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

1. Add Multifamily note
2. 10' Parking Setback on abutting property lines is also a building line.
3. Add Reason for replat.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 04/11/2019
Plat Name: Kingwood Senior Living
Developer: PCK REALTY, LLC
Applicant: RSG Engineering
App No/Type: 2019-0602 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

The below comments were made by other agencies during this review period. These comments 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: 04/09/19:

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

City Engineer: Detention is required.

Parks and Recreation: Plat missing parks and open space information. Deed restriction information 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 04/11/2019
Plat Name: Live Oak Manors
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0638 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	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.

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

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

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

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

1. Add lien Certification and Notary.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 04/11/2019
Plat Name: Live Oak Manors
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0638 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Solid Waste:

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

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.

Parks and Recreation: Parks sector is incorrect on face of plat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 04/11/2019
Plat Name: Loma Linda Estates
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0510 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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)

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 04/11/2019
Plat Name: Loma Linda Estates
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0510 C2R

Staff Recommendation:
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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 04/11/2019
Plat Name: Maryland Park Place
Developer: Amal Homes LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-0561 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	492R	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: 04/09/19:

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

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%.

Solid Waste: Please submit a solid waste plan to determine SWMD 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 04/11/2019
Plat Name: Montrose Cathedral Corner
Developer: na
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0461 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time of the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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 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

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



Agenda Item: 83
Action Date: 04/11/2019
Plat Name: Muskrat Suzie
Developer: Lucy Modern Dwelling
Applicant: Lucy Modern Dwelling
App No/Type: 2019-0483 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.2557	Total Reserve Acreage:	0.0000
Number of Lots:	6	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	494S	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.

The legal description on the plat, survey, and title report do not match the dimensions of the proposed plat boundary.

For Your Information:

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

PWE Traffic: 04/09/19:

There is no parking on Scott (Major Thoroughfare) and the required clearances are not available to place the parking spot on Bell. The guest parking space will need to be accommodated ON-SITE.

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

Submit applications online at houstonpermittingcenter.org

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

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

Parks and Recreation: Did not see proof of existing dwelling unit.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 04/11/2019
Plat Name: Nagle Street Views
Developer: Zenith Urban Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0506 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:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and Requirements for Approval

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

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid and oriented with north arrow pointing north.

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

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.
Solid Waste: Please submit a solid waste plan to determine SWMD eligibility.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 04/11/2019
Plat Name: New Orleans Court
Developer: SRRE Developers & Builders LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0643 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1270	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	77020	494F	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

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 may be required subject to impervious cover more than 65%.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 04/11/2019
Plat Name: New Orleans Enclave
Developer: CB Building Blocks LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0590 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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

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 may be required subject to impervious cover more than 65%.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 04/11/2019
Plat Name: Peavy Place
Developer: Surviel Surveying
Applicant: SEM SERVICES
App No/Type: 2019-0486 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:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495S	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

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

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.
Parks and Recreation: Parks sector is incorrect on plat
Solid Waste: Please submit a solid waste plan to determine SWMD 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 04/11/2019
Plat Name: Reserve at Almeda replat no 1
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0546 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5714	Total Reserve Acreage:	0.5714
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	77054	533S	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 04/11/2019
Plat Name: Ricky Park
Developer: Modesti Cooper Investments, LLC
Applicant: Level Up
App No/Type: 2019-0630 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:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

Conditions and Requirements for Approval

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

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

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

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.

115. Add Owners Certification of Restrictions note to face of replat: Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 04/11/2019
Plat Name: Ricky Park
Developer: Modesti Cooper Investments, LLC
Applicant: Level Up
App No/Type: 2019-0630 C2R

Staff Recommendation:
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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 04/11/2019
Plat Name: Shadydale Addition partial replat no 1
Developer: J. MORALES, INC.
Applicant: J.Morales, Inc.
App No/Type: 2019-0462 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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)

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. Identify Adjacent property and property owners.
2. Add all required Dedication/Acknowledgment language.
3. Keep Consistent font.
4. Show and Identify Building lines.
5. Add Centerpoint 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 04/11/2019
Plat Name: Shadydale Addition partial replat no 1
Developer: J. MORALES, INC.
Applicant: J.Morales, Inc.
App No/Type: 2019-0462 C2R

Staff Recommendation:
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

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: 91
Action Date: 04/11/2019
Plat Name: Sherwin Terraces
Developer: Nvestors, LLC
Applicant: The Interfield Group
App No/Type: 2019-0660 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1850	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	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.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Utility Analysis: A Wastewater 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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 04/11/2019
Plat Name: Studes Landing
Developer: Gotham Development
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0606 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

Conditions and Requirements for Approval

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 04/11/2019
Plat Name: Timber Crossing Central
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0575 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.4800	Total Reserve Acreage:	0.0600
Number of Lots:	26	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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.

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

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

UVE should be checked at Bayberry Meadows Lane and Willow Timber Drive, at Bayberry Meadows Lane and Willow Briar Drive, at Willow Briar Drive and Darbydale Drive, and at Darbydale Drive and Willow Timber Drive.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 04/11/2019
Plat Name: Timber Crossing South
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0578 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.6600	Total Reserve Acreage:	4.0200
Number of Lots:	36	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

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.

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

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

1) Revise street suffix name for Ash Mill Crossing.

For Your Information:

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

"Crossing" is an unacceptable suffix. Choose another suffix.

UVE should be checked at Willow Briar Drive and Ella Blvd, at Willow Briar Drive and Darbydale Drive, and at Timber Vista Lane and Willow Briar Drive.

PWE Utility Analysis: Approve

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

Addressing: Please change the suffix of Ash Mill. Crossing is used to designate major thoroughfares and major collector streets.



Agenda Item: 95
Action Date: 04/11/2019
Plat Name: Uhaul Houston Easthaven
Developer: UHaul Real Estate
Applicant: Red Plains Surveying
App No/Type: 2019-0309 C2R

Staff Recommendation:
 Defer Additional
 information reqd

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

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

City Engineer: Detention is required.
 B.L. is missing.

Parks and Recreation: N/A Commercial Use



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 04/11/2019
Plat Name: Upper Arlington Heights
Developer: Assist2Build
Applicant: The Interfield Group
App No/Type: 2019-0629 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1370	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77018	453N	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)

County Clerk Filing should be corrected to Diane Trautman.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 maybe required subject to impervious cover more than 65%.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 04/11/2019
Plat Name: West Bell Street Gardens
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0635 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:	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	77019	493N	City

Conditions and Requirements for Approval

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

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.

Solid Waste: Containers must not be placed in front of driveways.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 04/11/2019
Plat Name: West Pierce Street Manors
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0632 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 04/11/2019
Plat Name: Woodlyn Court
Developer: SRRE Developers & Builders LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0654 C2R

Staff Recommendation:
 Defer Traffic Analysis

Total Acreage:	0.3650	Total Reserve Acreage:	0.0490
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455F	City

Conditions and Requirements for Approval

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

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

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

Remove the E.A.E. adjacent to Denton Lane and provide the E.A.E. along the northern boundary.

Sec. 42-145 (d): "A subdivision plat containing a shared driveway shall provide a three-foot wide emergency access easement along each boundary of the subdivision plat that does not abut a public 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 Traffic: 04/09/19:

Applicant needs to provide a detailed site plan and a turning template showing that the parking space will accommodate the turning radius of a standard vehicle without hitting the surrounding structures.

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

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 100
Action Date: 04/11/2019
Plat Name: Crockett Street Landing partial replat no 1
Developer: Jose Ocque, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0442 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1482	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	77007	493F	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

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 - 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.

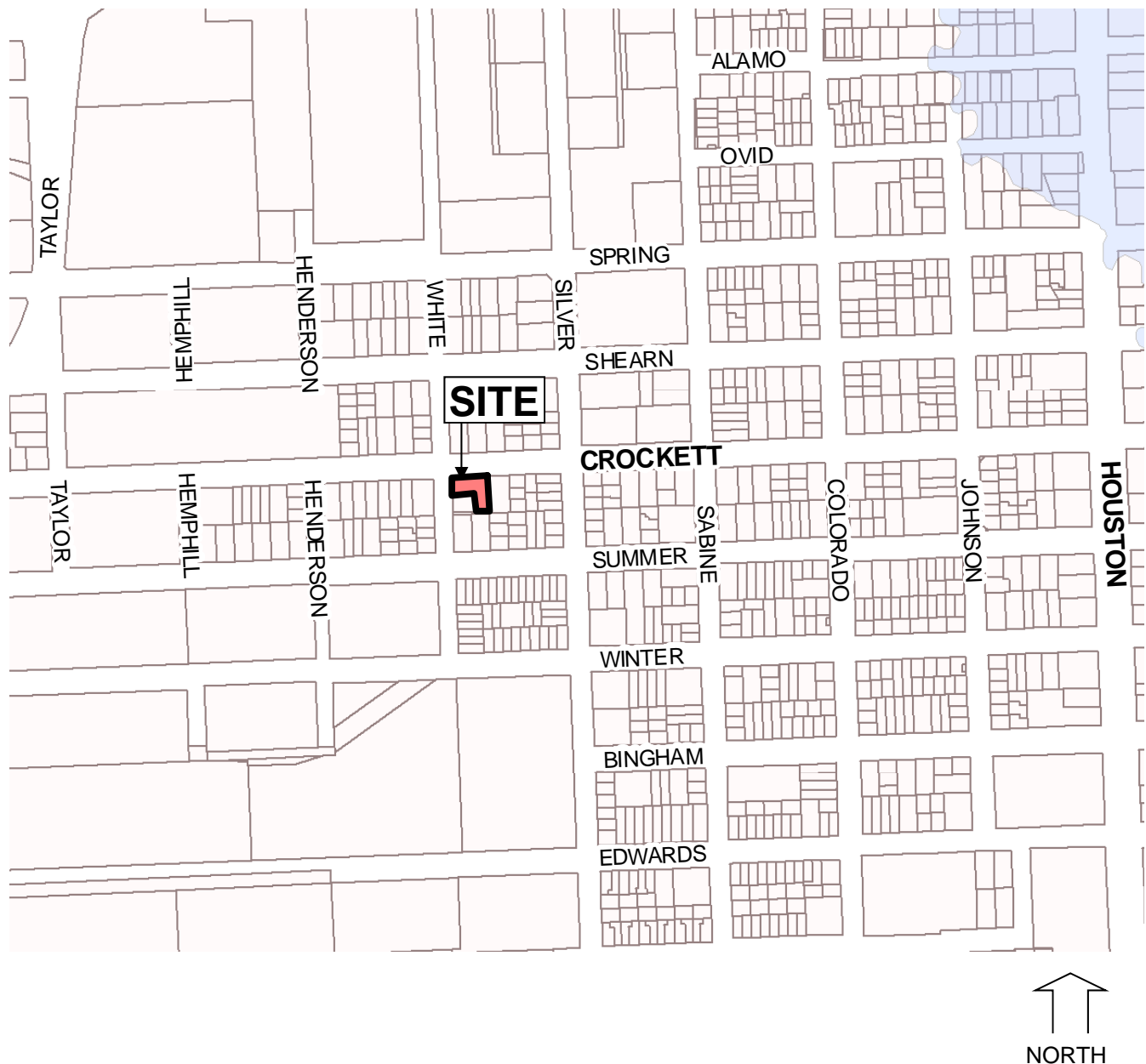
Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Crockett Street Landing partial replant no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

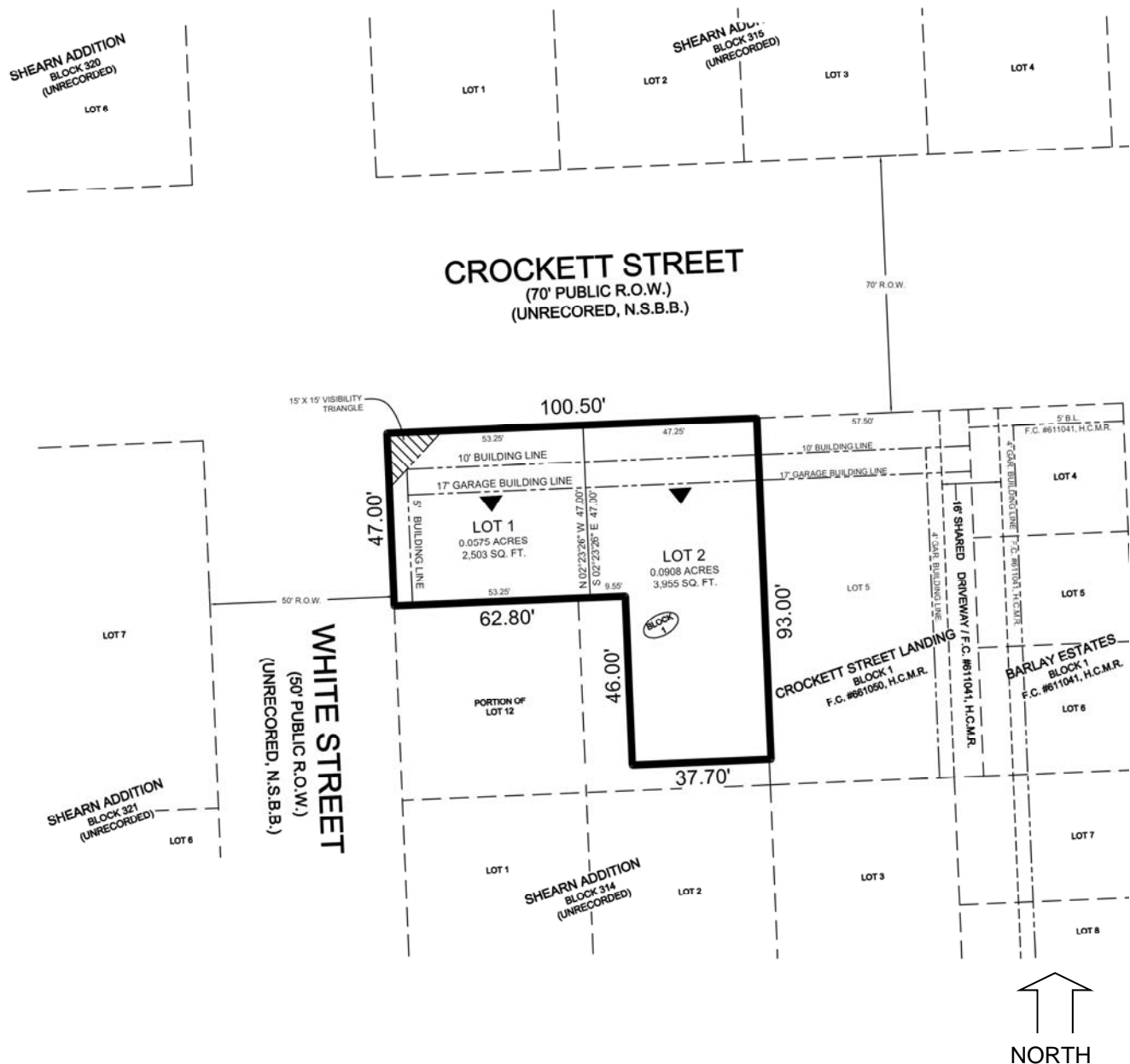
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Crockett Street Landing partial replant no 1

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Crockett Street Landing partial replant no 1

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

March 19, 2019

Dear Property Owner:

Reference Number: 2019-0442

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Crockett Street Landing**". This proposal includes the replatting of Lots 1, 2, 3 & 4, Block 1, as recorded under Film Code No. 661050 of the Harris County Map Records. The new subdivision name is "**Crockett Street Landing partial replat no 1**".

The property is located at the southeast intersection of Crockett and White Streets.
The purpose of the replat is to create two single family residential lots, modify the building lines, and remove the shared driveway.

The applicant, Kevin Kolb, on behalf of 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, April 11, 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

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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

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- 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101

Action Date: 04/11/2019

Plat Name: Devon Estates partial replat no 1

Developer: Christopher Robertson Design

Applicant: Texas Legal Media

App No/Type: 2019-0292 C3N

Staff Recommendation:

Defer Applicant request

Total Acreage:	0.3666	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532L	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

Review by Legal indicates that this plat will violate restrictions. The applicant has requested a deferral to allow time to confer with legal concerning 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 Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

City Engineer: DETENTION IS REQUIRED.

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

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

Houston Planning Commission

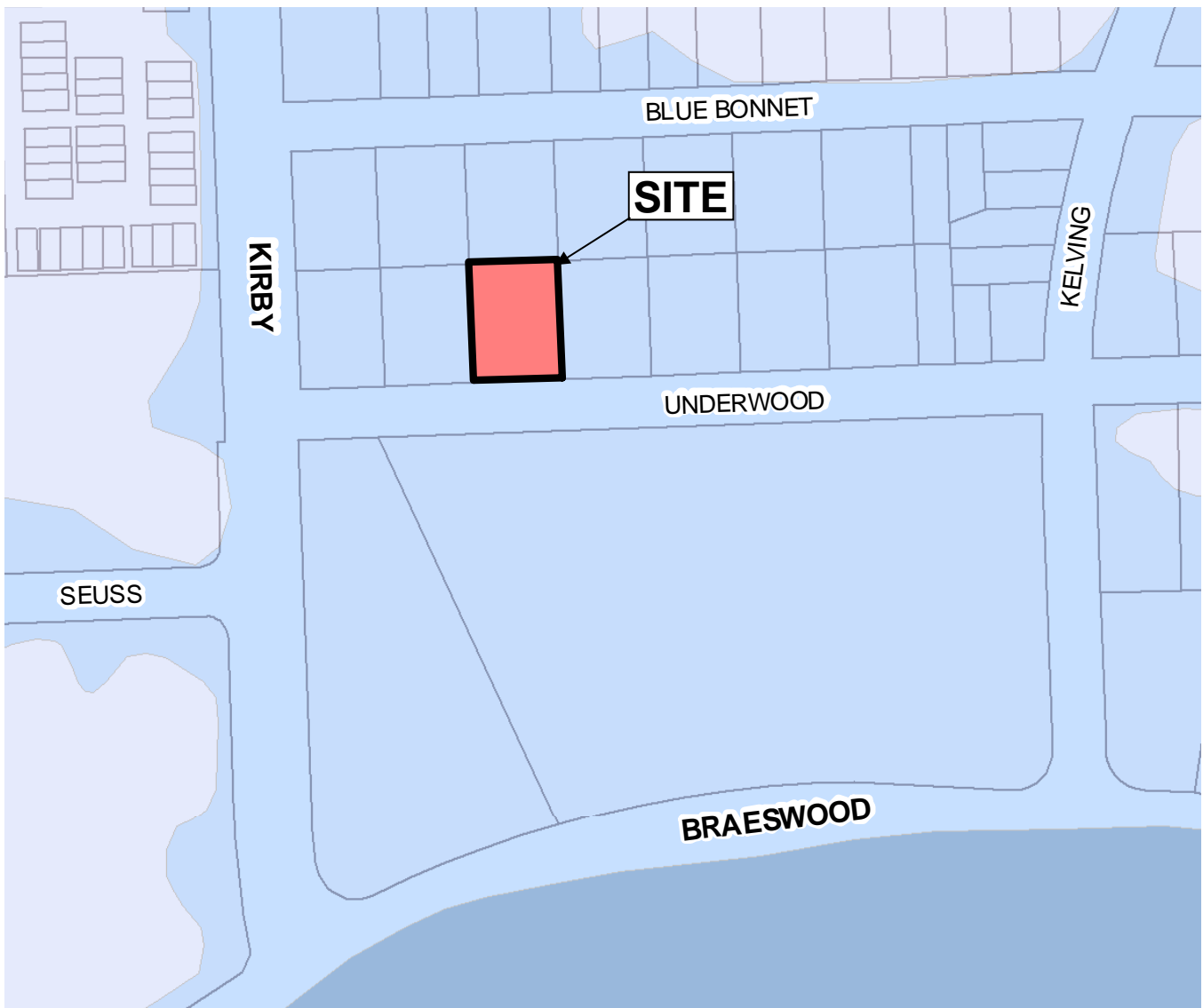
ITEM: 101

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Devon Estates partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings

Site Location

Houston Planning Commission

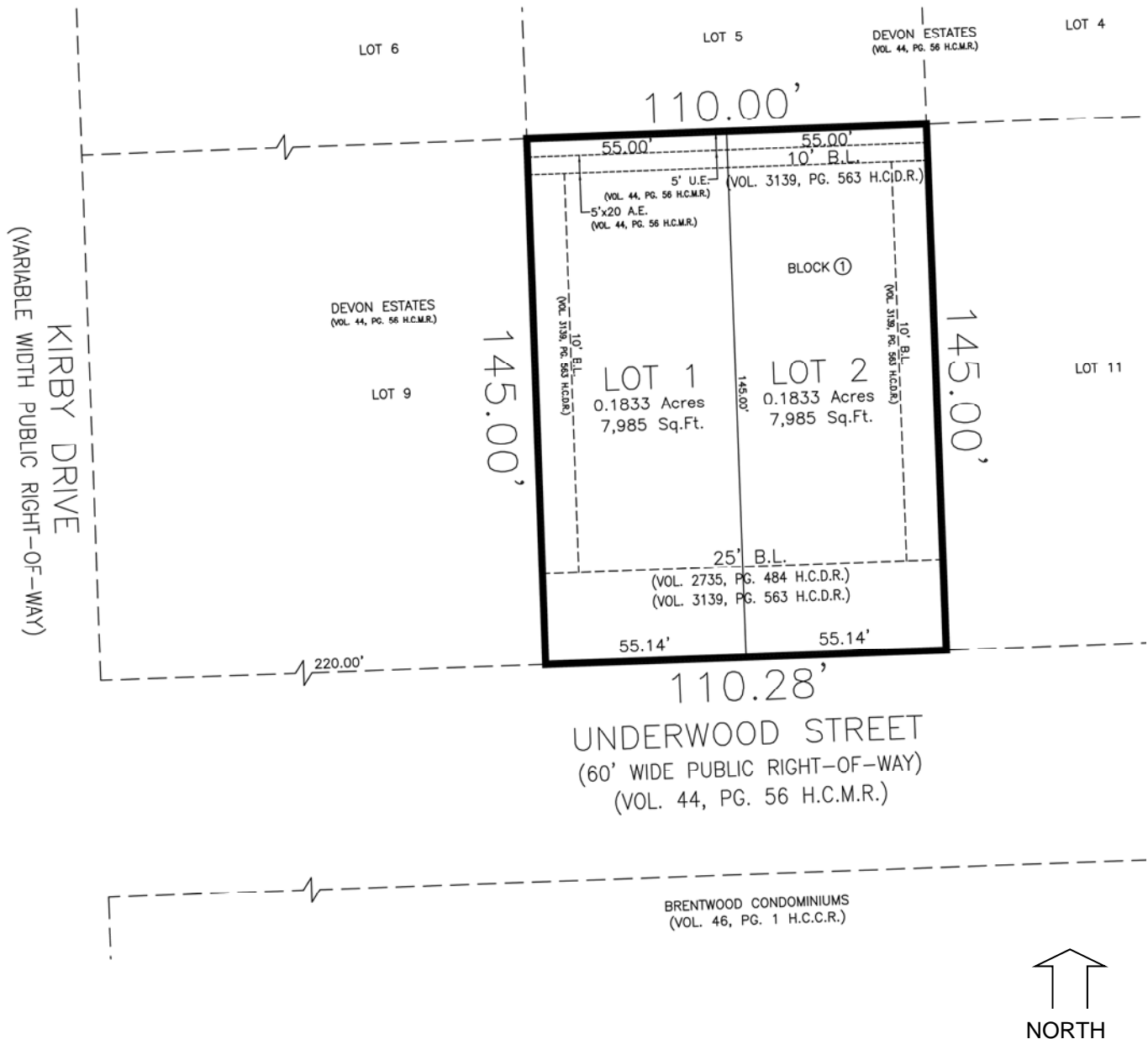
ITEM: 101

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Devon Estates partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings

Subdivision

Houston Planning Commission

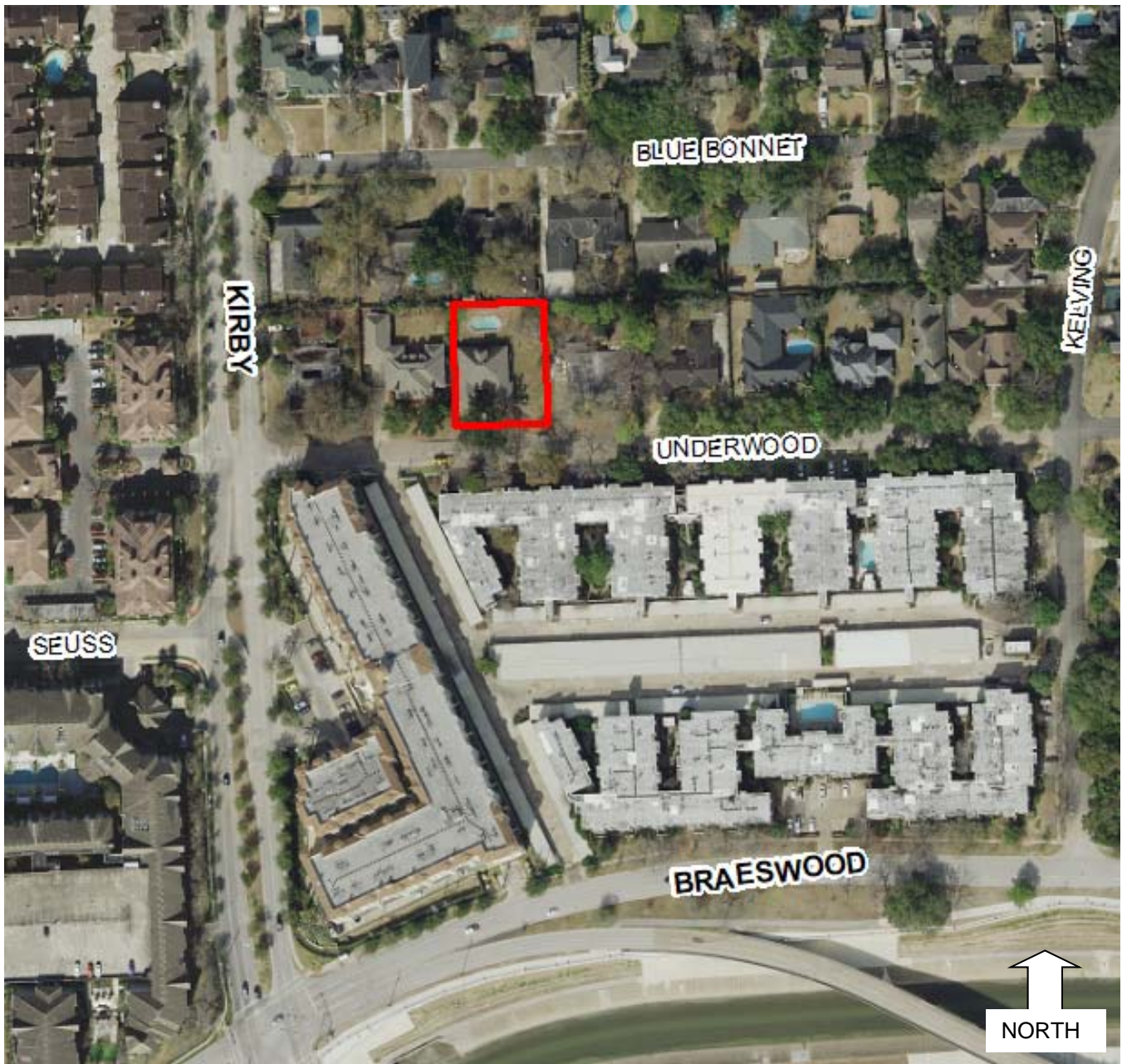
ITEM: 101

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Devon Estates partial replat no 1

Applicant: Texas Legal Media



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

March 18, 2019

Dear Property Owner:

Reference Number: 2019-0292

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Devon Estates**". This proposal includes the replatting of Lot 10, as recorded in Volume 44, Page 56 of the Harris County Map Records. The new subdivision name is "**Devon Estates partial replat no 1**".

The property is located to the east of Kirby Drive, west of Kelving Street, and along Underwood Street. The purpose of the replat is to create two single family residential lots. The applicant, Matthew Sigmon, of Texas Legal Media, can be contacted at (281) 645-6600.

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, April 11, 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.

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See reverse side for useful information

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 04/11/2019
Plat Name: Eagle Landing Townhomes
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
App No/Type: 2019-0236 C3N

Staff Recommendation:
Defer per Harris County
Additional information reqd

Total Acreage:	2.5304	Total Reserve Acreage:	0.4479
Number of Lots:	25	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 399
County	Zip	Key Map ©	City / ETJ
Harris	77090	372B	ETJ

Conditions and Requirements for Approval

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

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

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

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

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

1. Use shoert replat sentence.
2. Add Lot Size table.
3. Add John Blount Certification for Harris County Engineer

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 102
Action Date: 04/11/2019
Plat Name: Eagle Landing Townhomes
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
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Staff Recommendation:
Defer per Harris County
Additional information reqd

PWE Utility Analysis: Approved

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.

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@ridemetro.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 10498 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.

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)

Provide County with townhome layout with dimensions. May need to provide separate reserve for guest parking (1 space per 2 lots)

Plat is requested to be deferred for further study and review of lot size

UVE should be checked at Eagle Feather Court and Eagle's Glide Drive.

UVE should be checked for making right turn on red by EB traffic on Eagle's Glide Drive onto Ella Blvd.

Traffic Impact Analysis will be required addressing driveway locations and geometries, on-street and off-street parking, installations of no parking signs. Location of Eagle Feather Court is not approved as it will be right-in/right-out as no median opening could be allowed being close to signalized intersection. It should be relocated next to west Plat Boundary so two way movements could be allowed with modifications to existing median, if needed.

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

Houston Planning Commission

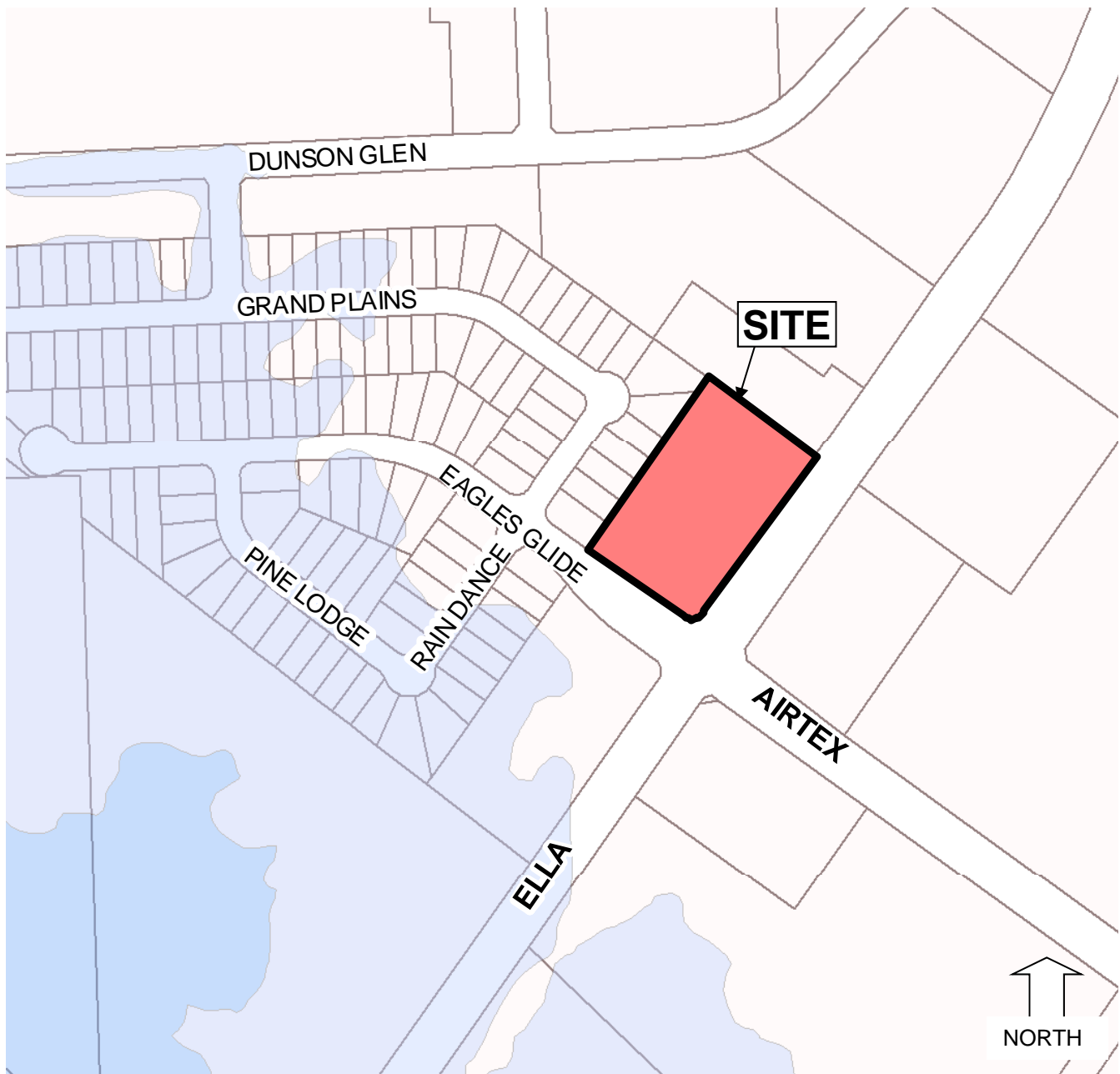
ITEM: 102

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Eagle Landing Townhomes

Applicant: Miller Survey Group



C – Public Hearings

Site Location

Houston Planning Commission

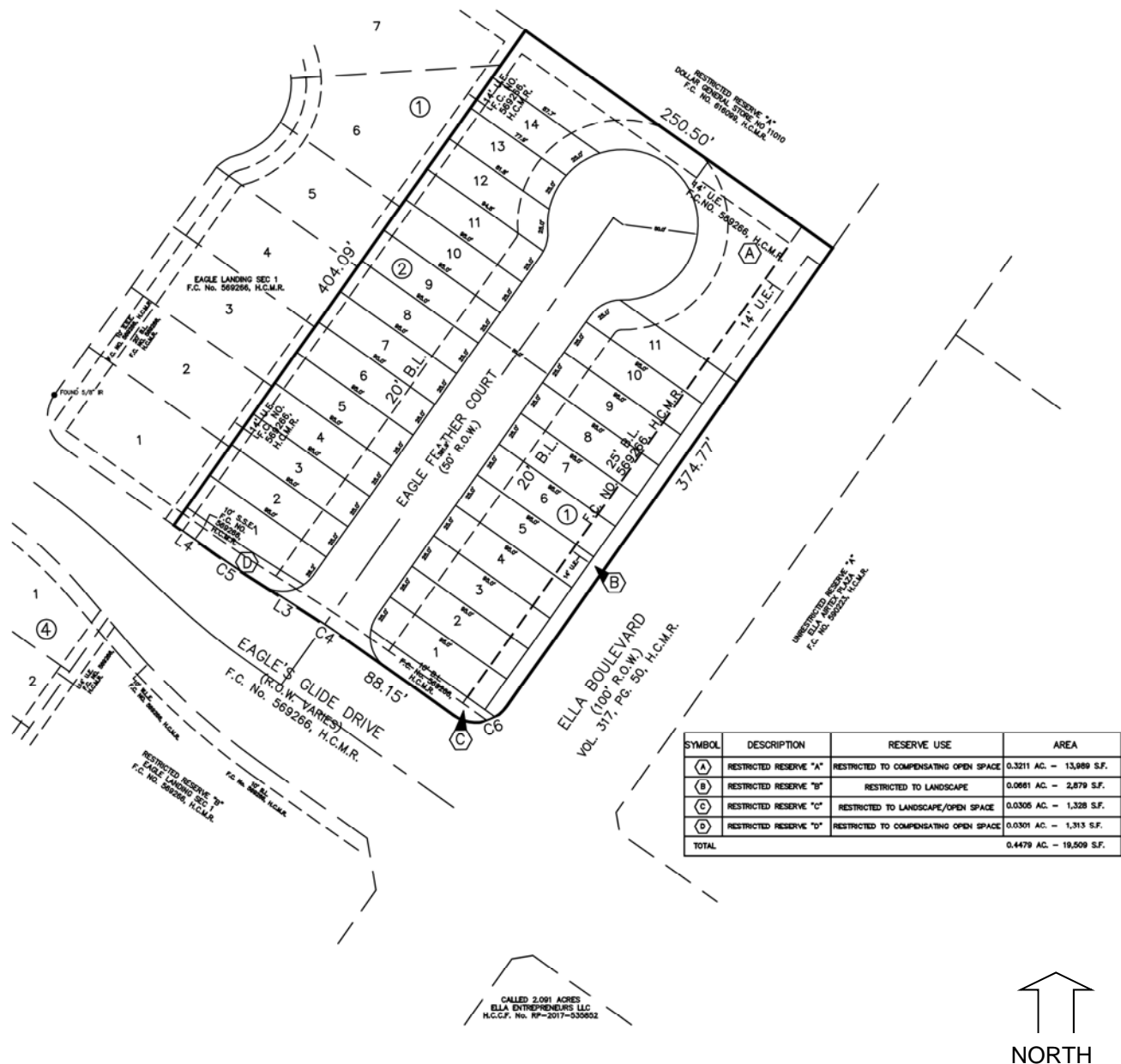
ITEM: 102

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Eagle Landing Townhomes

Applicant: Miller Survey Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Eagle Landing Townhomes

Applicant: Miller Survey Group



C – Public Hearings

Aerial



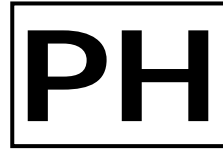
CITY OF HOUSTON

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

March 18, 2019

Dear Property Owner:

Reference Number: 2018-0236

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Eagle Landing Sec 1**". This proposal includes the replatting of Reserve A of Block 10, as recorded in Volume 569 Page 266 of the Harris County Map Records. The new subdivision name is "**Eagle Landing Townhomes**".

The property is located at the north-west intersection of Ella Boulevard and Eagle Glide Drive.

The purpose of the replat is to create 25 lots and 4 reserves.

The applicant, **Carolyn Jardine-Quinn**, with **Miller Survey Group**, on behalf of Odyssey Engineering Group, can be contacted at **713-413-1900**.

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.

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Thursday, April 11, 2019 at 2:30 PM
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For additional information contact Planning Department personnel at **(832) 393-6600**.

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- **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.

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 04/11/2019
Plat Name: Garden Oaks First Section partial replat no 1
Developer: Gulf Coast Commercial Group, Inc.
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-0385 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7420	Total Reserve Acreage:	1.7420
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452R	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. Provide Title report/CPL with final submittal.
2. Correct name on plat.

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED.

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

Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Garden Oaks First Section partial replat no 1

Applicant: Terra Surveying Company, Inc.

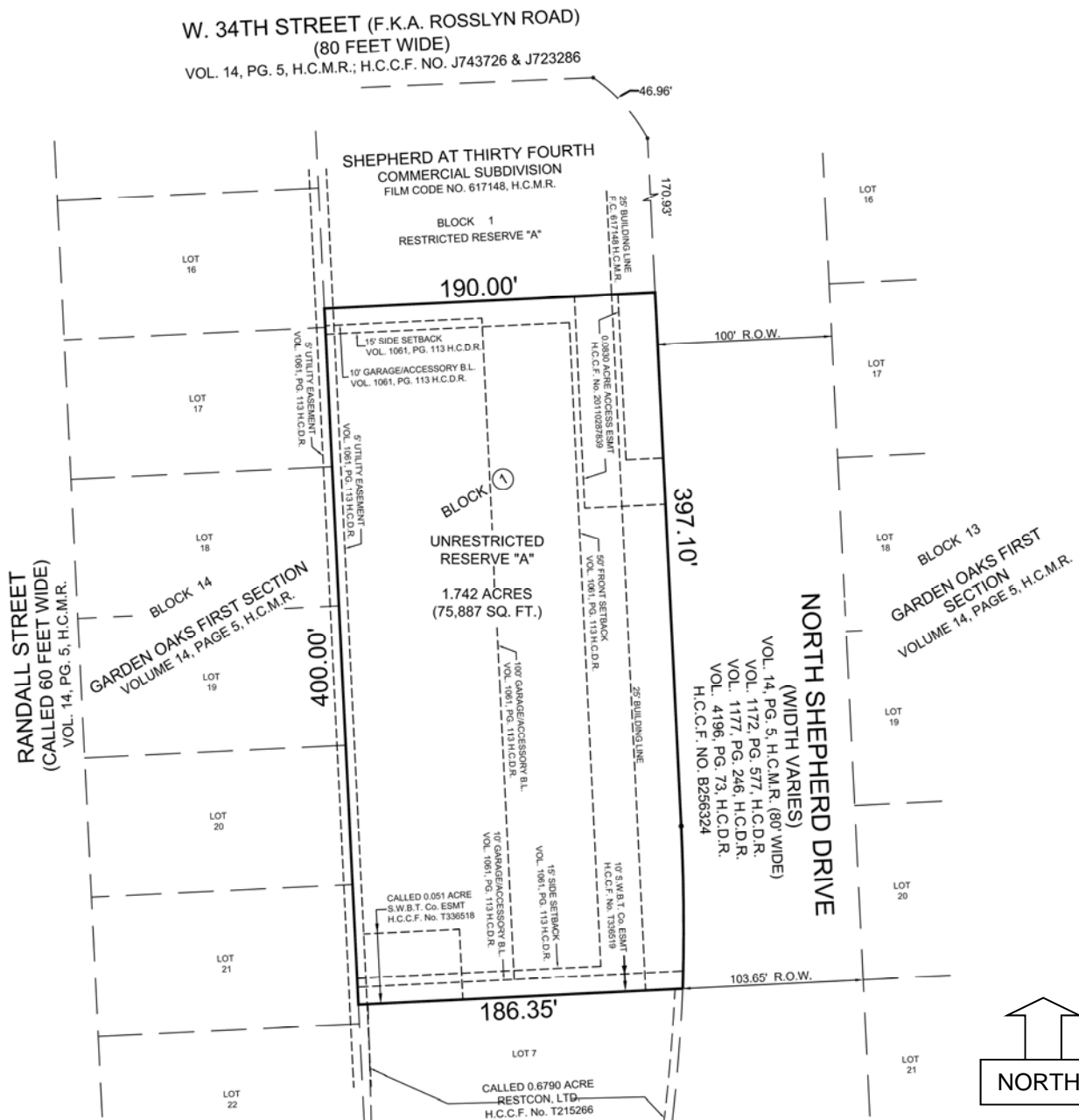


C – Public Hearings

Site Location

Meeting Date: 04/11/2019

Applicant: Terra Surveying Company, Inc.



Subdivision

Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Garden Oaks First Section partial replat no 1

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

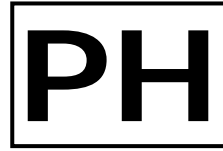
Aerial



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

March 18, 2019

Dear Property Owner:

Reference Number: 2019-0385

The Houston Planning and Development Department has received a subdivision plat application to allow the **partial** replatting of "**Garden Oaks First Section**". This proposal includes the replatting of **portions of Lots 8, 9, 10 and 11, Block 14, Garden Oaks First Section**, as recorded at Film Code No. **Vol. 14, Pg. 5, HCMR** of the Harris County Map Records. The new subdivision name is "**Garden Oaks First Section partial replat no 1**".

The property is located **along the west side of Shepherd Drive, south of West 34th Street**.

The purpose of the partial replat is to **create one (1) Unrestricted Reserve**.

The applicant, **Jerry Scott**, with **Terra Surveying Company, Inc.**, on behalf of **Gulf Coast Commercial Group, Inc.**, can be contacted at **713-993-0327**.

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.

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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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 04/11/2019
Plat Name: GoodDay Braeswood
Developer: CFM Braeswood 12, LLC
Applicant: Richard Grothues Designs
App No/Type: 2019-0302 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6031	Total Reserve Acreage:	0.6031
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77025	532N	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED.
IN THE FLOOD PLAIN, NEED APPROVED DRAINAGE PLAN.

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: Missing parks sector funding note on face of plat.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104

Action Date: 04/11/2019

Plat Name: GoodDay Braeswood

Developer: CFM Braeswood 12, LLC

Applicant: Richard Grothues Designs

App No/Type: 2019-0302 C3N

Staff Recommendation:

Approve the plat subject to
the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning 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

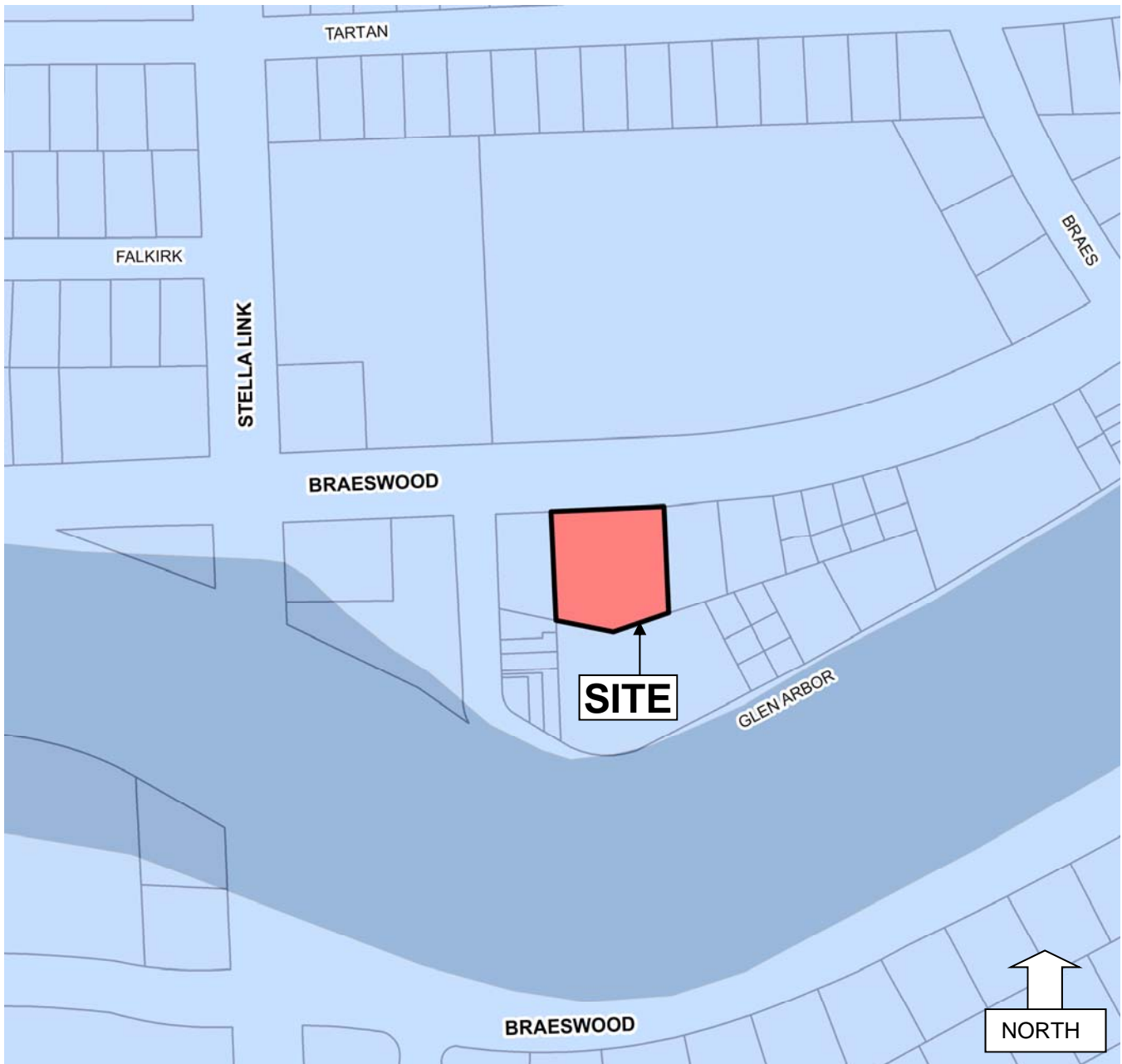
ITEM: 104

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: GoodDay Braeswood

Applicant: Richard Grotheus Designs



C – Public Hearings

Site Location

Houston Planning Commission

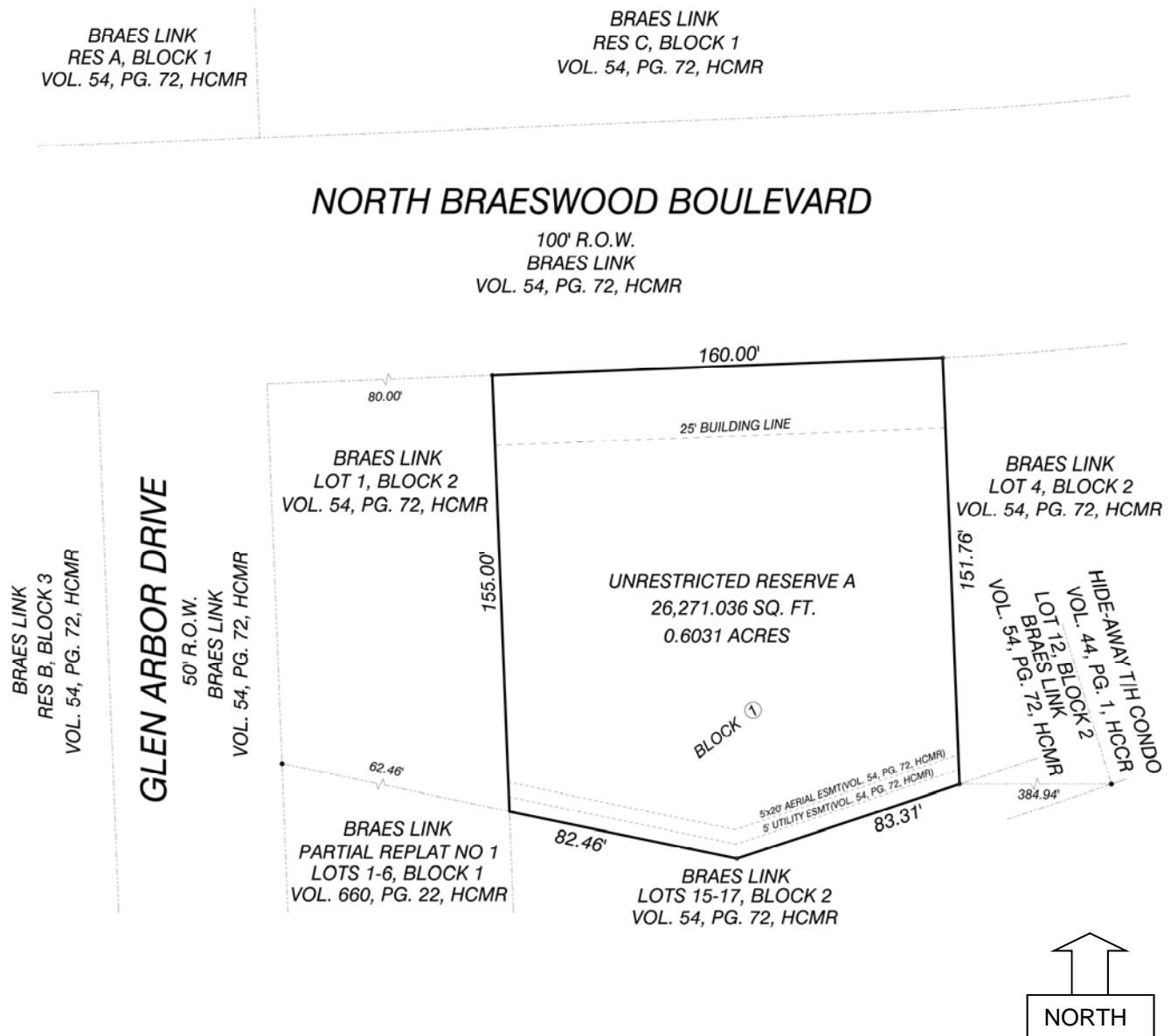
ITEM: 104

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: GoodDay Braeswood

Applicant: Richard Grotheus Designs



C – Public Hearings

Subdivision

Houston Planning Commission

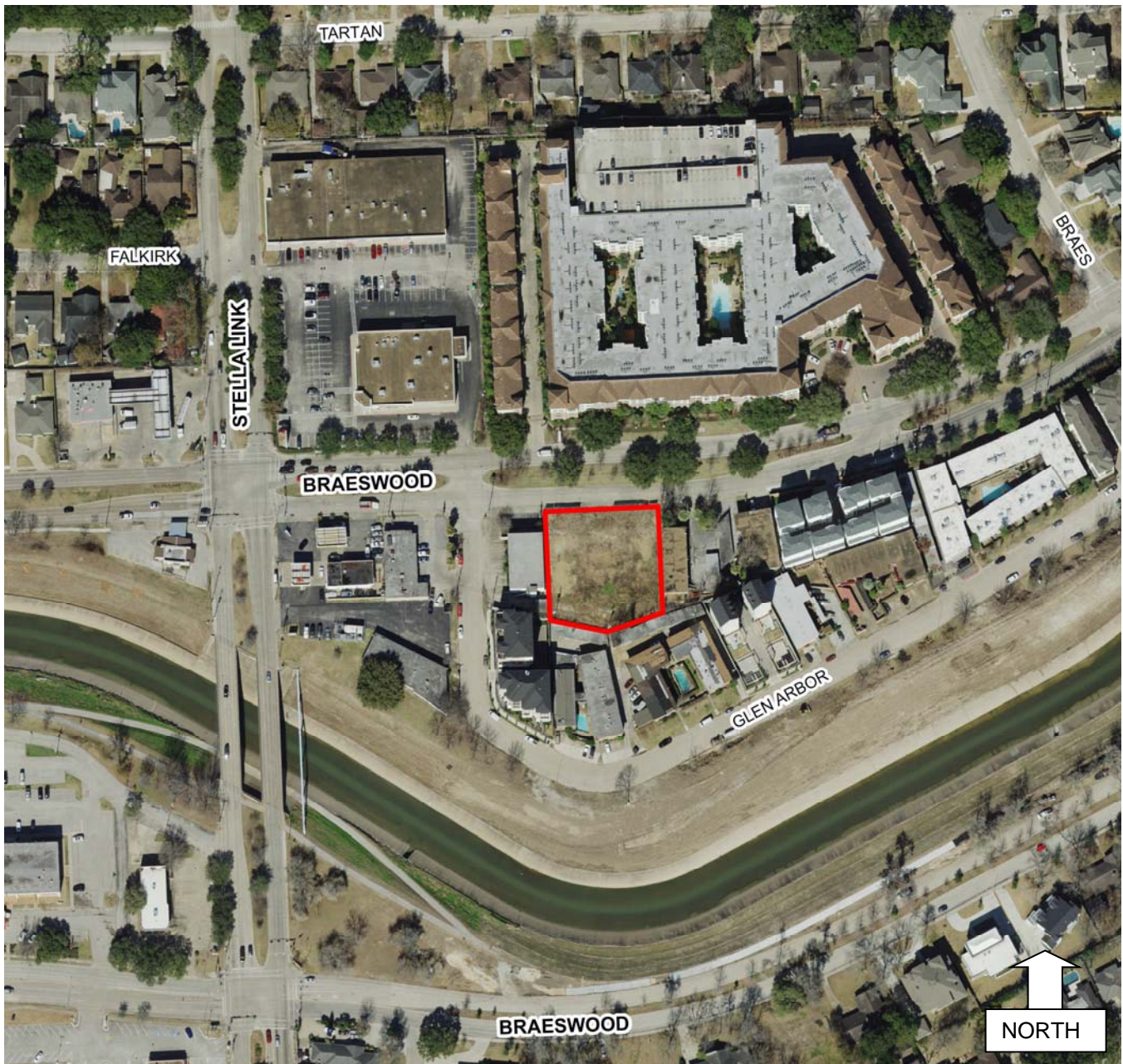
ITEM: 104

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: GoodDay Braeswood

Applicant: Richard Grotheus Designs



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

March 19, 2019

Dear Property Owner:

Reference Number: 2018-0302

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Braeswood Landing**". This proposal includes the replatting of Lots 1-12 & Reserves A-C of Block 1, as recorded in Volume 682 Page 620 of the Harris County Map Records. The new subdivision name is "**GoodDay Braeswood**".

The property is located along the south side of N Braeswood Boulevard east of Glen Arbor Drive. The purpose of the replat is to one (1) unrestricted reserve. 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, April 11, 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: 105
Action Date: 04/11/2019
Plat Name: Harper Woods partial replat no 1
Developer: Sullivan Brothers Builders, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0425 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	2.2670	Total Reserve Acreage:	1.0760
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HCID 18 TRACT 3
County	Zip	Key Map ©	City / ETJ
Harris	77389	292E	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

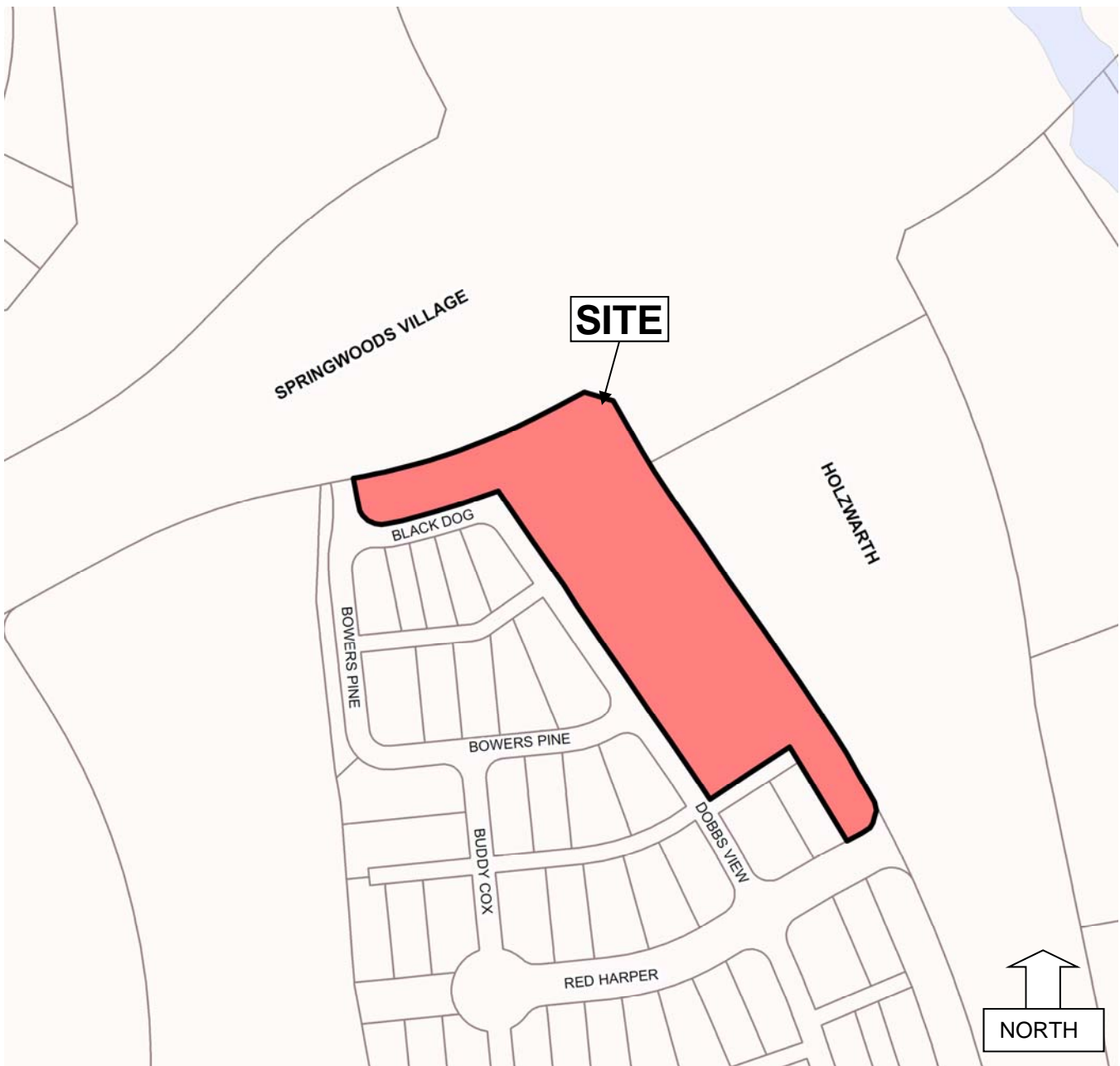
ITEM: 105

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Harper Woods partial replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

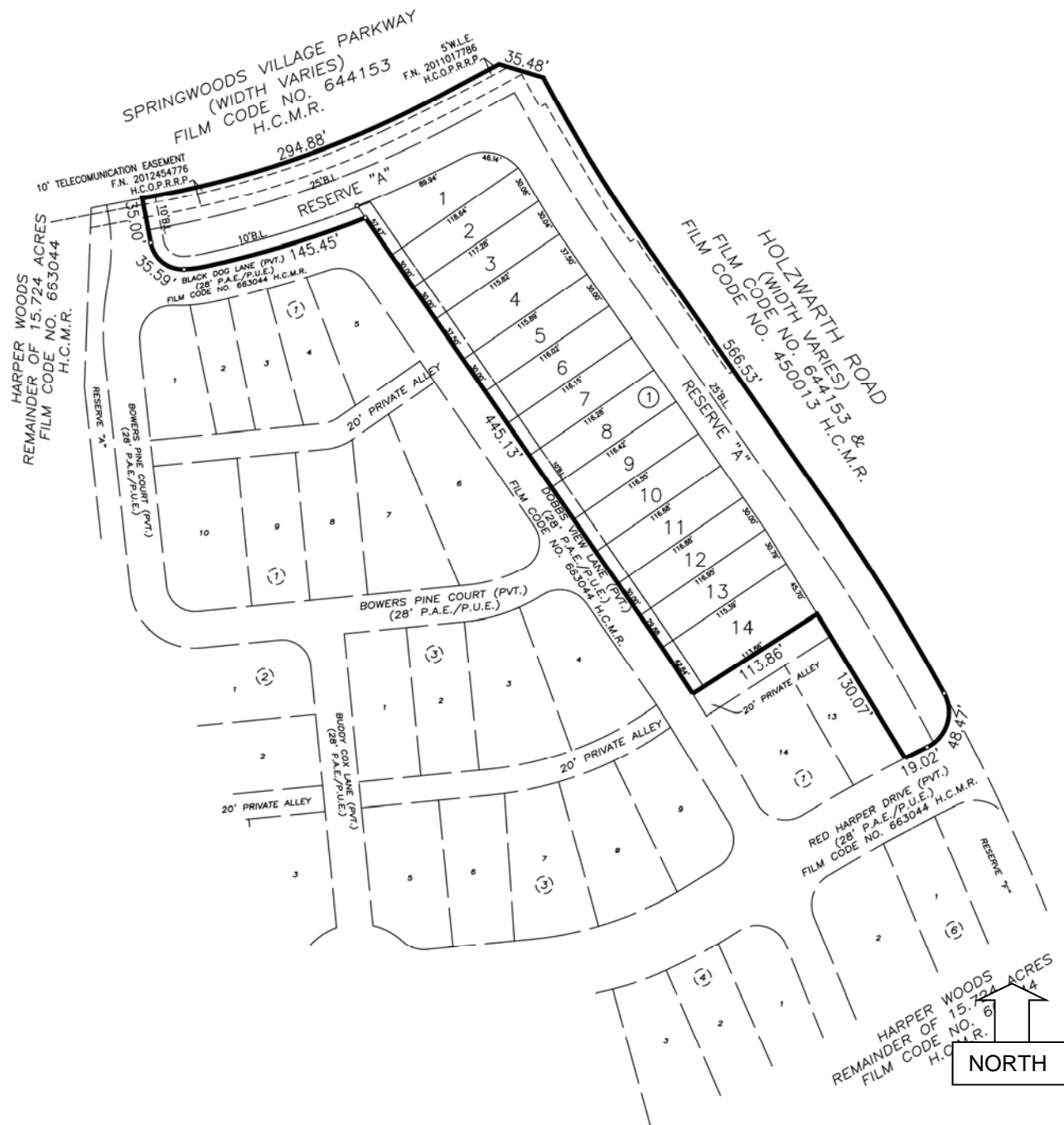
ITEM: 105

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Harper Woods partial replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Harper Woods partial replat no 1

Applicant: LJA Engineering, Inc.



C – Public Hearings with Variance

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

March 19th, 2019

Dear Property Owner:

Reference Number: 2019-0425

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Harper Woods**". This proposal includes the replatting of all or part of Lots 1-12, Block 5 and Reserves "G", "H", and "I", Block 5 as recorded in Film Code Number 663044 of the Harris County Map Records. The new subdivision name is "**Harper Woods Partial Replat No 1.**"

The property is located at the southeast intersection of Holzwarth Road and Springwoods Village Parkway. The purpose of the replat is to reconfigure lots and reserves.

The applicant Rene Rodriguez, with LJA Engineering Inc. on behalf of Sullivan Brothers Builders, LTD. can be contacted at 713-953-5228.

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 blockface 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.

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, April 11th, 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**.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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

- **Original subdivision plat.** For the purpose of protest, original subdivision plat means the first recorded subdivision plat in which a single family residential restriction was included.
- **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.

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



Application Number: 2019-0425

Plat Name: Harper Woods partial replat no 1

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

Date Submitted: 03/04/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the replatting of an existing reserve restricted to compensating open space into single family lots and reserves restricted to landscape and incidental utilities into compensating open space and single family lots.

Chapter 42 Section: 193

Chapter 42 Reference:

Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

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;

Harper Woods Partial Replat no 1 is a plat located at the intersection of Springwoods Village Pkwy. and Holzwarth Rd. in the City of Houston ETJ, Harris County. The reason for replat is to create 14 single family lots and one reserve restricted to compensating open space. This is a replat of lots 1 through 12 and reserves G, H, & I in block 5, out of the recorded Harper Woods Subdivision (F.M. 663044 H.C.M.R.). Within the area of the partial replat, the recorded plat required 3,300 square feet of compensating open space for 11 lots and provided 3,330 square feet of compensating open space with Reserve "H". The proposed partial replat is required to provide 3,900 square feet of compensating open space for 13 lots and is providing 46,851 square feet of compensating open space with Reserve "A". The proposed plat is providing significantly more compensating space than is required. The proposed lots all front on Dobbs View Lane (Pvt.) and meet or exceed the ordinance requirements. The recorded subdivision required 16,400 square feet of compensating open space with 31,457 square feet provided. The replatting of these lots, and reserve, will not impact the existing compensating space. This development will be more practical, in keeping with the intent of the ordinance, and of 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 proposed lots require the same amount of compensating open space per lot (300 sqft.) as the original recorded subdivision. The amount of compensating open space on the recorded plat is more than required by the ordinance. This partial replat is in keeping with the ordinance requirements and is not a result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed plat will exceed the requirements of the ordinance and create a better development, and therefore the intent and general purpose of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed plat will create a better development by providing better lot orientation, and providing more compensating open space that will not impact the existing compensating open space of the recorded plat. The granting of the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The proposed plat will provide a better and more efficient development to which economic hardship is not the sole justification of the variance.



Application No: 2019-0425

Agenda Item: 105

PC Action Date: 04/11/2019

Plat Name: Harper Woods partial replat no 1

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

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 193

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the replatting of an existing reserve restricted to compensating open space into single family lots and reserves restricted to landscape and incidental utilities into compensating open space and single family lots.;

Basis of Recommendation:

The site is located at the southwest intersection of Springwoods Village Parkway and Holzwarth Road north of Red Harper Drive in Harris County. The reason for replat is to reconfigure lots and reserves and to create 14 lots and 1 reserve restricted to compensating open space. The applicant is requesting a variance to allow the replatting of an existing reserve restricted to compensating open space into single family lots and reserves restricted to landscape and incidental utilities into compensating open space and single family lots. Staff is in support of the request. The Harper Woods subdivision was recorded in 2014 with 88 lots and 9 reserves. This is a partial replat of a section of the plat that was initially platted with 12 lots, one compensating open space reserve and two reserves restricted to landscape and incidental utilities. The applicant is reconfiguring the lot and reserve layout and only adding 2 additional lots and providing compensating open space. The property owners adjacent to the replat will continue to be next to an open space green area with the new lot layout and the lot sizes are similar to those in the original plat. Review by legal indicates that this plat will not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to Grant the requested variance and approve the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The applicant is only reconfiguring lots and reserves to add 2 additional lots. The lot and reserve layout is in keeping with the rules and 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;

Strict application of the rules would not allow the replatting compensating open space and landscape reserves into lots. However, the applicant is providing enough compensating open for the lots and the proposed replat is in keeping with the rules and intent of the ordinance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant is only reconfiguring lots and reserves to add 2 additional lots. The applicant is providing enough compensating open space for the lots. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is providing compensating open space for the proposed lots. The reserve and lot layout is only being reconfigured. The intent and general purposes of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is only reconfiguring lots and reserves to add 2 additional lots. The applicant is providing compensating open space for the proposed lots. There is enough compensating open space for the Harper Woods subdivision. The granting of the variance will not be injurious to the public health, safety or welfare. The replat is in keeping with the residential character of the neighborhood.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The applicant is only reconfiguring lots and reserves to add 2 additional lots. The applicant is providing compensating open space for the proposed lots. There is enough compensating open space for the Harper Woods subdivision. The replat is in keeping with the residential character of the neighborhood.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 04/11/2019
Plat Name: Harper Woods partial replat no 2
Developer: Sullivan Brothers Builders, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0447 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2390	Total Reserve Acreage:	0.1850
Number of Lots:	18	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HCID 18 TRACT 3
County	Zip	Key Map ©	City / ETJ
Harris	77389	292J	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/11/2019

Subdivision Name: Harper Woods partial replat no 2

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



C – Public Hearings

Site Location

Houston Planning Commission

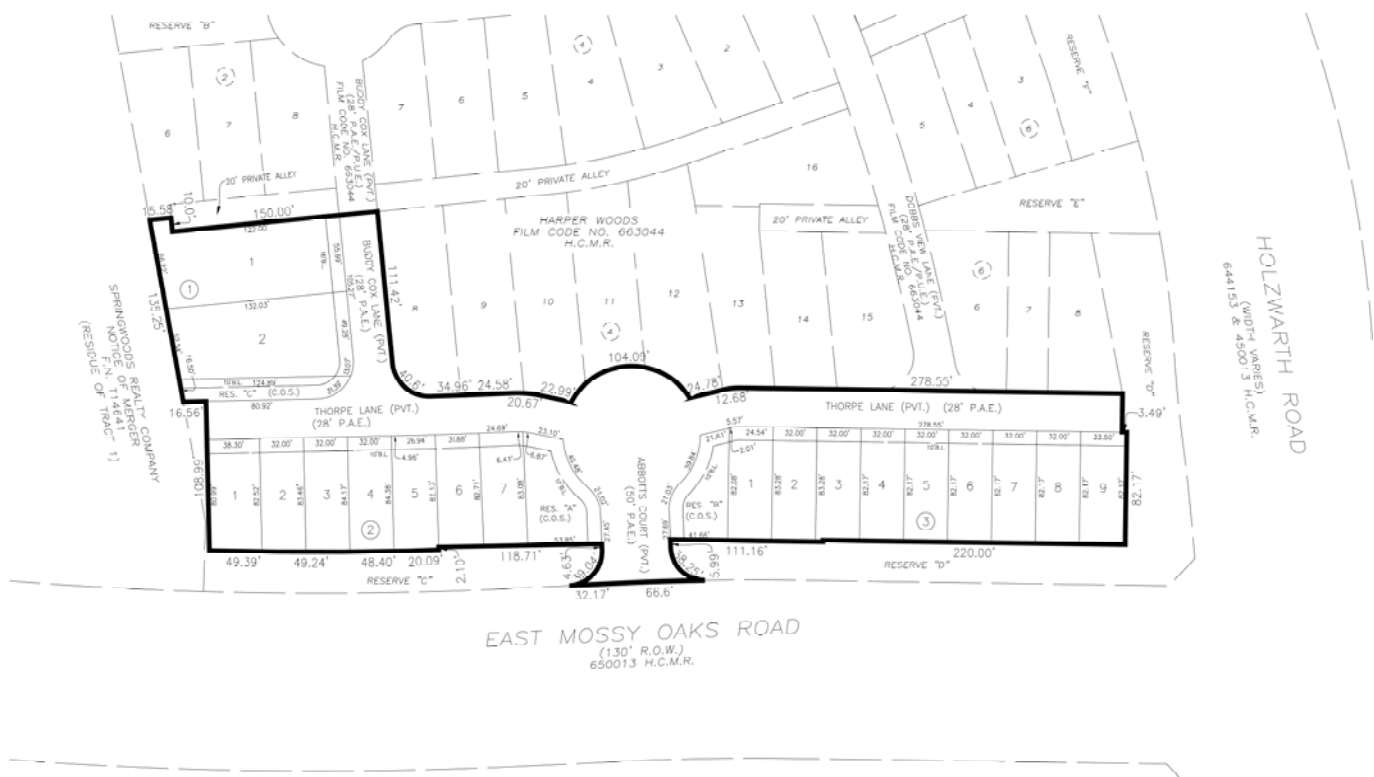
ITEM: 106

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Harper Woods partial replat no 2

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



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Harper Woods partial replat no 2

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



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

March 15, 2019

Dear Property Owner:

Reference Number: 2019-0447

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Harper Woods**". This proposal includes the replatting of all of lots 9-12 and a 20ft alley all in block 2, lots 9-19 and a 20 ft alley all in block 6, a portion of Buddy Cox Lane (PVT.), all of Thorpe Lane (PVT.), and all of Abbotts Court (PVT.) as recorded in Film Code No. 663044 of the Harris County Map Records. The new subdivision name is "**Harper Woods partial replat no 2**".

The property is located at the corner of Holzwarth Road and East Mossy Oaks Road.
The purpose of the replat is to reconfigure lots and reserves.

The applicant Rene Rodriguez, with LJA Engineering Inc. on behalf of Sullivan Brothers Builders, LTD can be contacted at 713-953-5228.

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, April 11, 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 04/11/2019
Plat Name: Mangum Manor Sec 1 partial replat no 2
Developer: N/A
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0273 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.1749	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77092	451L	City

Conditions and Requirements for Approval

031. Add Dual BL note to the plat.

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

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)

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 maybe required subject to impervious cover more than 65%.
In the floodplain, need drainage plan.

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

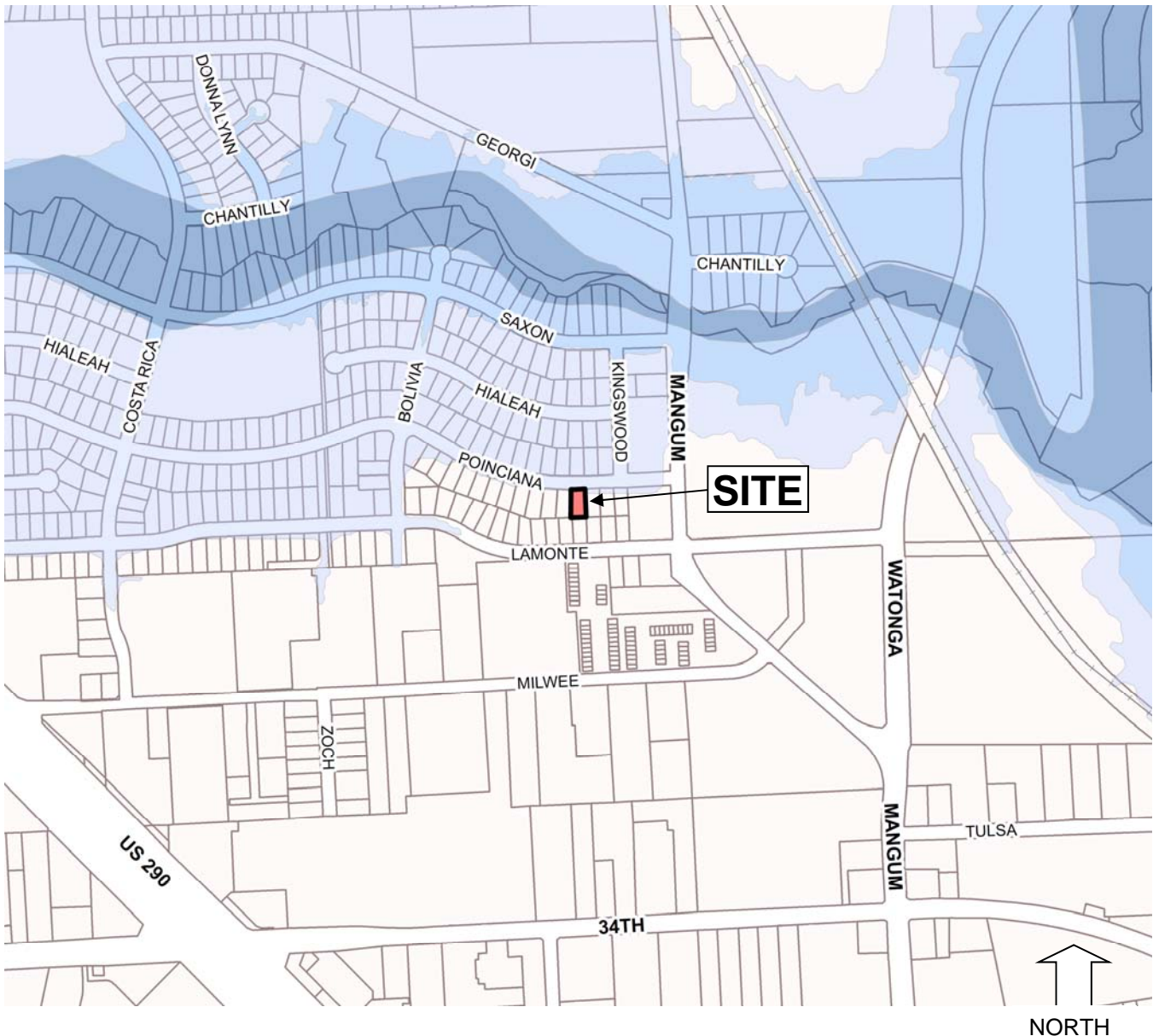
Houston Planning Commission **ITEM: 107**

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Mangum Manor Sec 1 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance Site Location

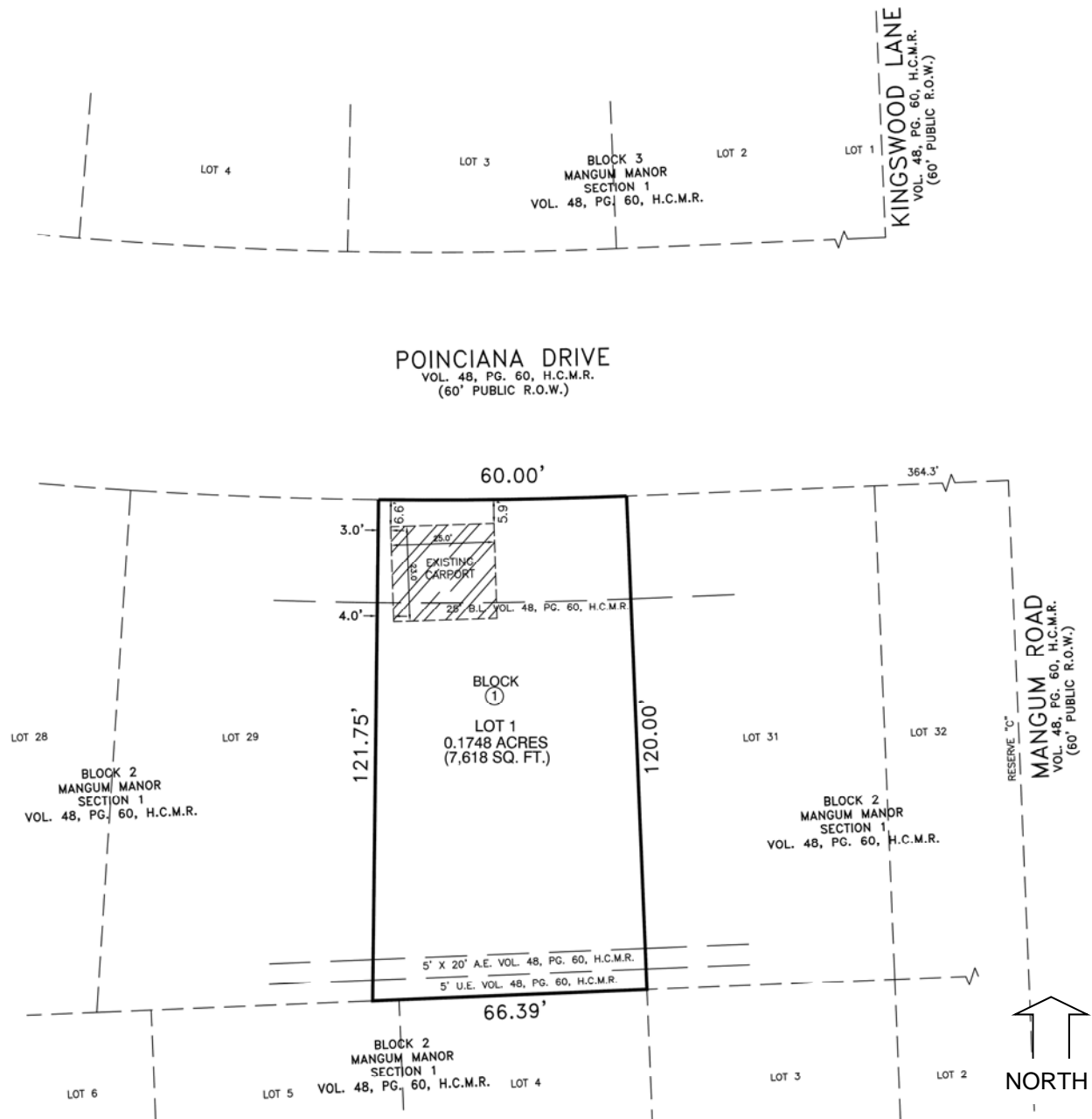
Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Mangum Manor Sec 1 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Mangum Manor Sec 1 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance

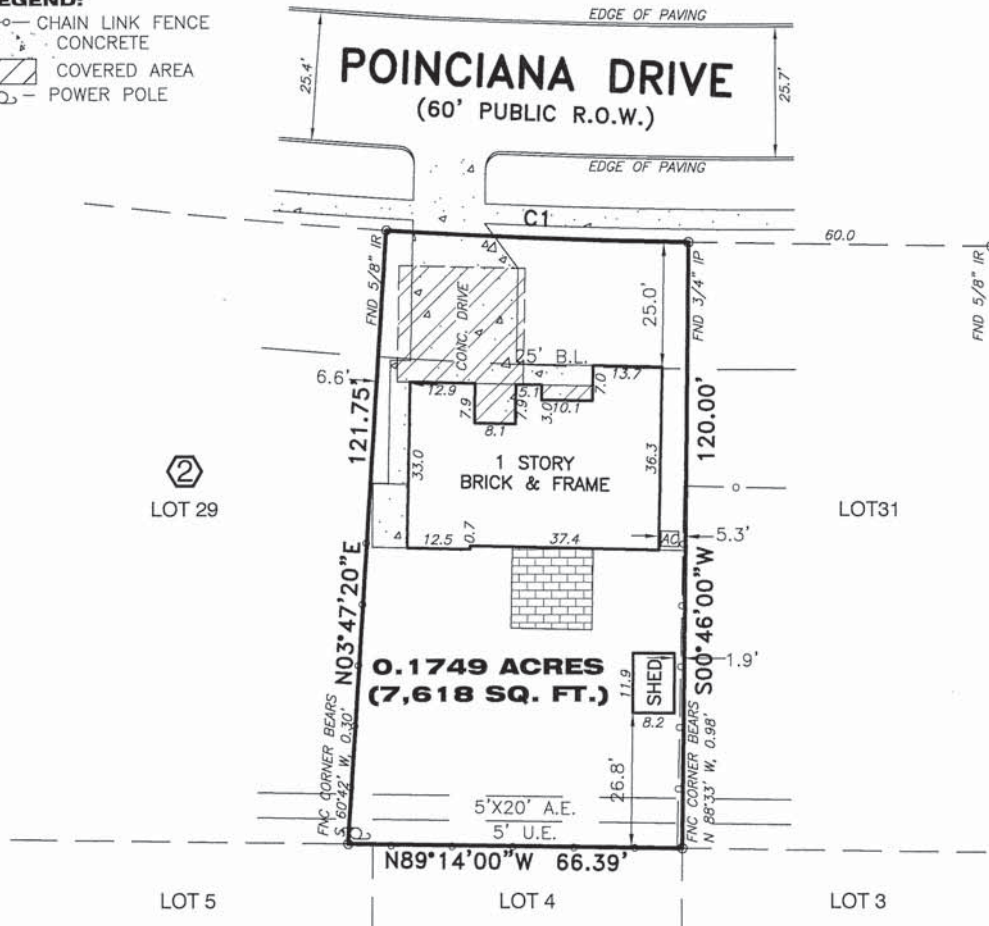
Aerial

SCALE: 1" = 30'-0"

**LEGEND:**

- CHAIN LINK FENCE
- CONCRETE
- ▨ COVERED AREA
- ⊕ POWER POLE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.00'	1137.46	3°01'20"	S 87°43'20" E	59.99'

**NOTES:**

1. BEARING BASIS IS THE WEST LINE OF SUBJECT TRACT BEING N03°47'20"E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON PLAT RECORDED IN VOL. 48, PG. 60 H.C.M.R.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2017. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY WAS DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.

CONDITION SURVEY OF

SURVEY OF LOT 30, BLOCK 2, OF MANGUM MANOR, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 60 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

PROPERTY LIES WITHIN FLOOD ZONE "X/X SHADED", ACCORDING TO F.I.R.M. MAP NO. 48201C 0655M, DATE 6-9-14, BY GRAPHING 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.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF _____ N/A _____ of _____ N/A _____

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 4931 POINCIANA DRIVE
CITY: HOUSTON, TEXAS

ZIP: 77092

REVISION:

JOB NO: 1-19

DATE: 01-10-19

SCALE: 1"=30'-00"

Key Map 451L

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**

11281 Richmond Ave. Bldg J-Suite 101 Houston, Texas 77082

TEL. 281-556-6918 FAX 281-556-9331

Firm Number: 10045400

Copyright 2019 South Texas Surveying Associates, Inc.

K:\COMRES 2019\1-19.DWG (JM)

JOB NO: 1-19



Application Number: 2019-0273

Plat Name: Mangum Manor Sec 1 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 02/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Requesting a dual building line for Lot 1on Poinciana Drive.

Chapter 42 Section: 42-150

Chapter 42 Reference:

42-150 Building line requirement . a) An improvement that requires a building permit shall not be constructed with the building line requirement established 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 existing home at 4931 Poinciana Drive was built in 1961. The home owner Mr. Gary Lincoln is a disabled citizen who is missing a leg and therefore needs a carport in order to be able to exit his vehicle and gain access to his wheelchair without enduring bad weather conditions. The neighborhood amended the existing deed restrictions for Section One of Magnum Manor on August 6, 2015 recorded under RP 095-42-0481 to specifically address carports. The home owner had a carport constructed within the guidelines of the amended deed restrictions. Mr. Lincoln is physically unable to exit his vehicle and get into his wheelchair in the garage. The size and layout of the existing 1961 garage does not have adequate area to allow Mr. Lincoln to maneuver. The carport is the most effective way for Mr. Lincoln to have enough liberty to maneuver from his vehicle to his wheelchair while remaining under cover from poor weather conditions.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of a variance are not a result of a hardship created by the applicant. It is an existing condition of the older home combined with Mr. Lincoln's physical disability.

(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 because the proposed dual building line is staying within the guidelines of the revised deed restrictions allowing carports to be closer than 25' the front lot line. And it will be keeping with the already approved Mangum Manor section 1 partial replat no 1 recorded under Film Code 679597.

(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; it will only improve existing conditions for Mr. Lincoln.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification. It is an existing condition of the home built in 1961 and Mr. Lincoln's physical disability.



Application No: 2019-0273

Agenda Item: 107

PC Action Date: 04/11/2019

Plat Name: Mangum Manor Sec 1 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Requesting a dual building line for existing carport;

Basis of Recommendation:

The site is located in the city, south along Poinciana Drive, west of Mangum Road. The applicant is requesting a variance to allow a dual building for existing carport. Staff is in support of the request. Review by Legal indicates that this plat will not violate separately filed deed restrictions.

The existing carport is approximately 5.9 to 6.6 feet from the property line. Strict application of the ordinance would require the carport to be set back 17' from the property line. After receiving multiple red tag notices, the owner is asking for a variance in order to be in compliance.

The request is in keeping with the character of the neighborhood. The subdivision's deed restrictions were amended in 2015 to allow for carports in the neighborhood to be located within the 25' building line. There are multiple other properties within the general area with carports that encroach into the ordinance required building line. The average distance of these carports from the property line is about 10'. A variance was granted by Planning Commission in 2016, to a property north of the subject site, to allow a dual building line for an existing carport 1.9 to 2.3 feet from the property line. Furthermore, the dual building line variance would apply only to the existing carport. Any additional structures must adhere to the building lines as shown on the plat, and if the existing structure is ever demolished, then any replacement structure will be subject to the building lines shown on the plat. 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

The homeowner is a disabled citizen who needs a carport in order to be able to exit vehicle and gain access to wheelchair as the size and layout of the existing 1961 garage does not have adequate area to maneuver. Strict application of the ordinance would require the carport to be about 12. 6', less than half the depth of what is existing, which is not feasible.

(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 hardship was not imposed by the applicant. The existing 1961 garage was not accessible enough for the owner to maneuver from the vehicle to a wheelchair.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing carport is in keeping with the character of the neighborhood. The subdivision's deed restrictions were amended to allow for carports and many properties in the area have similarly constructed carports.

(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, or welfare and will improve accessibility for the owner. The owner is seeking a variance to address red tag notices and come into compliance.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The existing carport is in keeping with the character of the area and would provide improved accessibility for the owner.



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

March 18, 2019

Dear Property Owner:

Reference Number: 2019-0273

The Houston Planning and Development Department has received a subdivision plat application to allow the **partial** replatting of "**Mangum Manor**". This proposal includes the replatting of a portion of **30,2**, as recorded at Film Code No. **vol 48, pg 60** of the Harris County Map Records. The new subdivision name is "**Mangum Manor Sec 1 partial replat no 2**".

The property is located at **North of West 34th Street, West of Magnum Road.**

The purpose of the partial replat is to **create a dual building line for existing carport.**

The applicant, **Dena Caldwell**, with **South Texas Surveying Associates, Inc.**, on behalf of **N/A**, can be contacted at **281-556-6918**.

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 blockface 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.

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, April 11, 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**.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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.

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

- **Original subdivision plat.** For the purpose of protest, original subdivision plat means the first recorded subdivision plat in which a single family residential restriction was included.
- **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.

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 04/11/2019
Plat Name: Porter Pixel Place
Developer: HomeSmiths, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0428 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2594	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533G	City

Conditions and Requirements for Approval

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

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

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

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

No carport or garage is proposed within the units per the site plan. Any carport or garage will need to address a Building Line variance.

For Your Information:

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

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

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

Parks and Recreation: Incorrect Park Sector on face of plat.

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

Houston Planning Commission

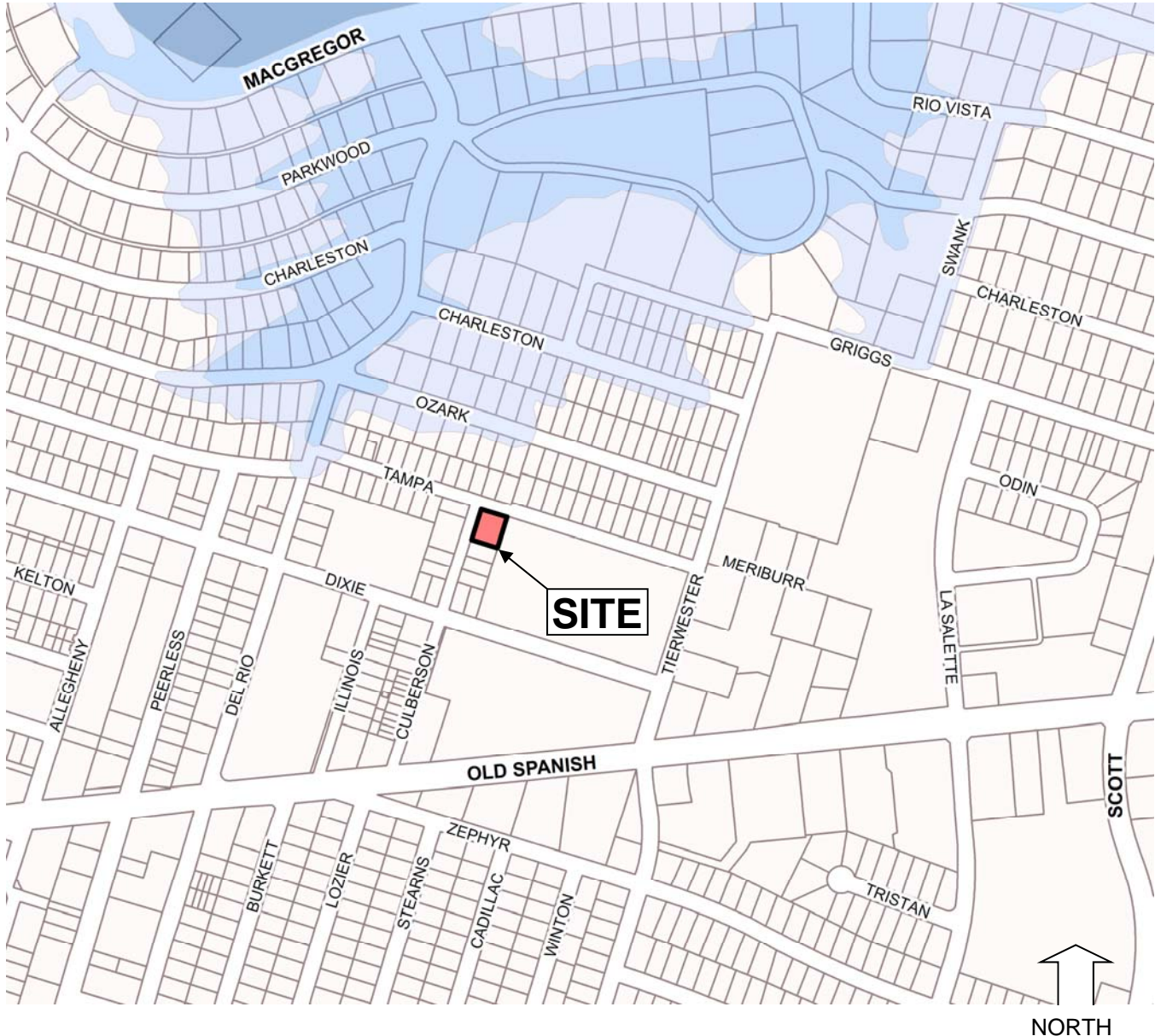
ITEM: 108

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Porter Pixel Place

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

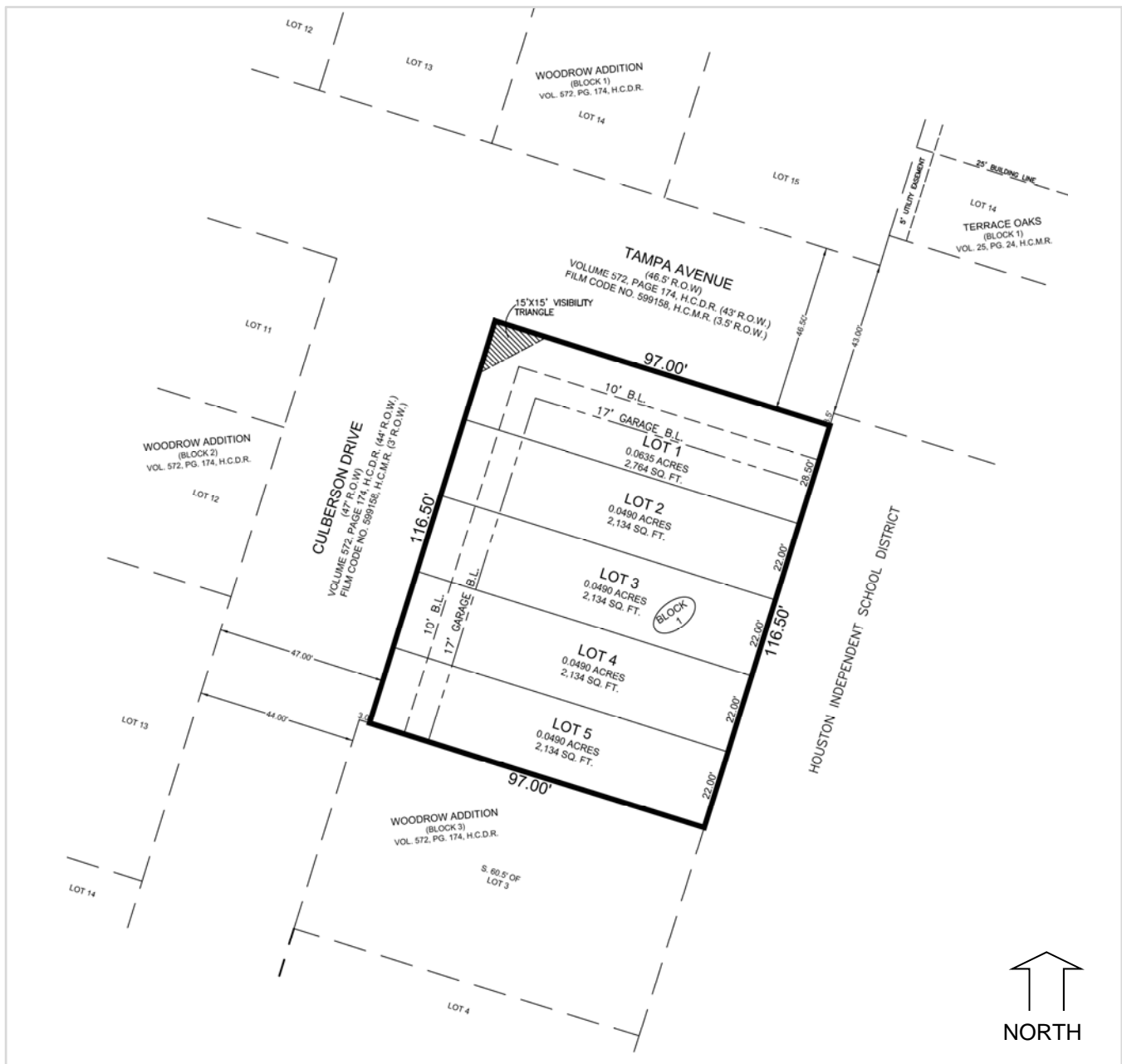
ITEM: 108

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Porter Pixel Place

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

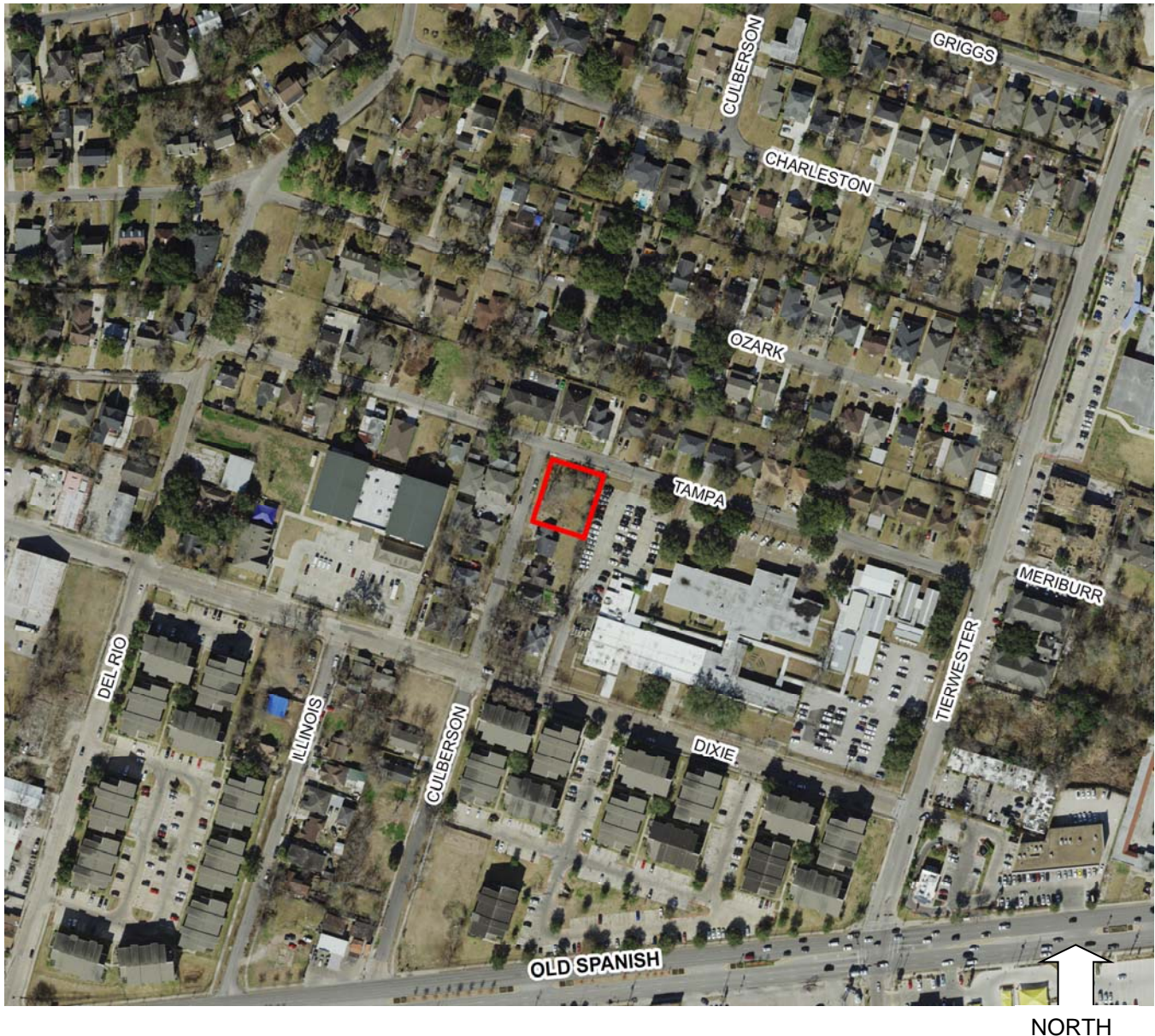
ITEM: 108

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Porter Pixel Place

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



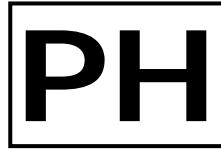
CITY OF HOUSTON

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

March 18, 2019

Dear Property Owner:

Reference Number: 2019-0428

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Das Palace**". This proposal includes the replatting of Lots 1, 2, and 3 of Block 1, as recorded in Vol. 599, Pg. 158 of the Harris County Map Records. The new subdivision name is "**Porter Pixel Place**".

The property is located at the south-east intersection of Tampa Street and Culberson Street, north of Old Spanish Trail.

The purpose of the replat is to create 5 (five) narrow front loading lots.

The applicant, **Kevin Kolb**, with **Total Surveyors, Inc.**, on behalf of Home Smiths LLC, 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, April 11, 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: 109
Action Date: 04/11/2019
Plat Name: Quinn Way partial replat no 1
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0426 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1205	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	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) Condition of Approval: The Applicant is to provide a total of three 3" caliper street trees, two along Beall street and one along Paul Quinn 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 Traffic: 04/09/19:

No comments.

PWE Utility Analysis: Approved

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

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

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Quinn Way partial replat no 1

Applicant: PLS Construction Layout, Inc



C – Public Hearings with Variance Site Location

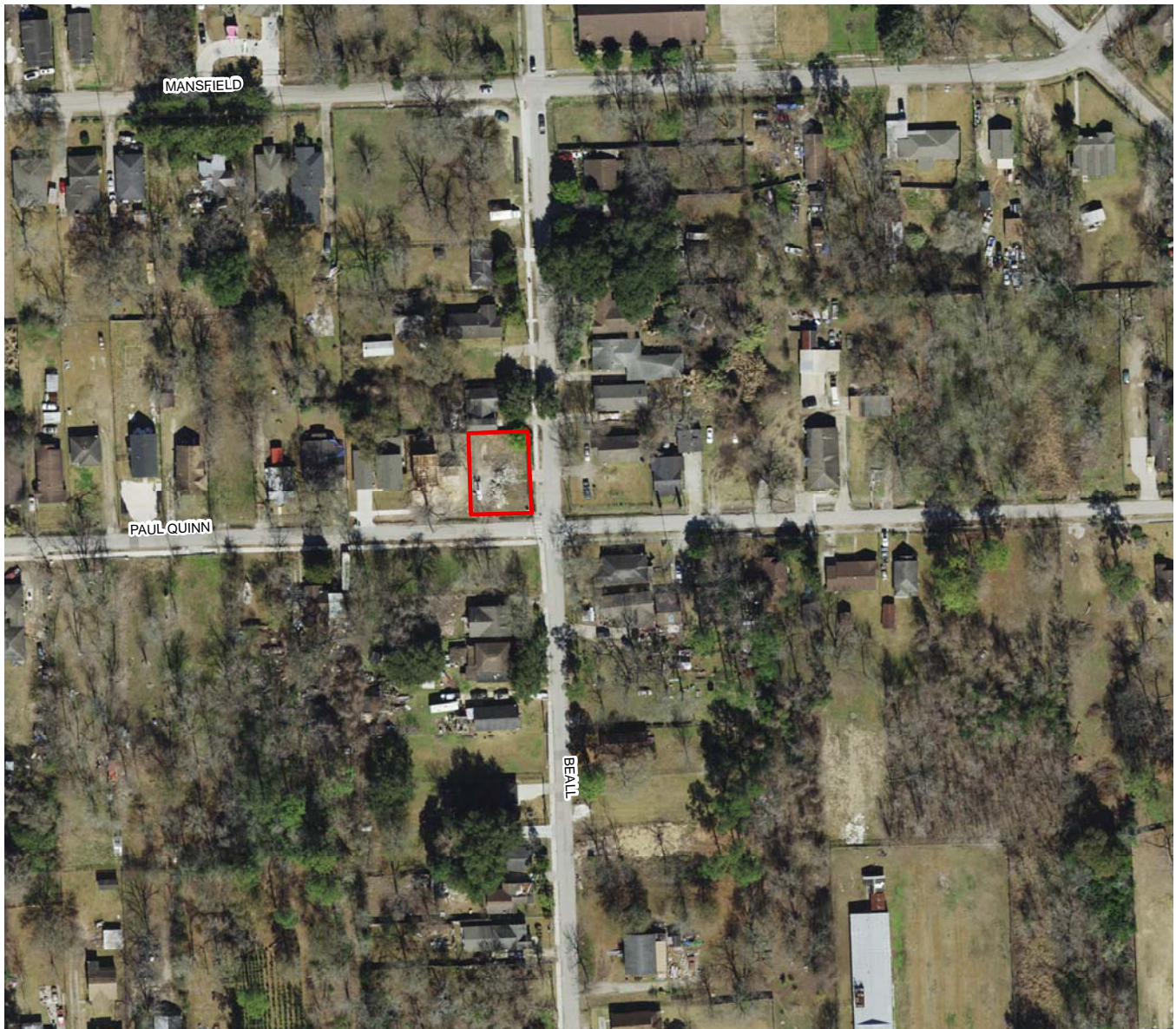
Houston Planning Commission **ITEM: 109**

Planning and Development Department

Meeting Date: 04/11/2019

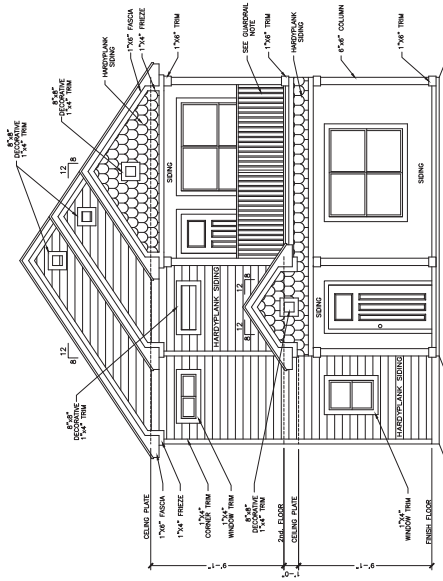
Subdivision Name: Quinn Way partial replat no 1

Applicant: PLS Construction Layout, Inc



C – Public Hearings with Variance

Aerial

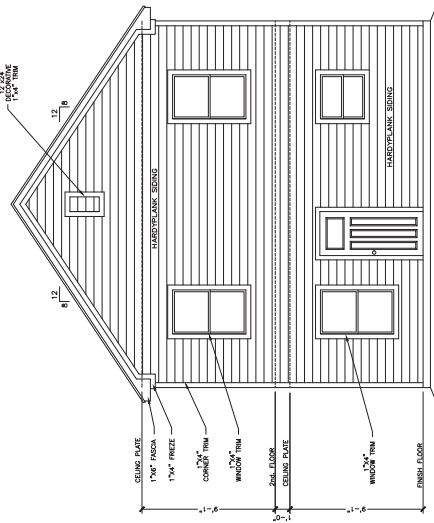
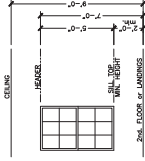


FRONT ELEVATION
SOUTH SIDE

[illegible]

GUARDRAIL @ 42" ABOVE FINISH FLOOR ASSEMBLIES AND GUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT TOP & TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE AND TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION. INTERMEDIATE RAILS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

SECOND FLOOR
WINDOWS HEIGHTS



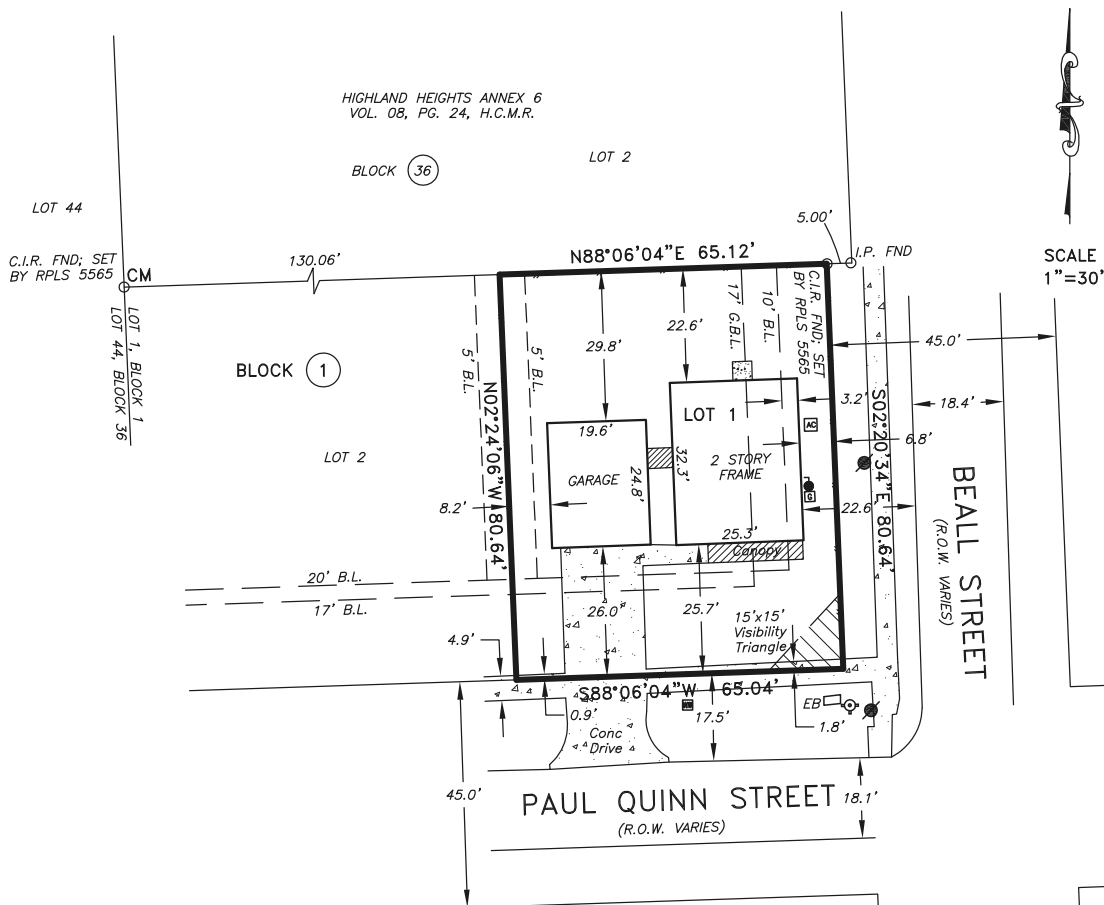
REAR ELEVATION
NORTH SIDE

TITLE		RESIDENCE	EXTERIOR ELEVATIONS	SHEET	A-04
REVISION					
DATE:		JANUARY 22, 2019			
DRAWN BY:		RECTOR JIMENEZ			
SCALE:		1/4" = 1'-0"			
PROJECT NO.:		48617-05			
DESIGNER:		JONES			
FIRM NAME:		JONES			
ADDRESS:		X 0860 M			
CITY:		HOUSTON, TEXAS			
STATE:		HOUSTON, TEXAS			
COUNTY:		HOUSTON, TEXAS			
ZIP CODE:		77081			
PROJECT NAME:		806 PAUL JINN ST.			
PROJECT ADDRESS:		HOUSTON, TX 77081			

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1412 FM 1960, RD. #140
HOUSTON, TEXAS 77058
PHONE: 281.736.0000
FAX: 281.736.0001
www.jonesandjones.com

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 CONJUNCTION WITH THE ORIGINAL TRANSACTION.



Sec. 42-56. Application requirements - existing conditions survey.

Each class II and class III preliminary plat providing for single-family residential use on a tract within the city shall provide an existing conditions survey that illustrates the location of any of the following:

- ✓ (1) Curbs, driveways, utility poles, meters, fire hydrants, storm sewer inlets, and other physical features on the tract or in the public right-of-way within 10 feet of the tract;
- ✓ (2) Recorded easements on the tract;
- ✓ (3) Trees located within the public right-of-way within 10 feet of the tract or N/A within the building setback area as that term is defined by article V of Chapter 33 of this Code;
- ✓ (4) Roadways and sidewalks including the paving section width on the tract and in the public right-of-way within 10 feet of the tract; and
- ✓ (5) Public rights-of-way including the width on or adjacent to the tract.

SYMBOLS

- WATER METER
- ⊙ FIRE HYDRANT
- POWER POLE
- ☒ AIR CONDITIONER
- ⊞ GAS METER
- CLEAN OUT

ABBREVIATIONS

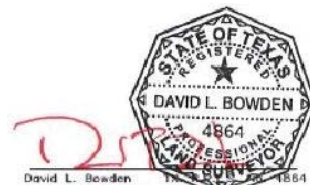
CBL=CONTROLLING BEARING LINE
CM=CONTROLLING MONUMENT
I.R.=IRON ROD
I.P.=IRON PIPE
H.C.M.R.=HARRIS COUNTY MAP RECORDS
CIR=CAPPED IRON ROD
EB=ELECTRIC BOX
ROW=RIGHT OF WAY

LOT(S): 1	BLOCK: 1	SUBDIVISION: QUINN WAY
RECORDATION: FILM CODE # 594161, H.C.M.R.	COUNTY: HARRIS	STATE: TEXAS
ADDRESS: 808 PAUL QUINN STREET	CITY: HOUSTON, 77091	SURVEY: EXISTING CONDITION SURVEY
PURCHASER: N/A	TITLE COMPANY: N/A	EFFECTIVE DATE: MARCH 1, 2019
	GF. No. N/A	

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) REPRESENTS THE FACTS FOUND AT THIS TIME.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER F.I.R.M. MAP No. 48201C 0660 M
DATED: 06-09-2014

FIELD WORK	BA	11-28-2018
DRAFTED BY	AF	12-12-2018
JOB No.	18-506	
KEY MAP No.	452C	



David L. Bowden
Bowden Survey
PROFESSIONAL SURVEYING SERVICES
2223 PASO DELLO
HOUSTON, TEXAS 77077
PHONE: (281) 531-1900 FAX: (281) 531-4900
TBPLS Registration No. 10127400



Application Number: 2019-0426

Plat Name: Quinn Way partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 03/04/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow lots to allow permission for one (1) single family residential lot to provide a dual side building line setback along the Beall St., which the plat illustrates as 6.8' for the life of the structure and 10' after that point in time. Included in this request is a variance to allow a portion of a second story patio/balcony to extend beyond the 10' building line within the area included within the requested 6.8' building line. The dimensions of this portion of the balcony are 3.1' x 4.0'.

Chapter 42 Section: 156

Chapter 42 Reference:

42-156 (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street;

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 tract is located at the northwest corner of the intersection of Paul Quinn St. and Beall St, both of which right-of-ways are classified as local streets on the City of Houston Major Thoroughfare and Freeway Plan. The application is before the planning commission and seeks a variance to allow permission to provide a dual building line setback along the Beall St., which the plat illustrates as 6.8' for the life of the structure and 10' after that point in time. Should the Planning Commission approve this request, the side building line would be 6.8' for the life of the structure and would automatically revert back to the 10' side building line setback after that time. The application proposes to adhere to the 20' front building line setback as required in the ordinance. In 2005 the City of Houston Planning Commission approved Quinn Way subdivision, which was a replat that provided for a 20'-17' front building line and a 10'-17' side building line. Since that time, due to errors during the construction process the existing structure was built a way that includes a 3.2' encroachment into the 10' side building line that otherwise would apply along Beall St., as the garage is located along Paul Quinn St. As depicted in the existing conditions survey, the entire structure was built at a 3.2' offset from the original plans. The error during construction was a result of miscommunication among subcontractors at the time. The previous plat did not set new corners after the 5' ROW dedication, and the City did not require form surveys prior to construction. When the construction contractors began their work, they misapplied the building line setbacks as taken from the original ROW along Beall, instead of accounting for the 5' dedication. The error was not caught until after the building was constructed. The owners immediately sought to rectify the error, leading to the application which is before the Planning Commission at this time. The applicant requests this variance request of the Planning Commission because the ordinance provides no other remedy to rectify this situation that was created in error during the construction process. The imposition of the standards of this chapter would create an undue hardship, as they would otherwise require the building to be demolished, be relocated back 3.2', or sit indefinitely as a vacant building in this location. The applicant humbly requests approval of this variance application..

(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 hardship was created as the result of an error in the construction process. In 2005 the City of Houston Planning Commission approved Quinn Way subdivision, which was a replat that provided for a 20'-17' front building line and a 10'-17' side building line. Since that time, due to errors during the construction process the existing structure was built a way

that includes a 3.2' encroachment into the 10' side building line that otherwise would apply along Beall St., as the garage is located along Paul Quinn St. As depicted in the existing conditions survey, the entire structure was built at a 3.2' offset from the original plans. The error during construction was a result of miscommunication among subcontractors at the time. The previous plat did not set new corners after the 5' ROW dedication, and the City did not require form surveys prior to construction. When the construction contractors began their work, they misapplied the building line setbacks as taken from the original ROW along Beall, instead of accounting for the 5' dedication. The error was not caught until after the building was constructed. The owners immediately sought to rectify the error, leading to the application which is before the Planning Commission at this time.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. Granting this variance request will have no measurable additional impact to the area traffic circulation, as it only proposes to correct an error made in the construction process.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. The variance sought only affects the side building line of one single family residential home. There are no driveways proposed in this location, and the visibility triangle will be maintained leading to the intersection.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Other factors apply, including those outlined above in this variance request.



Application No: 2019-0426

Agenda Item: 109

PC Action Date: 04/11/2019

Plat Name: Quinn Way partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC

Staff Recommendation: Grant the requested variance and approve the plat subject to the conditions listed

Chapter 42 Sections: 156

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow lots to allow permission for one (1) single family residential lot to provide a dual side building line setback along the Beall St., which the plat illustrates as 6.8' for the life of the structure and 10' after that point in time. Included in this request is a variance to allow a portion of a second story patio/balcony to extend beyond the 10' building line within the area included within the requested 6.8' building line. The dimensions of this portion of the balcony are 3.1' x 4.0';

Basis of Recommendation:

The site is located within Houston's corporate limits, at the Southwest intersection of Paul Quinn Street and Beall Street, South of Montgomery Road. The applicant requests a reduced dual B.L variance along Beall street for a a portion of a home to encroach into the platted B.L.

Staff is in support of the request.

The applicant intends to replat a corner lot from the Quinn Way subdivision recorded in 2005. The subdivision was approved with three front loading lots and 5' of r.o.w dedication along both Paul Quinn and Beal St. Both street where platted with a 40' r.o.w.

A two-story home was recently constructed and built on the corner lot at the beginning of this year. Due to an error during the construction process, the entire structure was built 3.2' within the platted 10' B.L along Beall street. The applicant stated the error was the result in miscommunication amongst the construction contractors at that time. The previous plat dedicated 5' and the contractors misapplied the previous r.o.w dedication from the setback line.

The error was not caught until the building was constructed. It was during the process of selling the home, a final survey was completed, and the encroachment was found. The owners are seeking to rectify the error, leading to the variance request in front of you today. Today the home sits roughly 6.8' away from the property line along Beall St.

The applicant is proposing a 6' sidewalk along beall street which is consistent with the existing 6' side walk along Paul Quinn street. The applicant has agreed with the condition to provide two 3" caliper street trees along Beall Street and one along Paul Quinn.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

na

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The encroachment is already existing and the homeowner are seeking the variance to rectify the error. The only other option would be to tear down a portion of the two home (exactly 3.2') along Beall street to meet the require for the 10' B.L

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The hardship is the result of an error during the constructions process. The previous plat was approved in 2005 and the homes finished construction early this year. It wasn't until the homes where being sold, that the developer noticed the encroachment into the building line.

(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 because the home will not affect visibility or traffic circulation in the area. The encroachment does not appear to be out of character with the surrounding neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health and safety due to the home being located behind a wooden fence. Traffic will not be affected by this variance request.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance because the error was not caught until the building was constructed and during the process of selling the home, a survey was completed, and the encroachment was found.



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

March 15, 2019

Dear Property Owner:

Reference Number: 2019-0426

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of **"Quinn Way"**. This proposal includes the replatting of all of Lot 3, Block 1, as recorded at Film Code No. 594159 of the Harris County Map Records. The new subdivision name is **"Quinn Way partial replat no 1"**.

The property is located at the northwest intersection of Beall Street and Paul Quinn Street.
The purpose of the replat is to create one (1) single family lot with a dual building line along Beall Street.
The applicant, Uriel Figueroa, with PLS, on behalf of ABC Building Design, 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 blockface 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.

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, April 11, 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**.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.
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

- **Original subdivision plat.** For the purpose of protest, original subdivision plat means the first recorded subdivision plat in which a single family residential restriction was included.
- **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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- **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.
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- **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

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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.

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 04/11/2019
Plat Name: Shadyvilla Addition no 1 partial replat no 4
Developer: Cunningham Development
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0454 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2410	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.
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: 04/09/19:

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

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

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

Houston Planning Commission

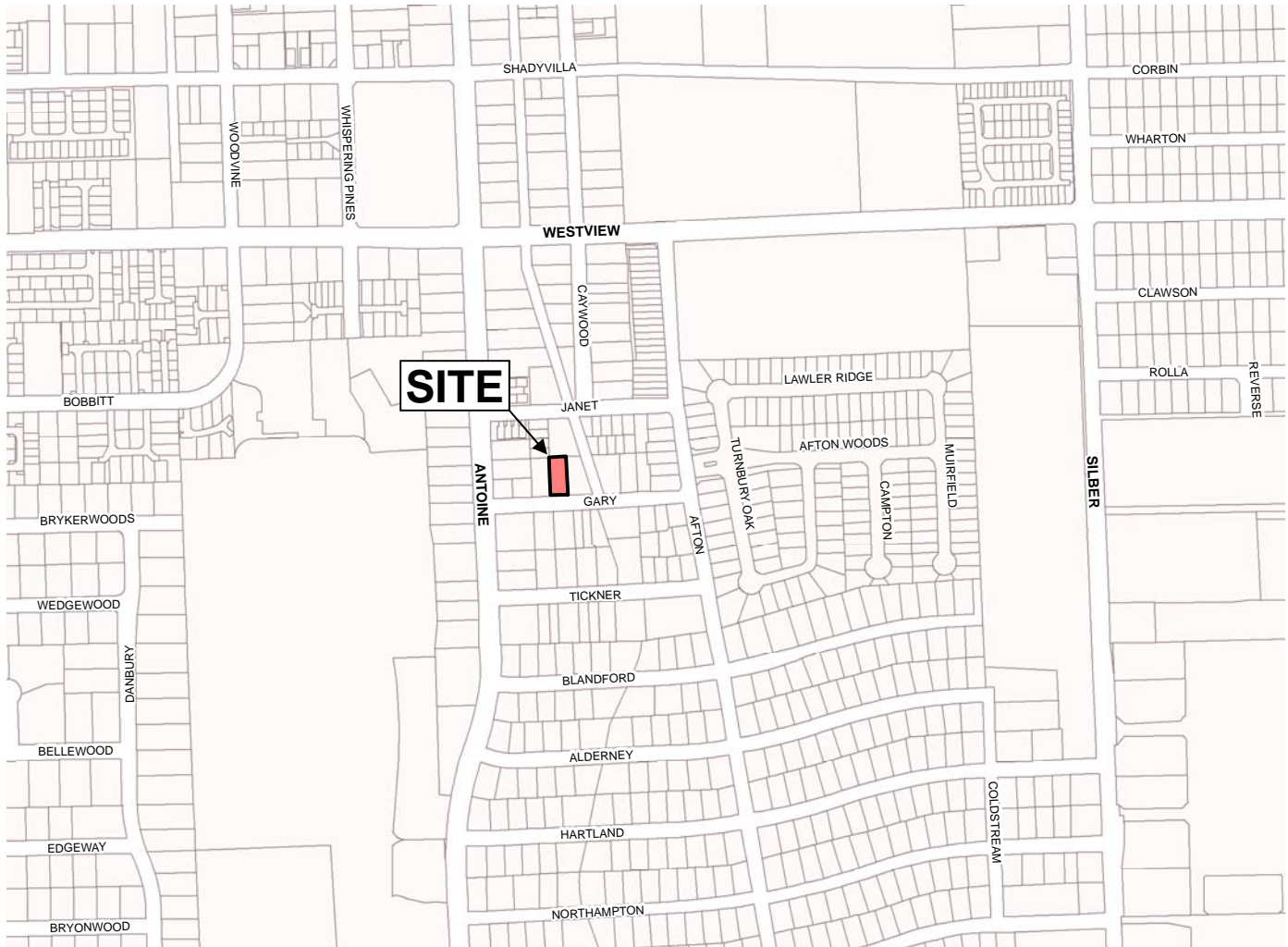
ITEM: 110

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Shadyvilla Addition no 1 partial replat no 4

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

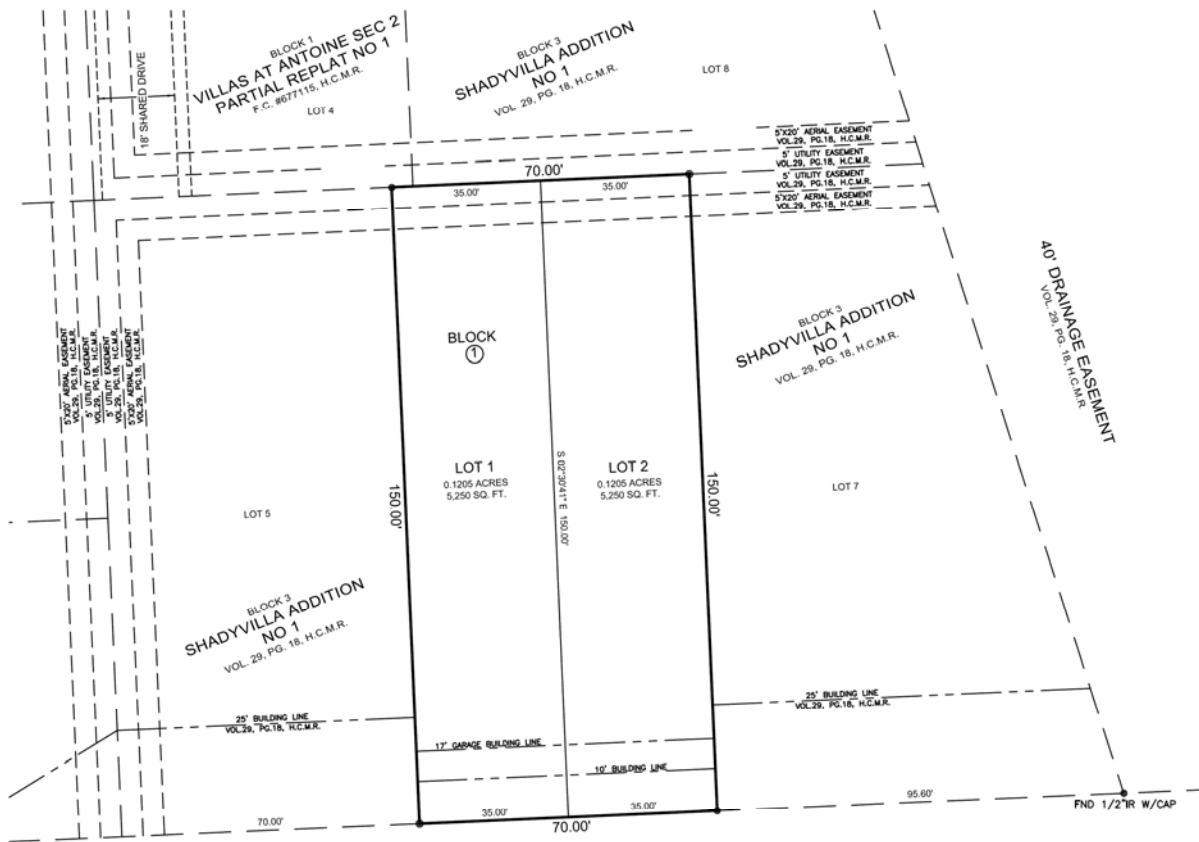
Houston Planning Commission ITEM: 110

Planning and Development Department

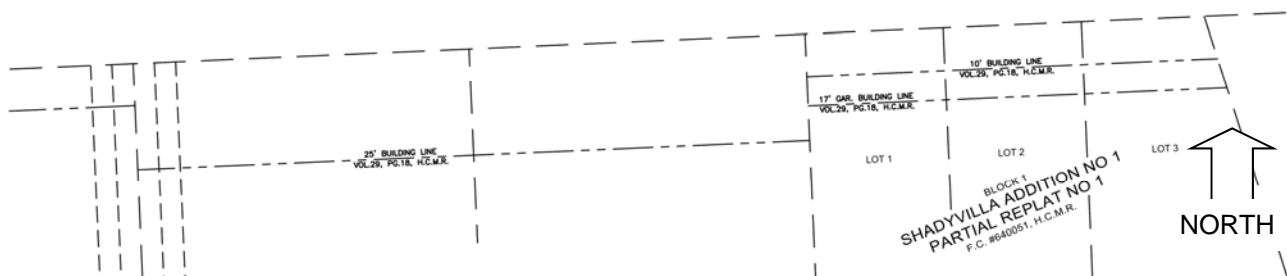
Meeting Date: 04/11/2019

Subdivision Name: Shadyvilla Addition no 1 partial replat no 4

Applicant: Total Surveyors, Inc.



GARY STREET
(60' PUBLIC RIGHT-OF-WAY)
VOL. 29, PG. 18, H.C.M.R.



NORTH

C – Public Hearings

Subdivision

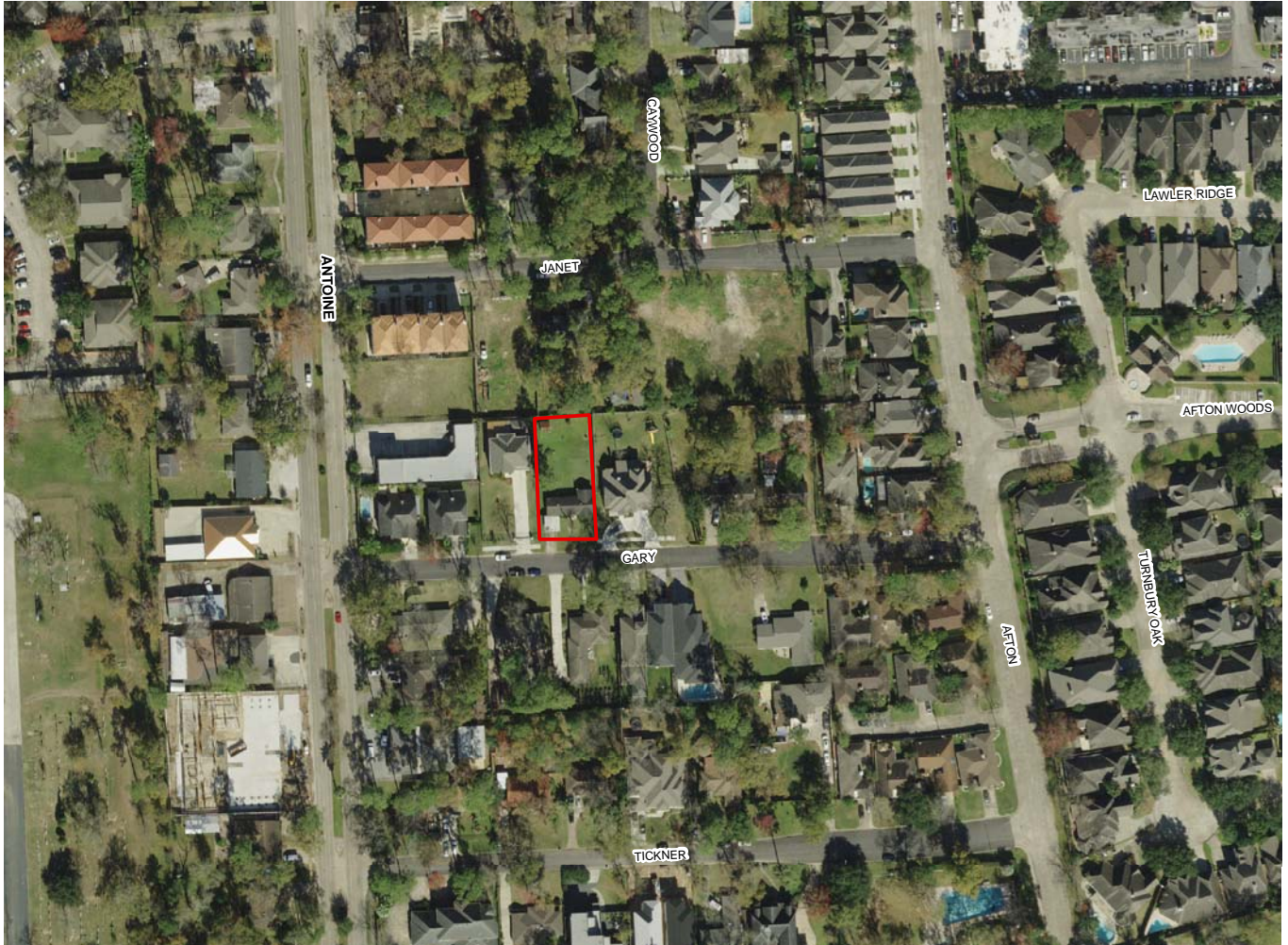
Houston Planning Commission **ITEM: 110**

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Shadyvilla Addition no 1 partial replat no 4

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

March 18, 2019

Dear Property Owner:

Reference Number: 2019-0454

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Shadyvilla Addition no 1**". This proposal includes the replatting of all of Lot 6, Block 3 as recorded in Volume 29, Page 18 of the Harris County Map Records. The new subdivision name is "**Shadyvilla Addition no 1 partial replat no 4**".

The property is located along and north of Gary Street between Antoine Drive and Afton Street. The purpose of the replat is to create two single family residential lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Cunningham Development, 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, April 11, 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 04/11/2019
Plat Name: Westheimer Gardens partial replat no 3
Developer: Bowden Survey
Applicant: Bowden Land Services
App No/Type: 2019-0429 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7451	Total Reserve Acreage:	0.7451
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
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.

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

Houston Planning Commission

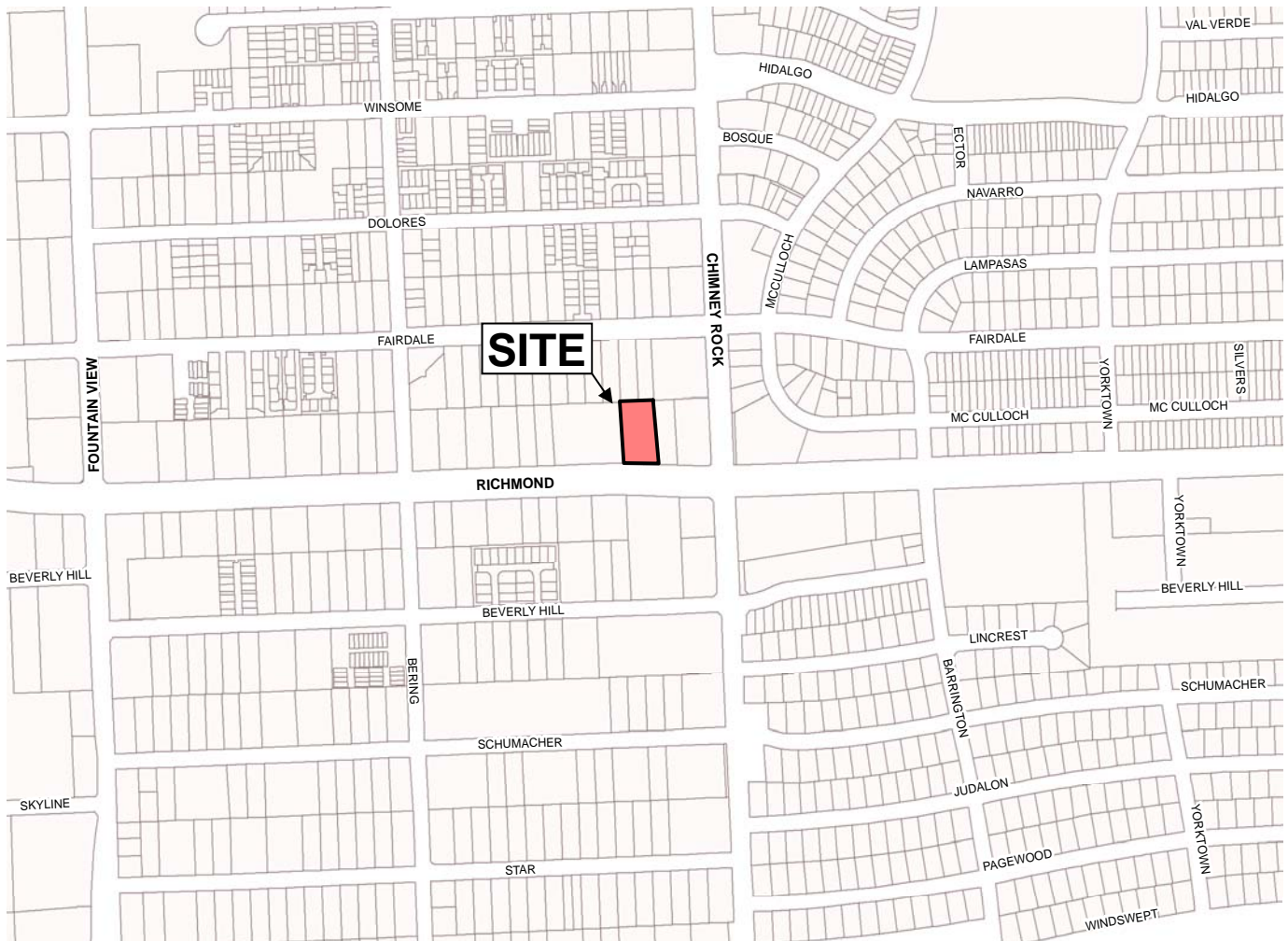
ITEM: 111

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Westheimer Gardens partial replat no 3

Applicant: Bowden Land Services



C – Public Hearings

Site Location

Houston Planning Commission

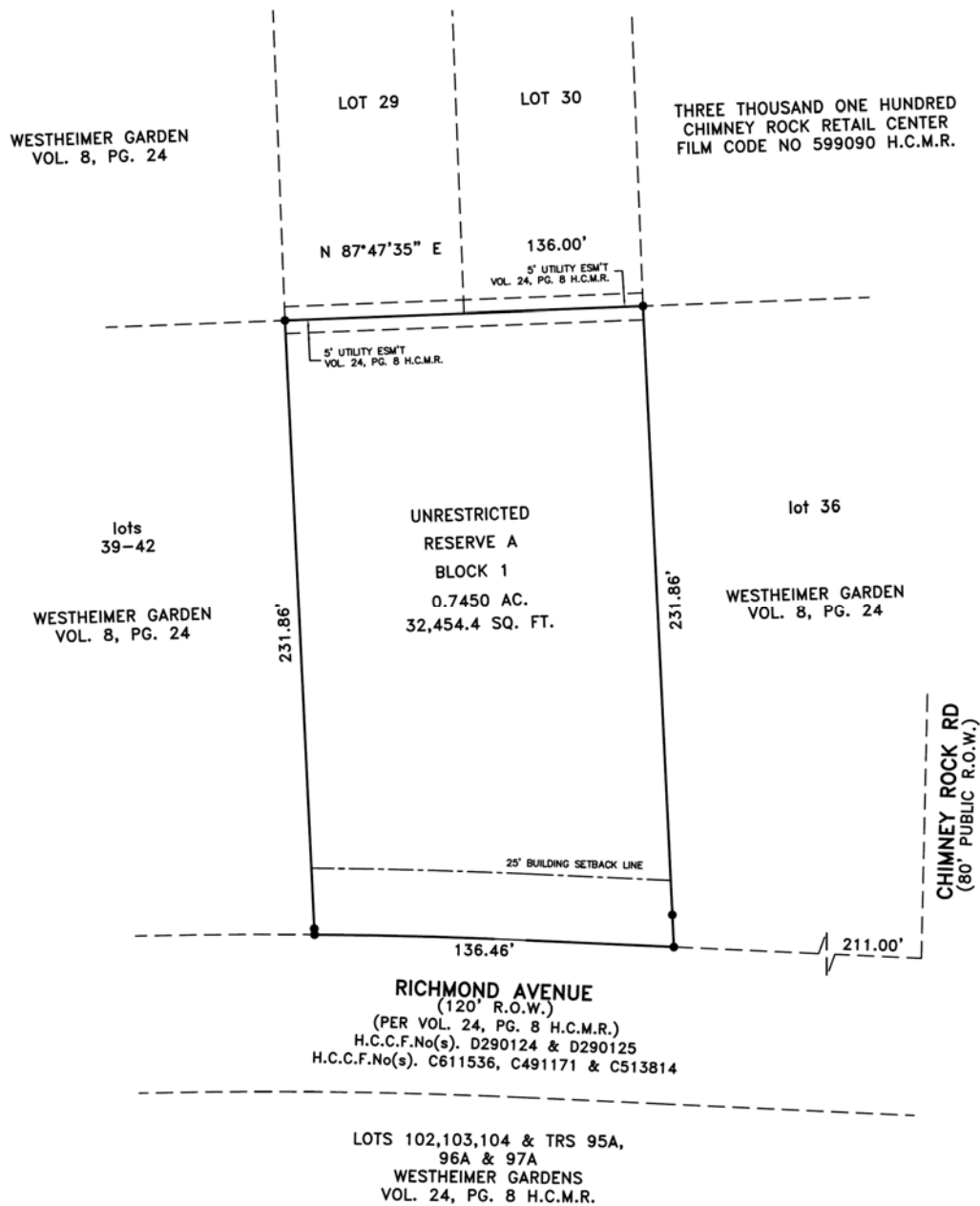
ITEM: 111

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Westheimer Gardens partial replat no 3

Applicant: Bowden Land Services



C – Public Hearings

Subdivision

Houston Planning Commission

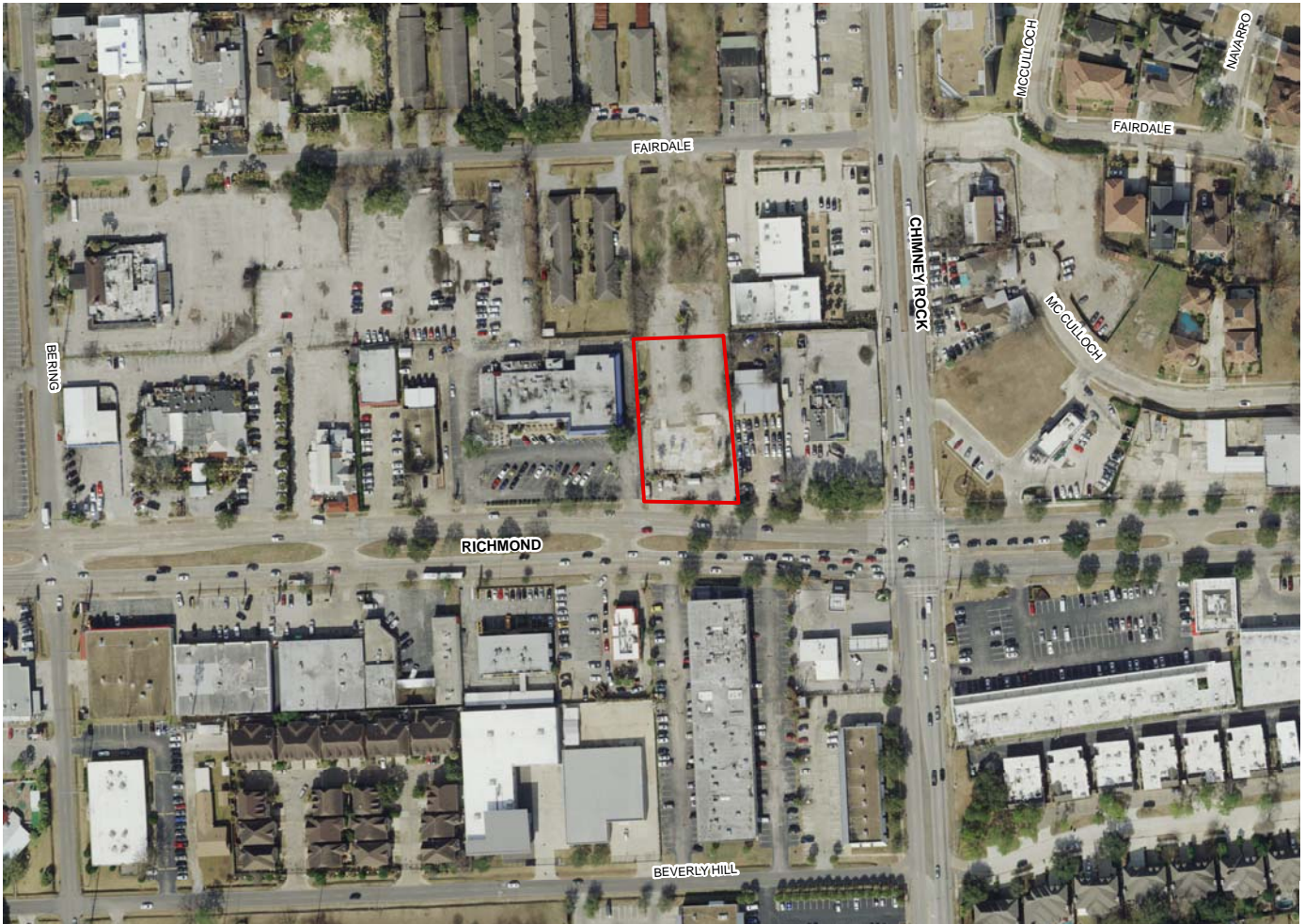
ITEM: 111

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Westheimer Gardens partial replat no 3

Applicant: Bowden Land Services



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

March 21, 2019

Dear Property Owner:

Reference Number: 2019-0429

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Westheimer Gardens**". This proposal includes the replatting of lots 37 and 38, as recorded at Volume 8 Page 24 of the Harris County Map Records. The new subdivision name is "**Westheimer Gardens partial replat no 3**".

The property is located along Richmond Ave, West of Chimney Rock Rd, East of Fountain View Dr. The purpose of the partial replat is to create one unrestricted reserve. The applicant, Nichole Bowden, with Bowden Land Services, on behalf of Bowden Survey, can be contacted at 832-540-8843 Ext .

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, April 11, 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 04/11/2019
Plat Name: Bridgeland Harris County MUD 418 Lift Station no 3
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-0474 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.3214	Total Reserve Acreage:	0.3214
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY WCID 157
County	Zip	Key Map ©	City / ETJ
Harris	77433	365R	ETJ

Conditions and Requirements for Approval

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

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

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

052. Temporary access easement must be recorded prior to 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)

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)

Per Chapter 290 of the Texas Commission on Environmental Quality (TCEQ) regulations, an all-weather access road must 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: 112

Action Date: 04/11/2019

Plat Name: Bridgeland Harris County MUD 418 Lift Station no 3

Developer: Bridgeland Development, LP, a Maryland limited partnership

Applicant: BGE, Inc.

App No/Type: 2019-0474 C2

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)

Temp. access easement will need to be recorded prior to 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

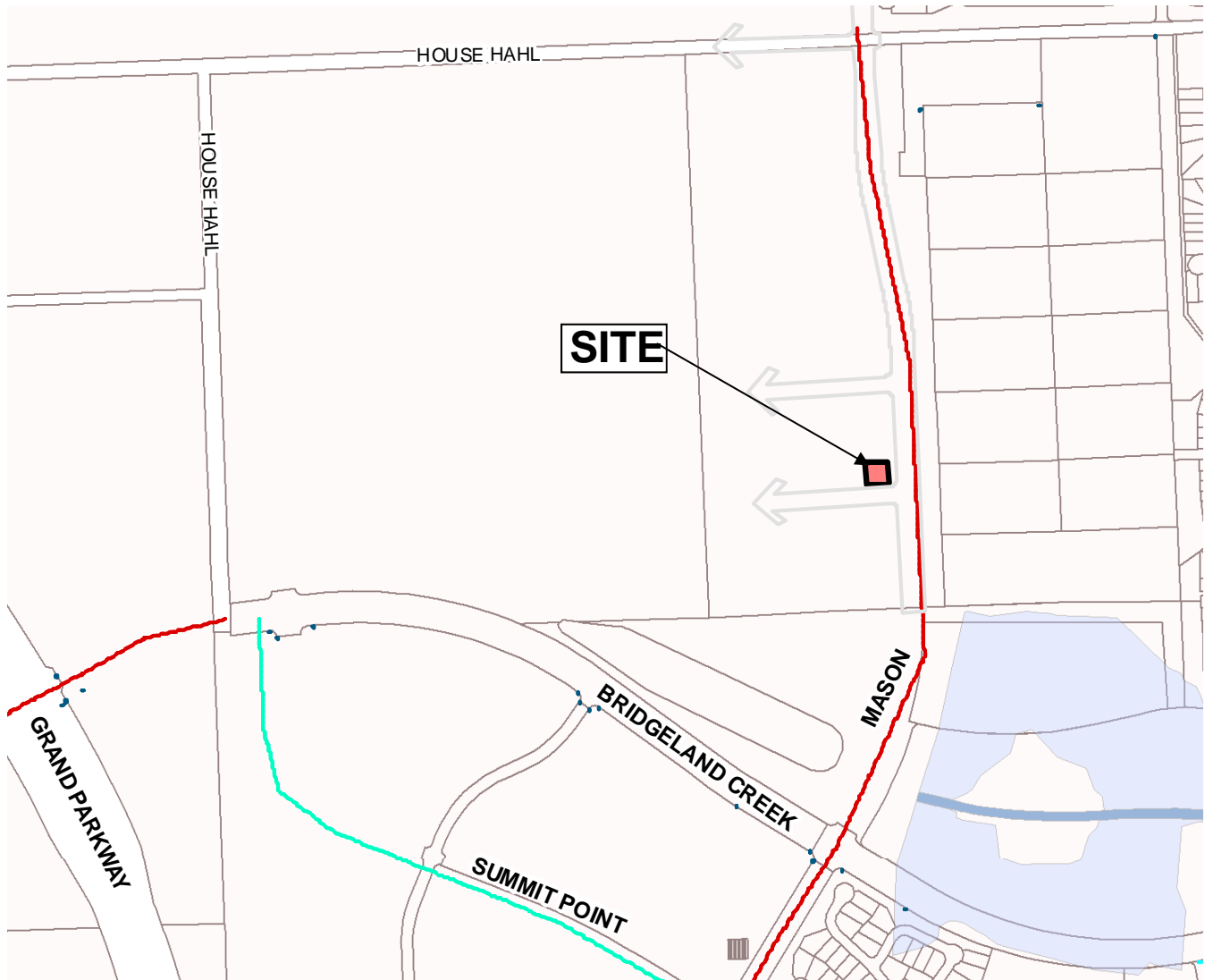
ITEM: 112

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Bridgeland Harris County MUD 418 Lift Station no 3

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

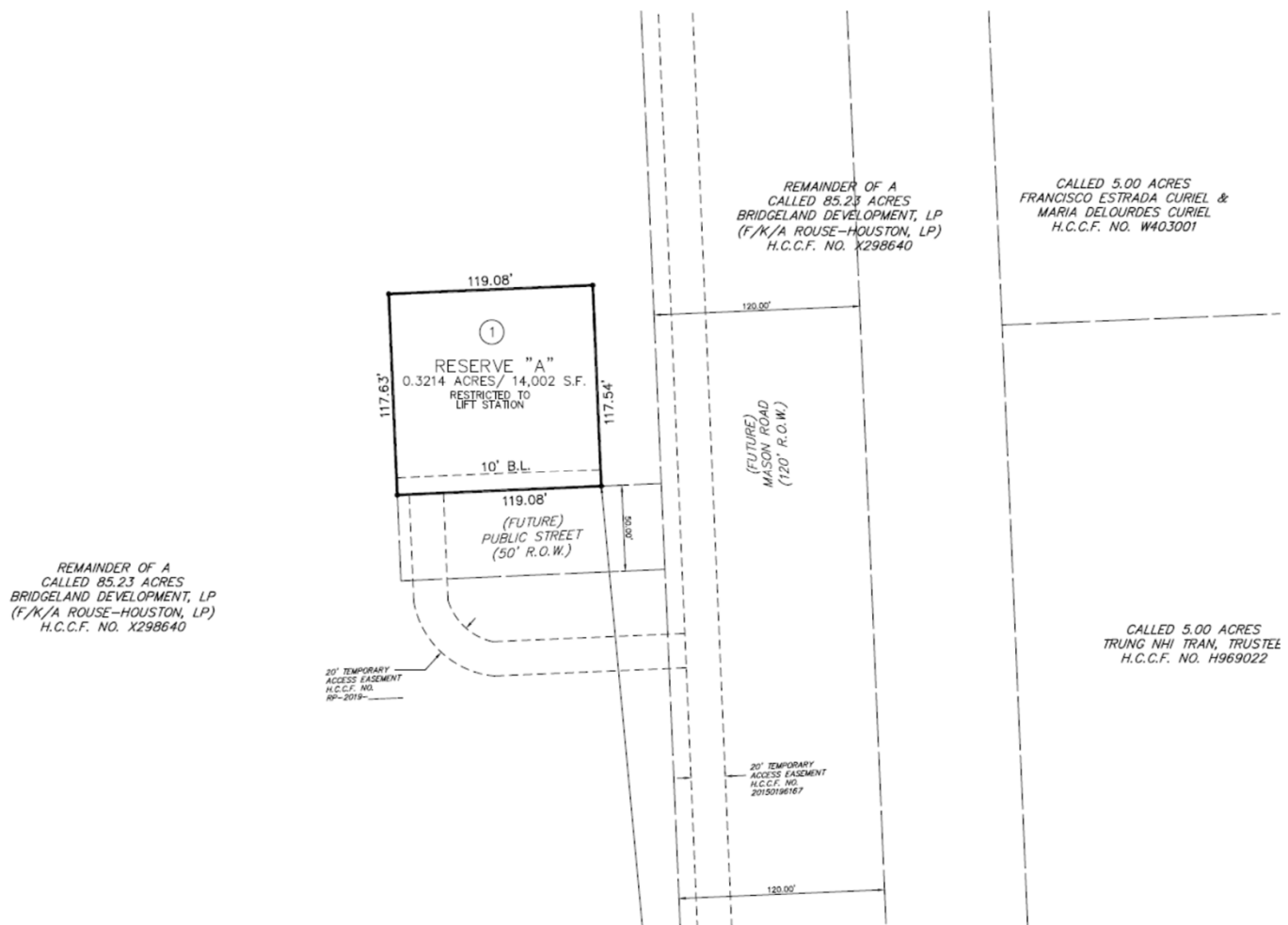
ITEM: 112

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Bridgeland Harris County MUD 418 Lift Station no 3

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

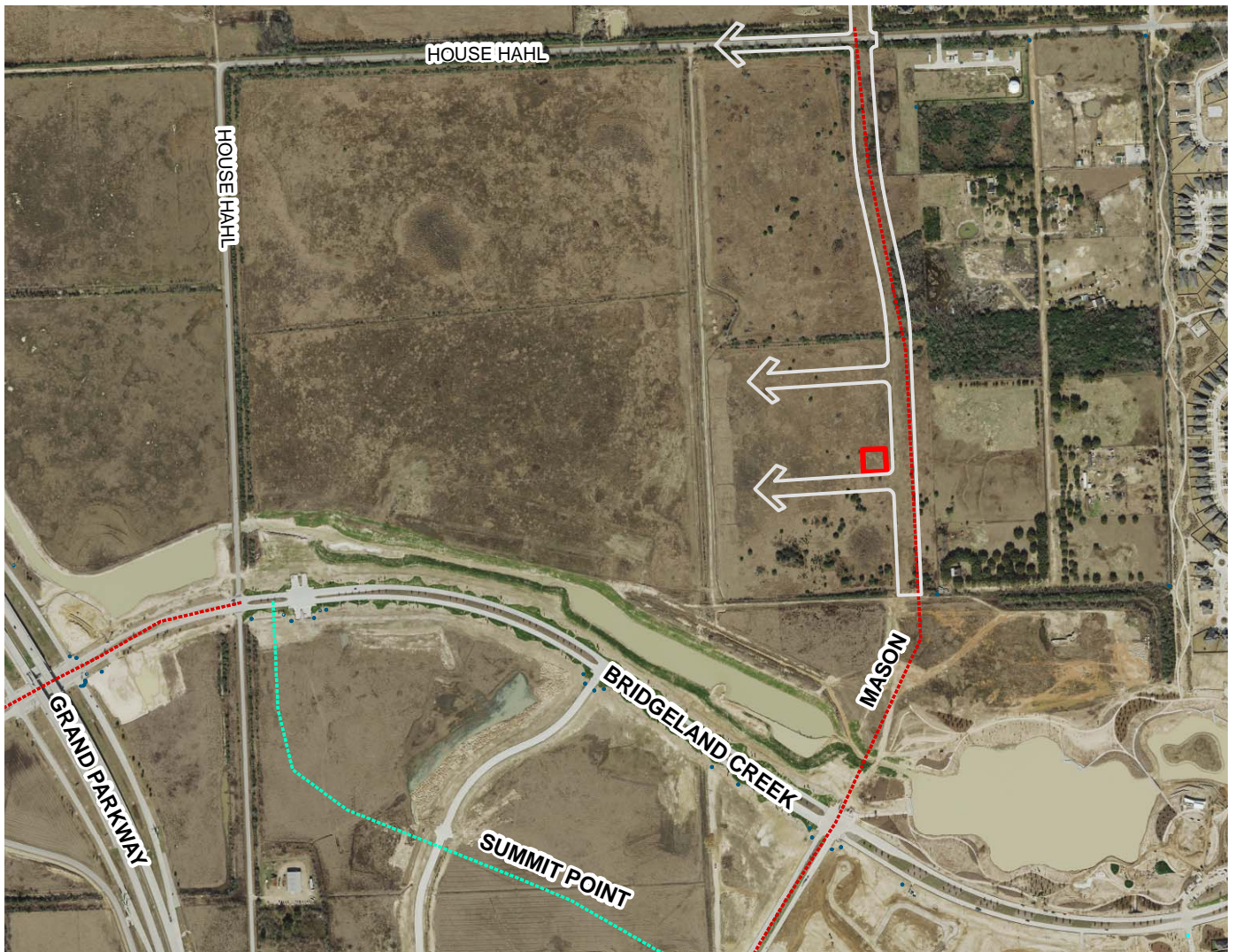
ITEM: 112

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Bridgeland Harris County MUD 418 Lift Station no 3

Applicant: BGE, Inc.



D – Variances

Aerial



Application Number: 2019-0474

Plat Name: Bridgeland Harris County MUD 418 Lift Station no 3

Applicant: BGE, Inc.

Date Submitted: 03/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a temporary 20' access easement to service a lift station until a public street is dedicated within a recorded plat.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190 Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

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 lift station is necessary to service the future single-family residential homes in the immediate area. Ultimately the lift station will have over 25' of frontage along a future 50' public Right of way. Strict application of the ordinance would leave the future single-family homes in the area without the service of a platted lift station.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate service to the future single-family residential homes in the immediate area prior to extension of public street network.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer is proposing to provide a 20' Temporary access easement from the plat's southern boundary line, to an existing temporary recorded 20' Access Easement recorded under Harris County Clerk's File Number 20150196167 along future Mason Road (120' Right of way). The access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the lift station until such time as the public street is dedicated and constructed that will provide the ultimate access to the lift station site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Not having the lift station to provide the required service for the future single-family residential homes would create an impractical development and is the basis for this request.



Application No: 2019-0474

Agenda Item: 112

PC Action Date: 04/11/2019

Plat Name: Bridgeland Harris County MUD 418 Lift Station no 3

Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a temporary 20' access easement to service a lift station until a public street is dedicated within a recorded plat.
;

Basis of Recommendation:

The property is located In Houston's ETJ, in Harris County, north of Bridgeland Creek Parkway, west of future Mason Road and east of W Grand Parkway N.

The applicant is requesting a variance to allow a proposed lift station to take access from a 20' temporary access easement until the adjacent public street is platted and recorded.

Staff is in support of the request.

The subject site is part of an approved general plan, Bridgeland GP. According to the approved GP, the proposed lift station will eventually have sufficient frontage along a future public right-of-way. The lift station is necessary to provide service for the future single-family residential homes in the adjacent areas.

Per staff's further review, the granting of the variance will not be injurious to public health, safety or welfare. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections are platted, the temporary access easement will automatically terminate, the lift station will then have access and proper frontage on a public street as required per the ordinance.

Staff coordinated with Harris County Engineering Office and they pose no objection to the requested variance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would require the dedication of all the adjacent public streets to provide access to the lift station. The proposed lift station is needed to provide service to the future residential developments in adjacent areas. As the surrounding develops, the public rights-of-way will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The proposed lift station is needed to provide service to the future single-family residential homes in adjacent areas. Harris County Engineering Office poses no objection to the variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject site is a part of an approved general plan, Bridgeland Parkland Village GP. As the surrounding subdivision develops, the temporary access easement will automatically terminate, the lift station will then have access and proper frontage on a public street as required per the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed lift station will be accessible via a temporary access easement that will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ).

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The alignment of the temporary easement follows the street pattern on the said general plan. As the surrounding subdivision develops, the right-of-ways will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 04/11/2019
Plat Name: Bridgeland Parkland Village Sec 44
Developer: Bridgeland Development, LP
Applicant: HR Green Development
App No/Type: 2019-0367 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	8.2300	Total Reserve Acreage:	1.2100
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

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. Bridgeland Parkland Village Sec 33 and Bridgeland Parkland Village Sec 34 must be recorded prior to or simultaneously with this plat.

052. The temporary access easement must be recorded prior to recordation of this plat.

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

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

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

190.3. Add 'Margaret Wallace Brown, Secretary' as Secretary in the Planning Commission certificate.

Per Chapter 290 of the Texas Commission on Environmental Quality (TCEQ) regulations, an all-weather access road must 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 04/11/2019
Plat Name: Bridgeland Parkland Village Sec 44
Developer: Bridgeland Development, LP
Applicant: HR Green Development
App No/Type: 2019-0367 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)

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.

We have no objections to the 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

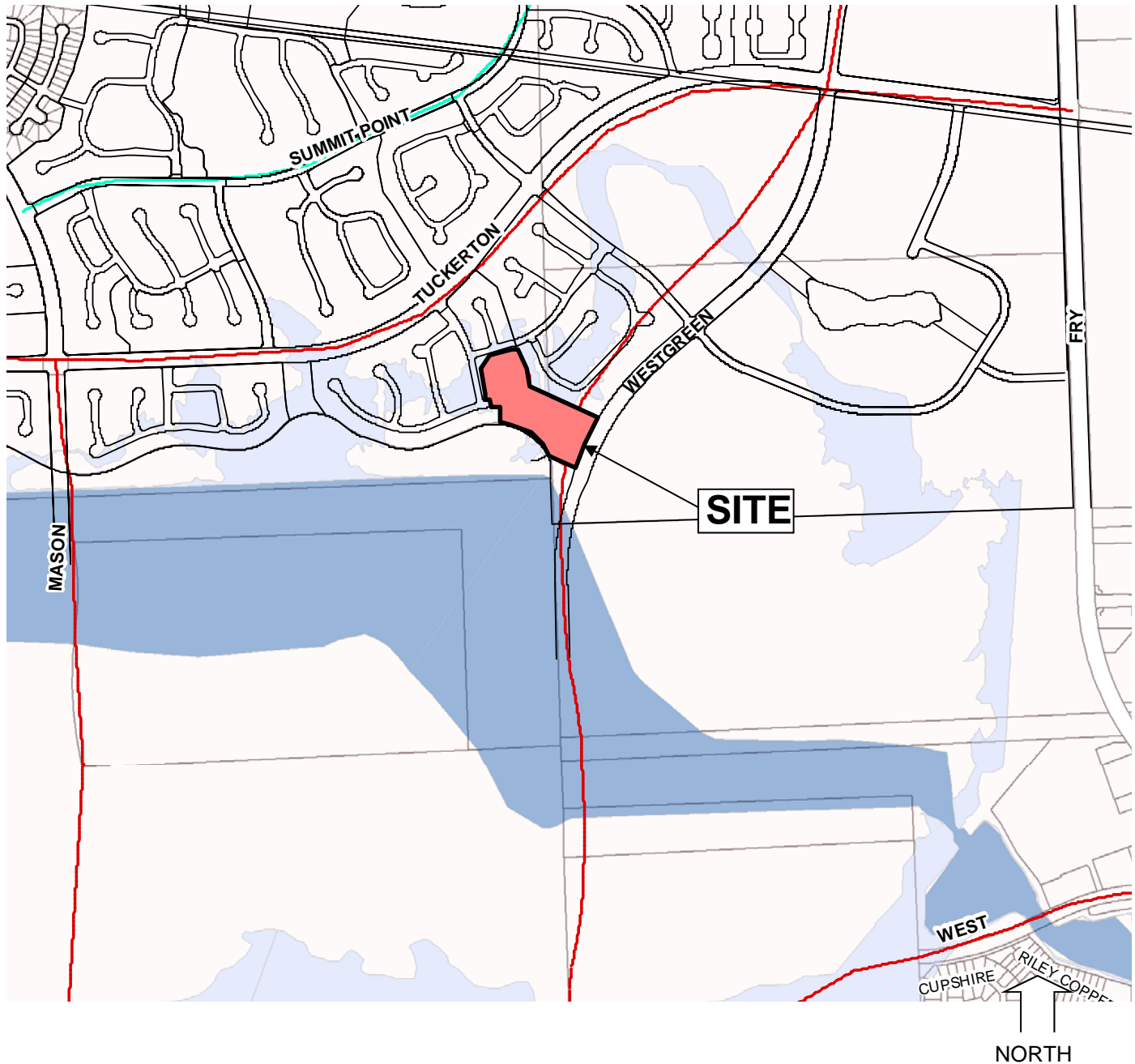
ITEM: 113

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Bridgeland Parkland Village Sec 44 (DEF 1)

Applicant: HR Green Development



D – Variances

Site Location

Subdivision

Houston Planning Commission

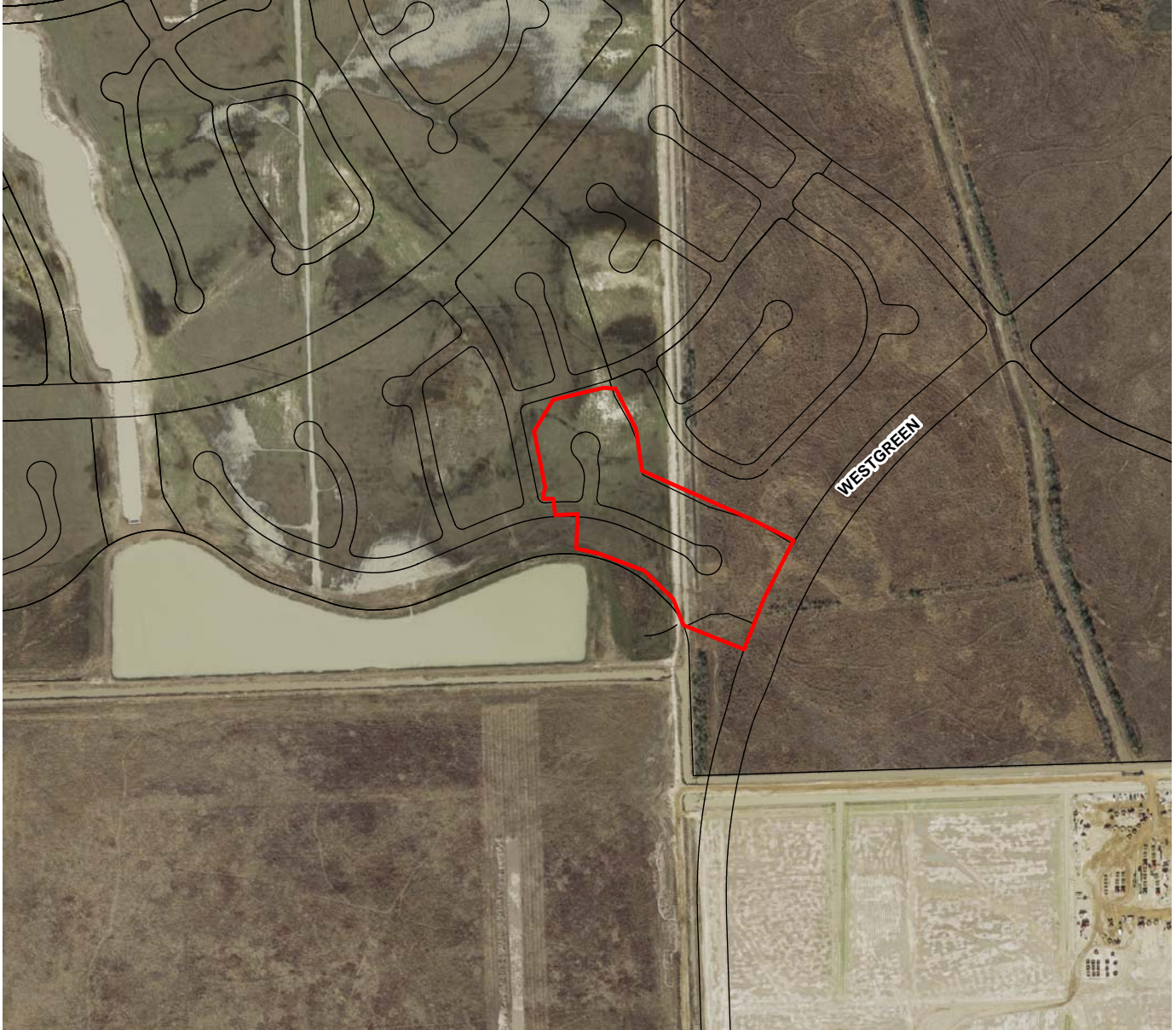
ITEM: 113

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Bridgeland Parkland Village Sec 44 (DEF 1)

Applicant: HR Green Development



NORTH

D – Variances

Aerial



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: 113

PC Action Date: 04/11/2019

Plat Name: Bridgeland Parkland Village Sec 44

Applicant: HR Green Development

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 the proposed lift station to have access to a temporary access easement until the adjacent public street is platted and recorded.

Staff is in support of the request.

The subject site is part of an approved general plan, Bridgeland Parkland Village GP. According to the approved GP, the proposed lift station will eventually have sufficient frontage along a future public right-of-way. The lift station is necessary to provide service for the future single-family residential homes in the adjacent areas.

Per staff's further review, the granting of the variance will not be injurious to public health, safety or welfare. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections are platted, the temporary access easement will automatically terminate, the lift station will then have access and proper frontage on a public street as required per the ordinance.

Staff coordinated with Harris County Engineering Office and they pose no objection to the requested variance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would require the dedication of all the adjacent public streets to provide access to the lift station. The proposed lift station is needed to provide service to the future residential developments in adjacent areas. As the surrounding develops, the public rights-of-way will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The proposed lift station is needed to provide service to the future single-family residential homes in adjacent areas. Harris County Engineering Office poses no objection to the variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject site is a part of an approved general plan, Bridgeland Parkland Village GP. As the surrounding subdivision develops, the temporary access easement will automatically terminate, the lift station will then have access and proper frontage on a public street as required per the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed lift station will be accessible via a temporary access easement that will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ).

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The alignment of the temporary easement follows the street pattern on the said general plan. As the surrounding subdivision develops, the right-of-ways will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 04/11/2019
Plat Name: Buck Landing
Developer: Bena Enterprises LLC
Applicant: Veronica Little
App No/Type: 2019-0384 C2R

Staff Recommendation:
Withdraw

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

For Your Information:

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

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.

Parks and Recreation: Dwelling units is incorrect on face of plat.

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

Solid Waste: The SWP depicting container placement in a single row is accepted. There is enough frontage for a single row of container placement and stacking is unnecessary.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 114

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Buck Landing (DEF 2)

Applicant: Houston Permit Expediter



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 04/11/2019

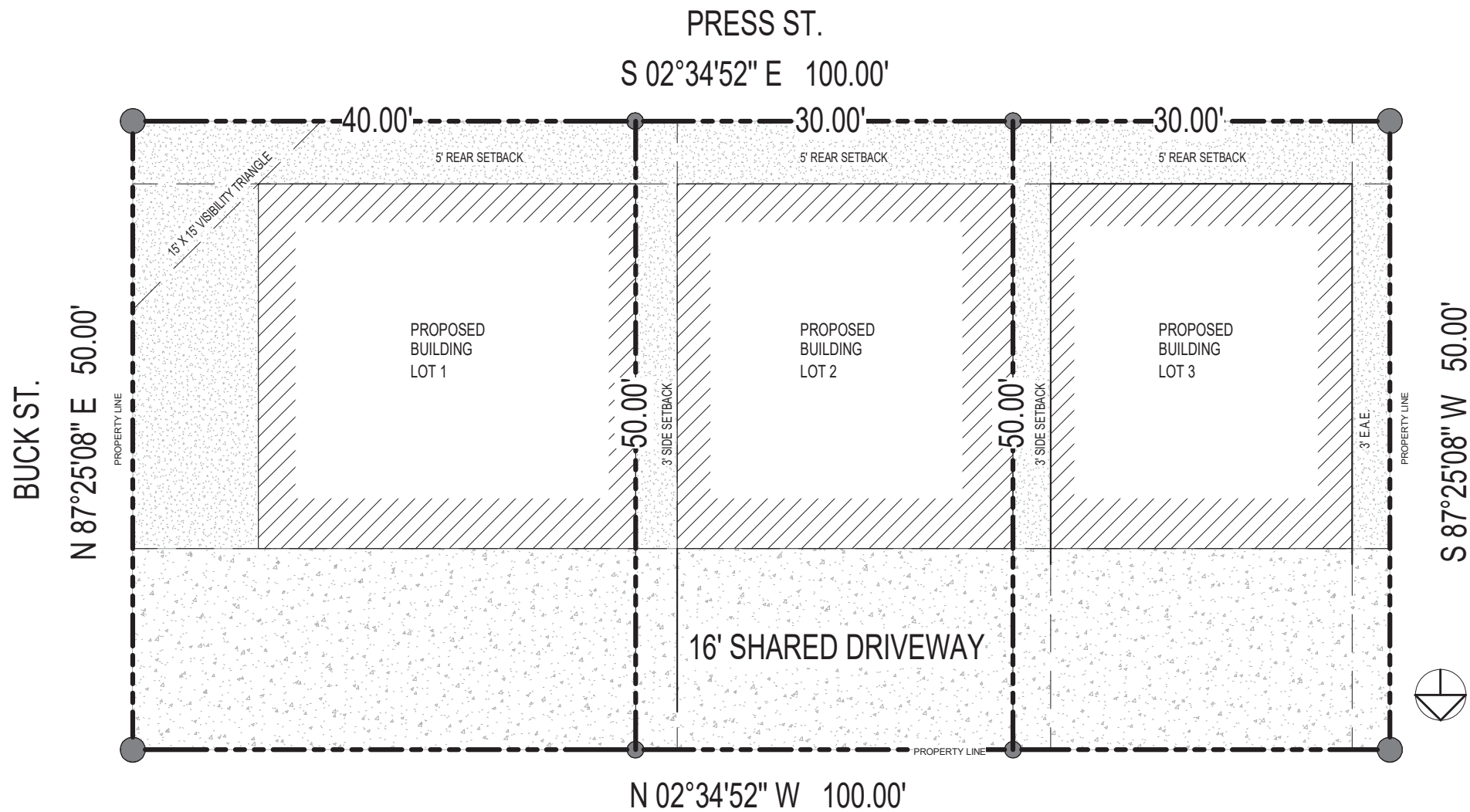
Subdivision Name: Buck Landing (DEF 2)

Applicant: Houston Permit Expediter



D – Variances

Aerial



ADDRESS :4120 BUCK STREET
HOUSTON, TEXAS 77020

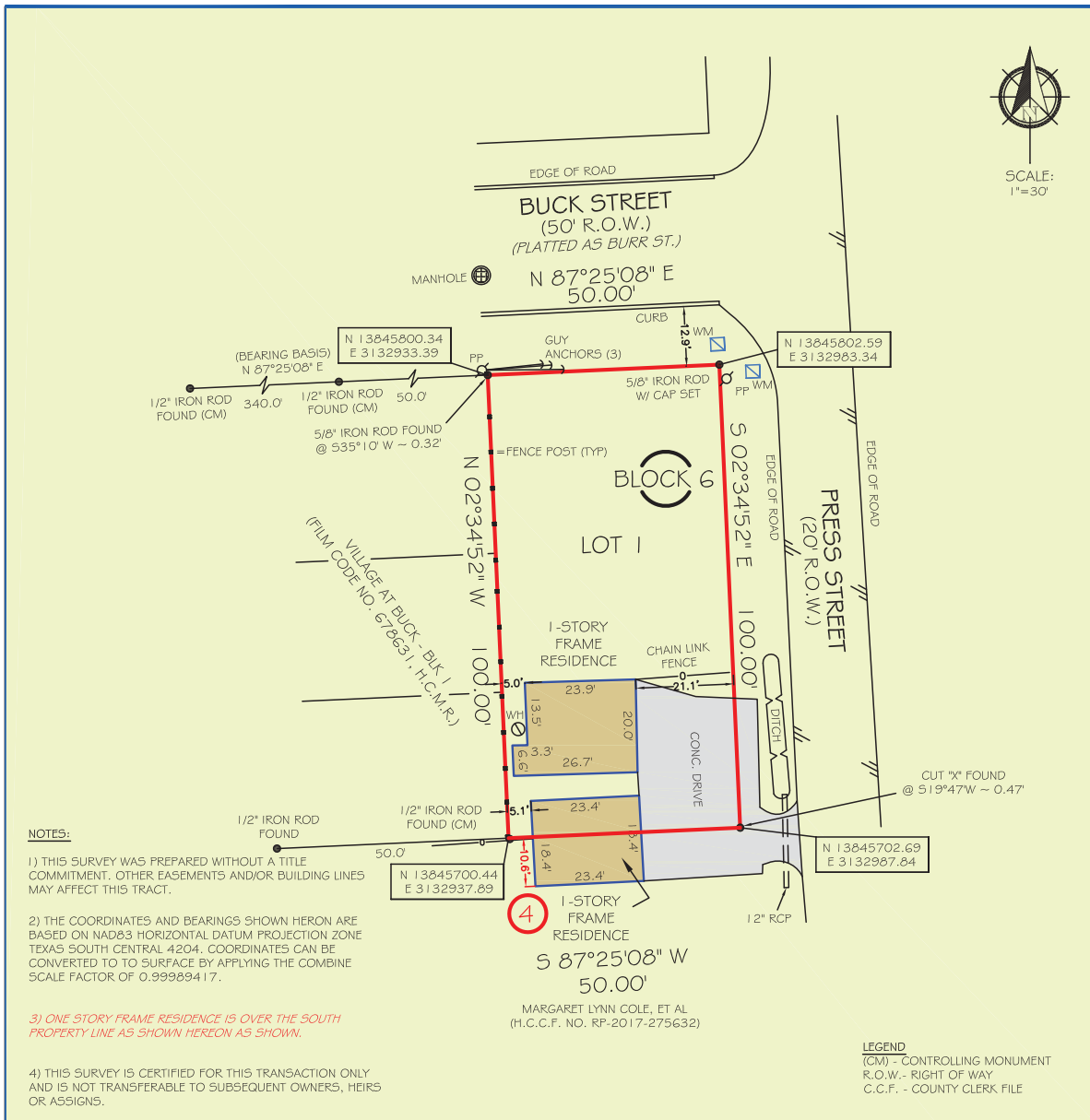
CLIENT :NIA HAUS, LLC

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

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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: 114

PC Action Date: 04/11/2019

Plat Name: Buck Landing

Applicant: Veronica Little

Staff Recommendation: Withdraw

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. The applicant has withdrawn the application at this time.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 04/11/2019
Plat Name: Cypresswood Landing GP
Developer: Benchmark Aquisitions,LLC
Applicant: EHRA
App No/Type: 2019-0641 GP

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	104.5500	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	77373	293Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 04/11/2019
Plat Name: Cypresswood Landing GP
Developer: Benchmark Aquisitions,LLC
Applicant: EHRA
App No/Type: 2019-0641 GP

Staff Recommendation:
Defer Chapter 42 planning standards

Harris County Flood Control District: Flood Control review - The MUD 43 ROW is 140 feet wide, not 100 feet, as it is stated on the plat please correct it (see uploaded PDF).

City Engineer: No comments

Addressing: The proposed Montaque Dr should continue from the existing Montaque Dr at Maurita Drive to Hickorygate Drive

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

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

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

County has no objections to variances

UVE should be checked at intersection of relocated roadway and Cypresswood Drive.

Entry road should be relocated to intersect E Cypresswood farther north, at the Pine Grove Section One intersection approved by the Planning Commission in February 2019.

Limited scope TIA with a geometric exhibit will be required prior to plan approval for the entry road at E. Cypresswood. Coordinated median openings, LTLs and east-west lane alignments will be required.

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

Houston Planning Commission

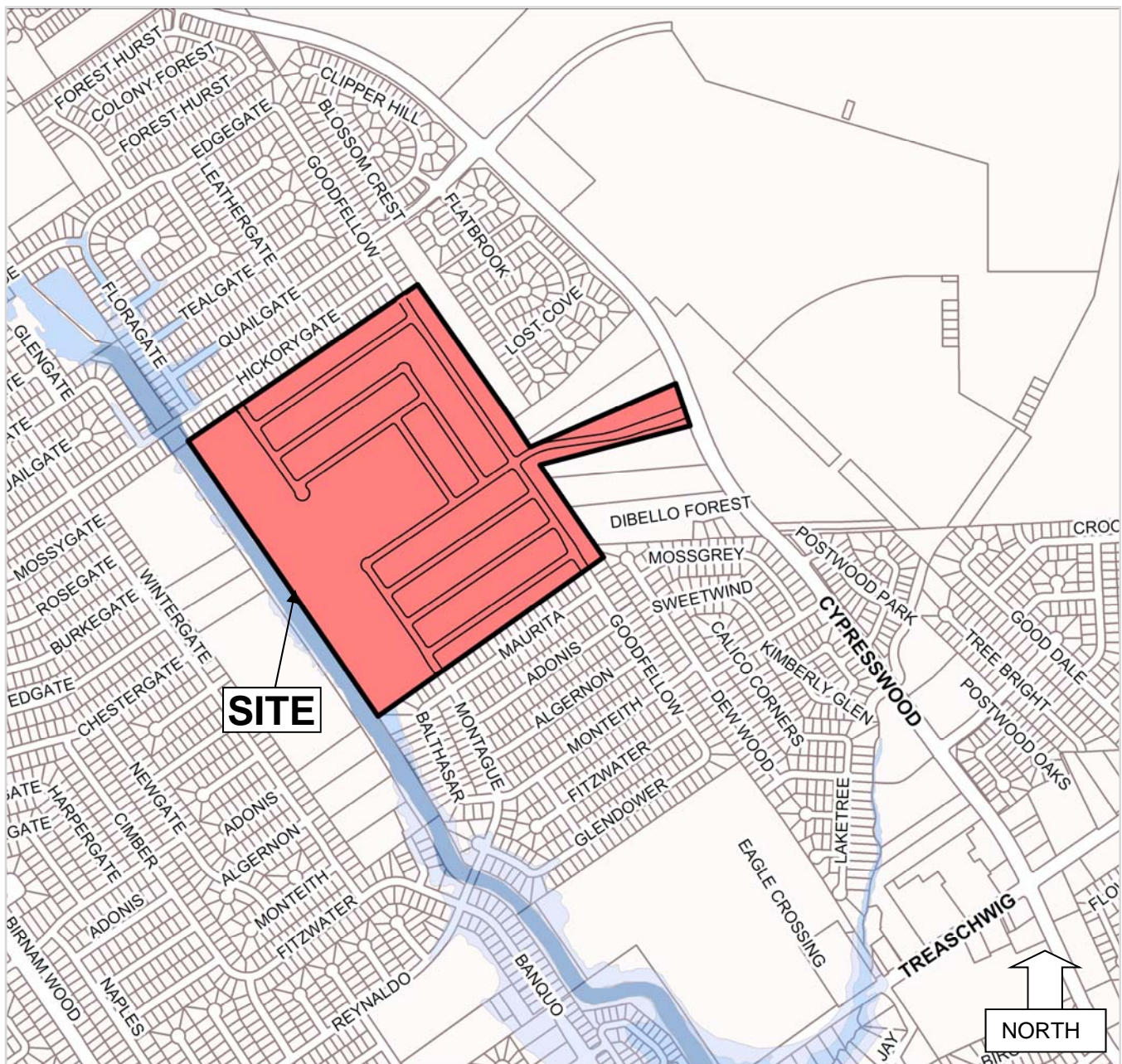
ITEM: 115

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Cypresswood Landing GP

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

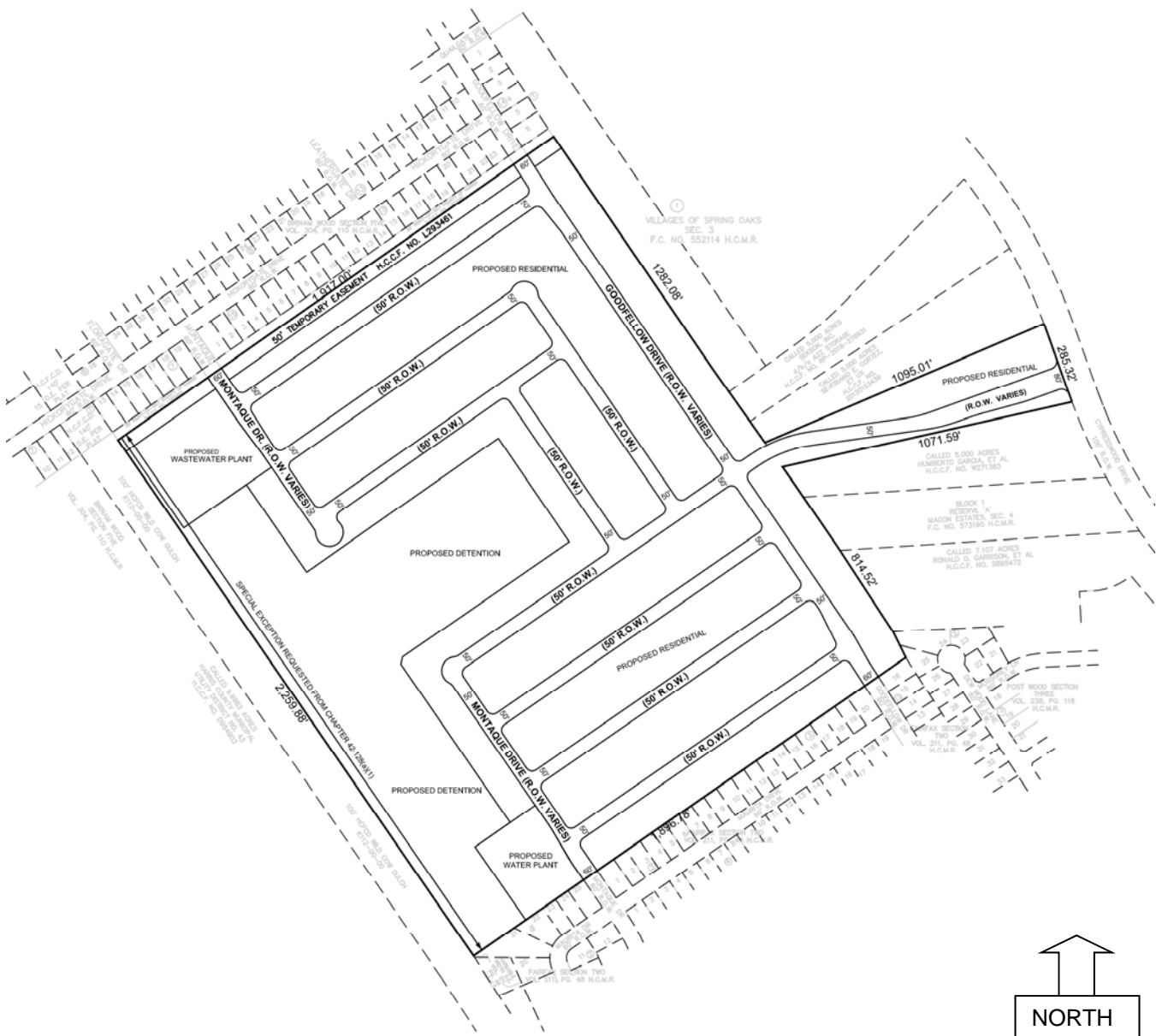
ITEM: 115

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Cypresswood Landing GP

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Cypresswood Landing GP

Applicant: EHRA



D – Variances

Aerial



Application Number: 2019-0641

Plat Name: Cypresswood Landing GP

Applicant: EHRA

Date Submitted: 04/01/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed intersection spacing between Hickorygate Drive and Maurita Drive for a total distance of 2,534'.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128(a)(1) Intersections of local streets, "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;

The subject tract is a 104.55-acre infill tract of land located on the west side of Cypresswood Drive and east of Birnam Wood Boulevard. Cypresswood Landing GP is a proposed single family residential community surrounded by existing single family residential subdivisions. 4 existing streets stub into the tract and will be extended into the new development on the northwest and southeast boundaries of the development. A new entry will also be created taking access from Cypresswood Drive on the northeast side of the development. The southwest boundary of the tract is 2,259' long and is entirely bounded by an existing 100' wide HCFCD drainage ditch named Wild Cow Gulch. The total distance between existing streets Hickorygate Drive and Maurita Drive is 2,534'. Natural existing topography on the Cypresswood Landing GP tract sheet flows dramatically toward Wild Cow Gulch thus making the southwest side of the new development the logical choice for the required detention area. There are no street stubs on the opposite side of Wild Cow Gulch between Hickorygate Drive and Maurita Drive which would require extension onto Cypresswood Landing.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Cypresswood Landing GP is essentially an infill tract since it surrounded by existing development constructed well before the current owners acquired the tract. The combination of existing Wild Cow Gulch and existing topography dictates where detention should be provided along the southwestern property boundary. The existing HCFCD 100' ditch and location of future on-site detention makes any street connections along the southwestern project boundary infeasible.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Since neighborhood circulation via existing stub streets will be maintained and a new primary project entry will be constructed to connect to Cypresswood Drive, local circulation between Hickorygate Drive and Maurita Drive will be preserved thus meeting the intent and general purposes of Chapter 42. The 5 proposed street connections will more than adequately serve the new neighborhood and provide connectivity where currently none exists. Additional street connections along the southwestern boundary would not significantly increase circulation since it is expected that residents will use the new connection to Cypresswood Drive as the primary access point.

(4) The granting of the variance 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 the local street network in the general area between Cypresswood Drive and Birnam Woods Boulevard provides adequate vehicular and emergency access to the surrounding area. Additional traffic circulation will be aided by the future development of the proposed local streets within Cypresswood Landing subdivision.

(5) Economic hardship is not the sole justification of the variance.

Justification for the variance request is the fact that no stub streets exist on the opposite side of Wild Cow Gulch and existing site topography is lowest adjacent to the gulch, thus making that portion of the tract the obvious location for required on-site detention. Additionally, we are connecting to all existing stub streets and creating a new connection Cypresswood Drive negating any necessity for new street connections over Wild Cow Gulch.



Application No: 2019-0641

Agenda Item: 115

PC Action Date: 04/11/2019

Plat Name: Cypresswood Landing GP

Applicant: EHRA

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed intersection spacing between Hickorygate Drive and Maurita Drive for a total distance of 2,534'.;

Basis of Recommendation:

The property is located In Houston's ETJ, in Harris County, west of Cypresswood Drive, north of Treaschwig Road and east of Birnam Wood Boulevard.

The applicant is requesting a variance to exceed intersection spacing between Hickorygate Drive and Maurita Drive by not providing an east-west street along the southwestern boundary.

Staff's recommendation is to defer the plat to allow the applicant to provide revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



Agenda Item: 116
Action Date: 04/11/2019
Plat Name: Delz Business Park GP
Developer: Rebel Equipment Company
Applicant: The Pinnell Group, LLC
App No/Type: 2019-0479 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	2.8600	Total Reserve Acreage:	0.0000
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

Conditions and Requirements for Approval

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

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

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/09/19:
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

City Engineer: Detention is required.
B.L. is missing.

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

Houston Planning Commission

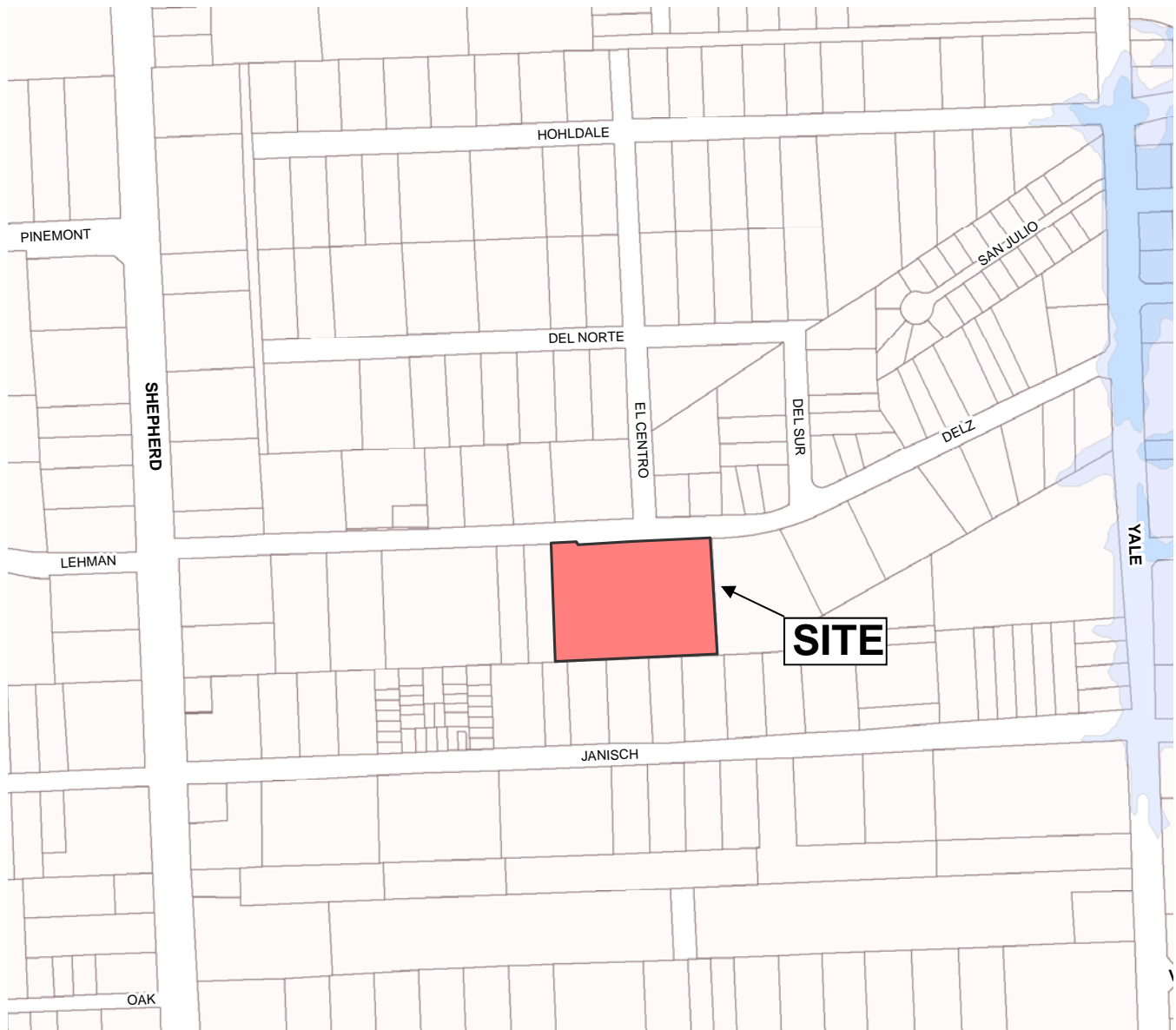
ITEM: 116

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Delz Business Park GP

Applicant: The Pinnell Group, LLC



D – Variances

Site Location

Houston Planning Commission

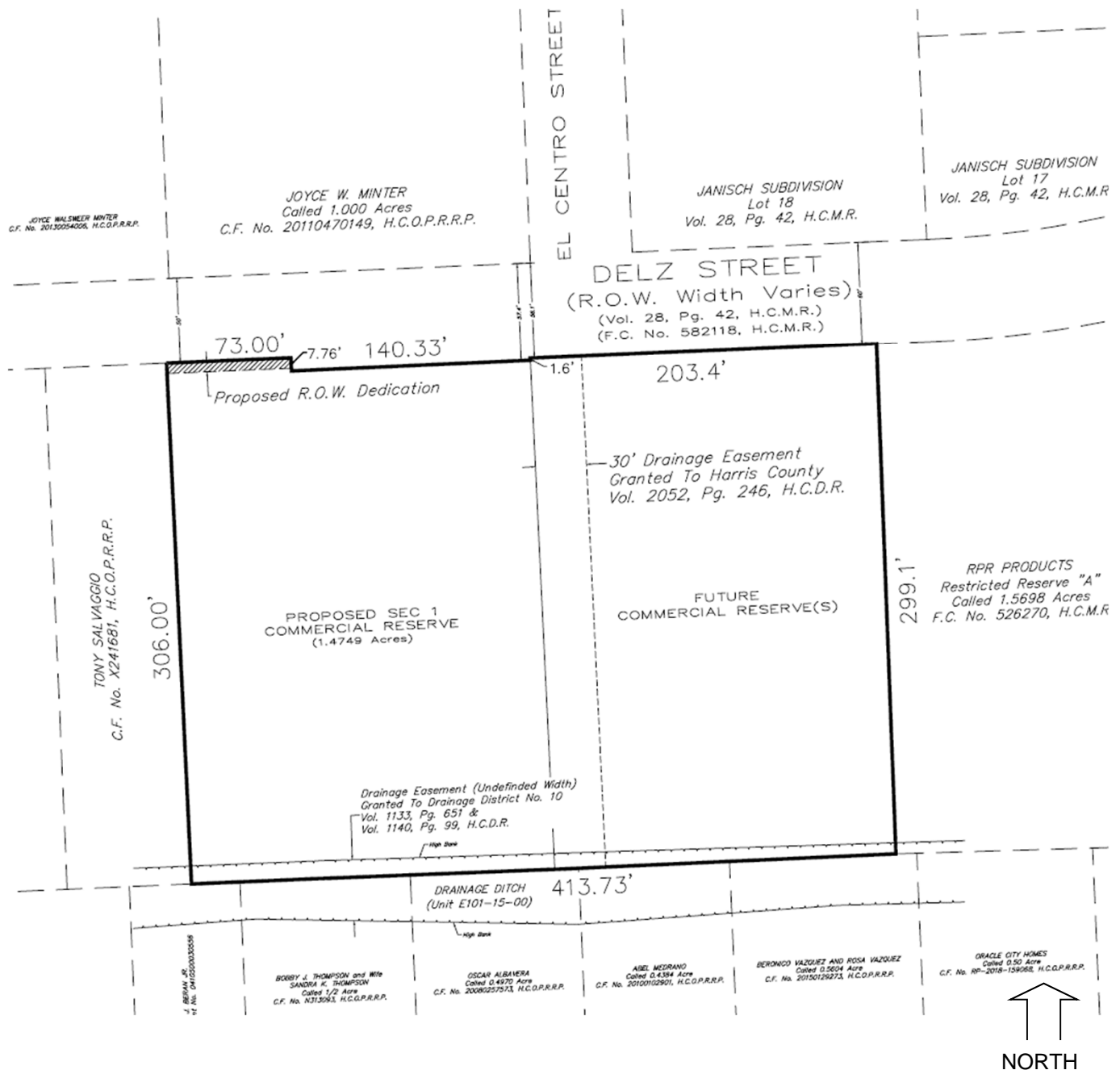
ITEM: 116

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Delz Business Park GP

Applicant: The Pinnell Group, LLC



D – Variances

Subdivision

Houston Planning Commission

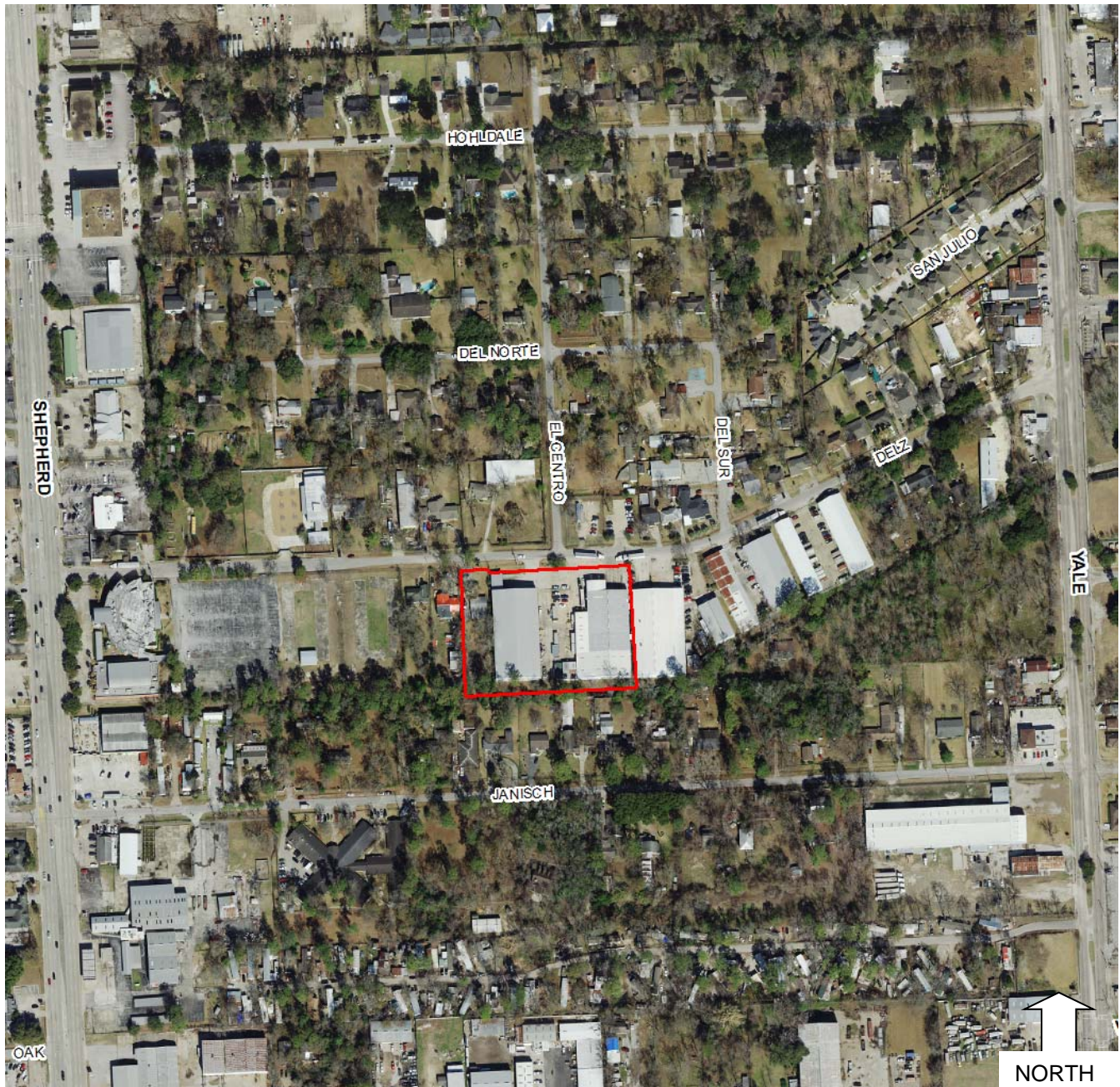
ITEM: 116

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Delz Business Park GP

Applicant: The Pinnell Group, LLC



D – Variances

Aerial



Application Number: 2019-0479
Plat Name: Delz Business Park GP
Applicant: The Pinnell Group, LLC
Date Submitted: 03/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are seeking a variance to allow the intersection spacing between North Shepherd Drive and Yale Street to exceed the minimum 1,400 feet requirements of Section 42-128.

Chapter 42 Section: 42-128

Chapter 42 Reference:

42-128 Intersections of Local Streets

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 approximately 2.86 acres located at the intersection of Delz Street with El Centro Street, on the south side of Delz Street. The majority of the property is developed with existing commercial buildings and paving. The owner is going to replat and extend the existing subdivision of Delz Commercial Subdivision, Sec. 2, to include an additional 0.5128 acre of land recently acquired. The reason for the replat is to extend existing Restricted Reserve "A" to allow for expansion to the existing building. This development currently has 2 access points on Delz Street. The dedication and development of a public street through the 2.86 acres would be infeasible due to there being existing structures covering a large portion of the property. Furthermore, the adjacent properties have existing single-family residential homes that would not allow for the projected extension of the street to the south. The dedication of an approximate 300' street through this development would not improve traffic circulation and would likely end up only serving the subject property.

(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 logical. The property has been developed for years without the need for a street through it. The installation of a public street will not improve traffic circulation and likely become a dead end.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The granting of this variance, based on existing conditions, is logical in the sense that the extension of El Centro Street will not improve traffic circulation in this area. Delz Street already provides access to North Shepherd Drive and Yale Street. If Delz Street did not connect to North Shepherd Drive or Yale Street, then the extension of El Centro to Janisch Road may help local traffic access these two major thoroughfares. The extension of Hohldale Street to North Shepherd Drive would be the most logical area to improved traffic circulation for properties north of Delz Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By granting this variance, the public health, safety and welfare will not be affected in any way. Delz Street will remain exactly the same, as well as El Centro Street at the intersection with Delz. The variance being sought is only to prohibit the extension of El Centro Street, and if approved, the existing conditions of both streets will not change.

(5) Economic hardship is not the sole justification of the variance.

For the reasons stated above, this variance request is not based on economic reasons. The dedication of a 60' road right-of-way through this commercial/light industrial facility would only disrupt their operation between their existing buildings. The owner of this property simply wants to expand their existing building to grow their business in a thriving market.



Application No: 2019-0479

Agenda Item: 116

PC Action Date: 04/11/2019

Plat Name: Delz Business Park GP

Applicant: The Pinnell Group, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We are seeking a variance to allow the intersection spacing between North Shepherd Drive and Yale Street to exceed the minimum 1,400 feet requirements of Section 42-128. ;

Basis of Recommendation:

The property is located in Houston's corporate limits, east of North Shepherd Drive, west of Yale Street, south of West Tidwell Road and north of West Crosstimbers Street.

The applicant is requesting a variance to exceed 1400' intersection spacing by not providing a north-south street through the subject site.

Staff is in support of the request.

A portion of the subject site was platted as a commercial reserve and the applicant is now proposing to expand its existing commercial site. The distance between North Shepherd Drive and Yale Street along Delz Street is about 2,460'. Per the ordinance, a north-south street is required through the subject site. The applicant submitted a general plan to address this intersection spacing requirement with a variance. Considering the existing construction and development on the site and the adjacent areas, strict application of the ordinance would create an impractical development.

Providing a public street at this location would not significantly improve the overall traffic circulation in this area. All the adjacent tracts have access to a public street and the north-south circulation is provided by major thoroughfares North Shepherd Drive and Yale Street.

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;

The distance between North Shepherd Drive and Yale Street along Delz Street is about 2,460'. Per the ordinance, a north-south street is required through the subject site. Considering the existing construction and development on the site and the adjacent areas, strict application of the ordinance would create an impractical development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The required street cannot be extended further north or south due to the existing structures on the site and adjacent areas. These existing conditions were not created by the applicant. A portion of the subject site was platted as a commercial reserve and the applicant is planning to expand its commercial site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

All adjacent tracts have access to a public street and the north-south circulation is provided by North Shepherd Drive and Yale Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The required street will not significantly improve the overall traffic circulation. All the adjacent tracts have access to a public street.

(5) Economic hardship is not the sole justification of the variance.

The justification for granting the variance is based on the existing structures on the site and adjacent areas.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace-Brown
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April 4, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Delz Business Park GP

REFERENCE NUMBER: 2019-0479

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of West Crosstimbers Street and west of Yale 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.

Michael Haworth of The Pinnell Group, LLC., the applicant, has filed a variance request on behalf of **Rebel Equipment Company**, to allow the intersection spacing between North Shepherd Drive and Yale Street to exceed the minimum 1,400 feet requirements of Section 42-128.

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, April 11, 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 **Michael Haworth** at **281-363-8700**. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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

- 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

- 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

- 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: 117
Action Date: 04/11/2019
Plat Name: Emancipation Villas
Developer: Houston RT Investors, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-0565 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3440	Total Reserve Acreage:	0.0040
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

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

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 Traffic: 04/09/19:

This plat can be approved as long as the extra pavement area is provided for the car turnaround as shown in the d site plan EMA-040919.

04/09/19:

A paved section will need to be provided opposite the parking space to allow for adequate backing space in order for this proposed parking space to be functional.

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117

Action Date: 04/11/2019

Plat Name: Emancipation Villas

Developer: Houston RT Investors, LLC

Applicant: Pioneer Engineering, LLC

App No/Type: 2019-0565 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: 117

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Emancipation Villas

Applicant: Pioneer Engineering, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Emancipation Villas

Applicant: Pioneer Engineering, LLC



D – Variances

Subdivision

Houston Planning Commission

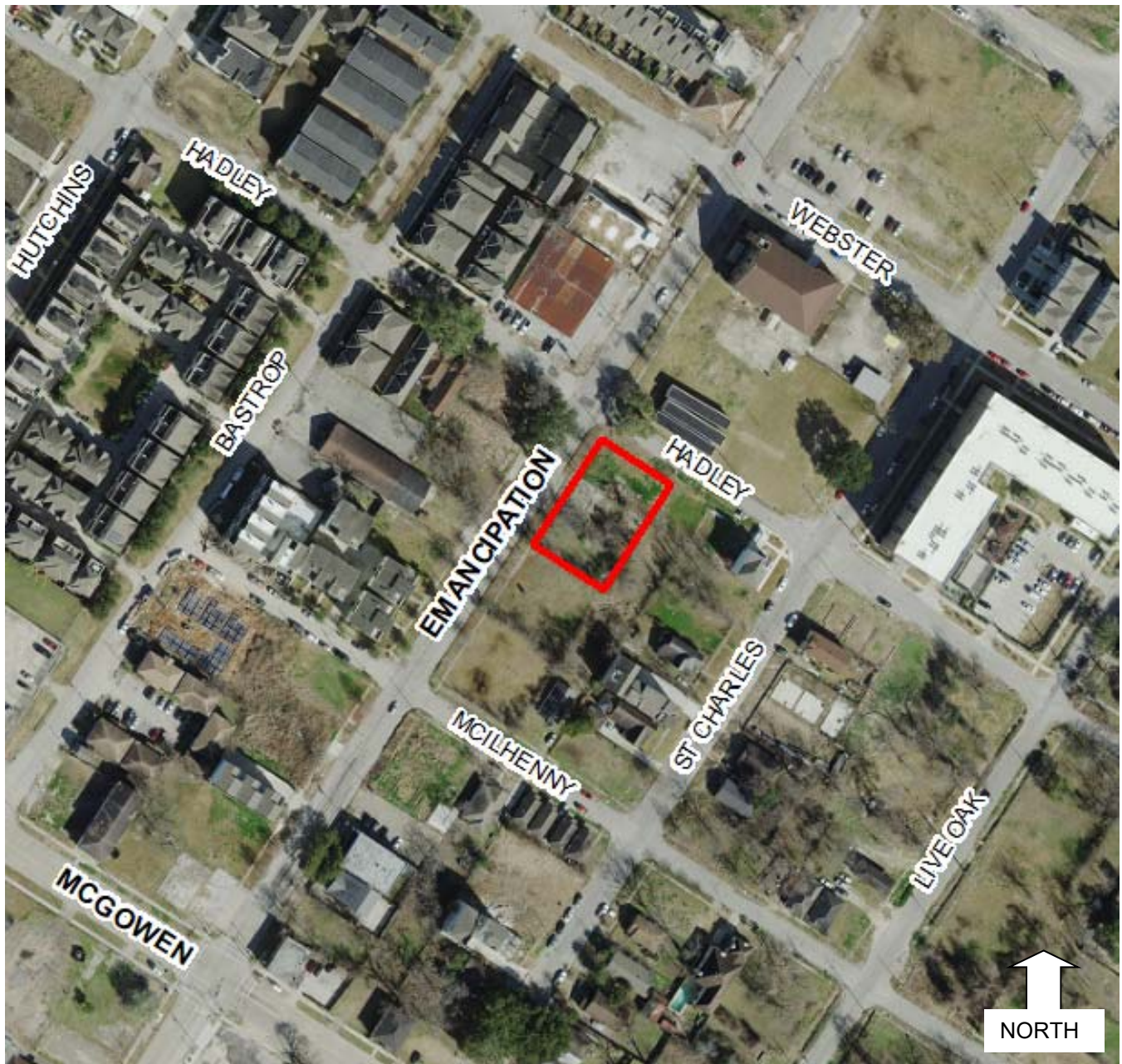
ITEM: 117

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Emancipation Villas

Applicant: Pioneer Engineering, LLC



D – Variances

Aerial

H T

1 FOR PLAT APPROVAL



A SUBDIVISION OF 0.344 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 8, 9, AND 10, IN BLOCK B, OF HOLMAN 10 ACRES LOT 2, IN THE J.S. HOLMAN SURVEY ALSO KNOWN AS THE HOLMAN OUTLOT NO. 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 331 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 9 LOTS AND 1 RESERVE
9 LOTS 1 RESERVE 1 BLOCK

1. ALL ROOF PENETRATIONS (I.E. PLUMBING AND GAS VENTS, ETC.) ARE TO BE RESTRICTED TO THE REAR ROOF AREA ONLY. UNDER NO CIRCUMSTANCES SHALL THERE BE ROOF PENETRATIONS AT THE ROOF FACING THE STREET.
2. ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION FENCING, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC., SHALL BE IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENT/GUIDELINES.
3. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. EXISTING DRIVEWAYS TO BE REMOVED
AND REPLACE NEW CURB PER CITY OF HOUSTON STANDARDS

[illegible]

TOTAL NO. DWELLINGS TOTAL GROSS AREA (AC.) TOTAL PROJECT DENSITY
[] [][][][] [][][] 1 UNIT/ACRE

No. of Proposed Lots Along Shared Driveway	No. of Additional Parking Required	No. of On-Street parking	No. of On-Site parking
6	1	0	1

ALL NEW BUILDINGS CONSTRUCTED WITHIN THE JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM OF THE SEWER CONNECTED TO THE BUILDING.



Application Number: 2019-0565

Plat Name: Emancipation Villas

Applicant: Pioneer Engineering, LLC

Date Submitted: 03/29/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A variance is sought for a reduced 15-foot building line along Emancipation Avenue (A.K.A. Dowling Street).

Chapter 42 Section: 152A

Chapter 42 Reference:

The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed plat is located at the intersection of Emancipation Avenue and Hadley Street. The intention of this application is to provide a development that integrates with other recently constructed and similar townhome developments in the area while maintaining the integrity of this chapter. A 15' building line would allow the construction of homes in line with the public's expectations while maintaining a well-defined pedestrian area and safe buffer between the roadway and proposed houses. Buildings in this area, specifically along Emancipation Avenue vary and appear to range between 0' to 25'.

(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 circumstances are the result of the existing characteristics of the subject property and the integrating with the existing developments in the area.

(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 of the 17' of separation between the existing curb line and property line. A 15' building line would allow the creation of a well-defined pedestrian walk area while maintaining 32 feet separation between proposed homes and existing roadway.

(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 the proposed development includes a 6' sidewalk along Emancipation Avenue, low shrubbery, trees and semi-opaque fencing which provide for increased pedestrian safety.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Variance is based on both existing characteristics of subject property, genuine desire to better integrate this development into this expanding neighborhood and beautification of the block face.



Application No: 2019-0565

Agenda Item: 117

PC Action Date: 04/11/2019

Plat Name: Emancipation Villas

Applicant: Pioneer Engineering, LLC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [152A](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[A variance is sought for a reduced 15-foot building line along Emancipation Avenue \(A.K.A. Dowling Street\).;](#)

Basis of Recommendation:

The site is located within the city limits along Emancipation Avenue, north of McGowen. The applicant is proposing a shared driveway and front loaders. The applicant is requesting a variance for a reduced building line of 15 feet along emancipation avenue instead of the required 25 feet. Staff recommendation is to defer the plat for two weeks per the applicant request. The applicant is working on a revised layout that will submit to staff next week.

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
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April 4, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Emancipation Villas

REFERENCE NUMBER: 2019-0565

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located north of McGowen and east of Emancipation Avenue. 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.

Ruby Nunez of Pioneer Engineering, LLC, the applicant, has filed a variance request on behalf of **Houston RT Investors, LLC**, to allow a reduced 15-foot building line along Emancipation Avenue.

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, April 11, 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 **Ruby Nunez** at **832-307-0010**. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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

- 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

- 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

- 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: 118
Action Date: 04/11/2019
Plat Name: Groves GP
Developer: LH Groves, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-0645 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	991.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 504; Harris County MUD 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

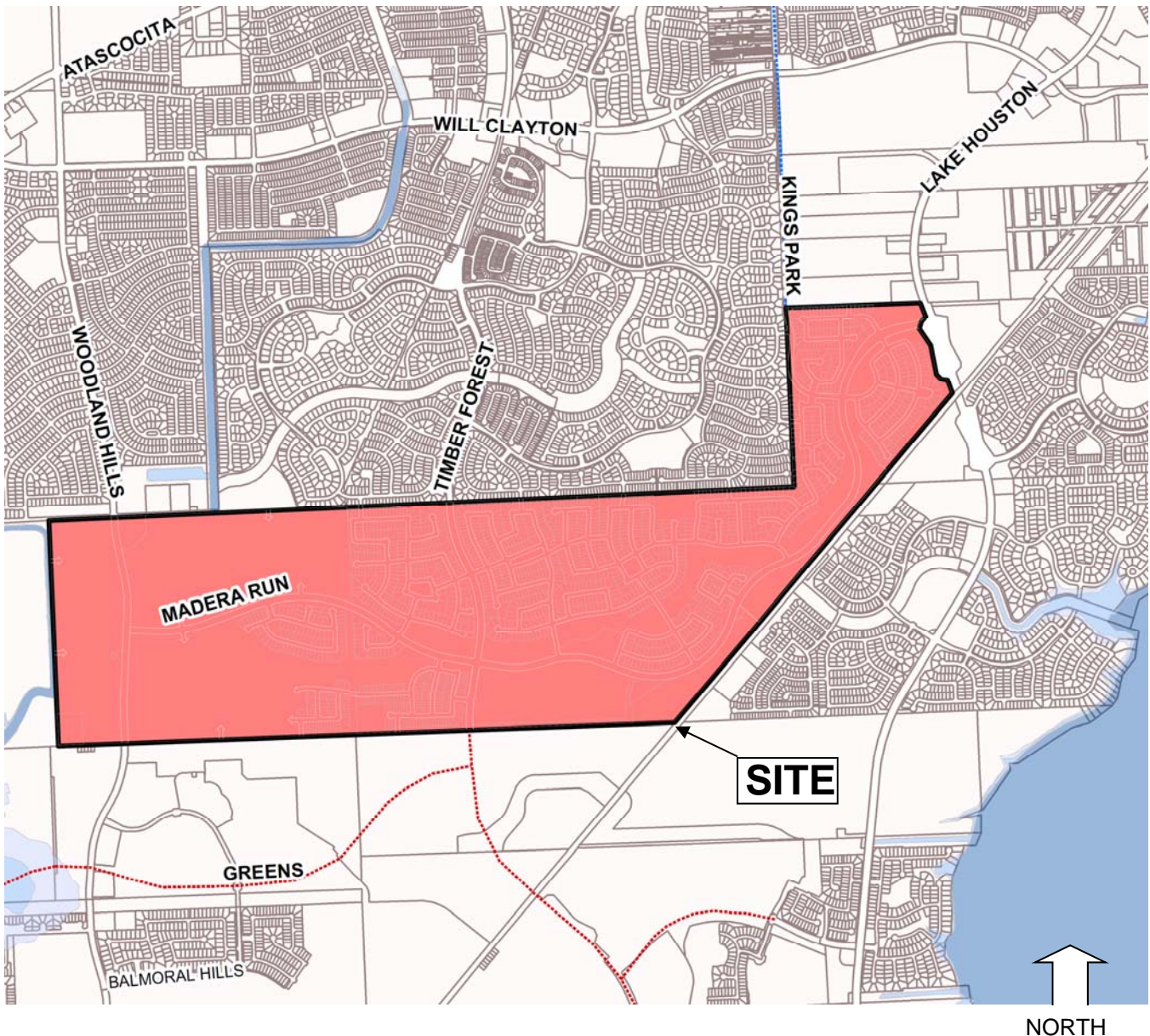
ITEM: 118

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Groves GP

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

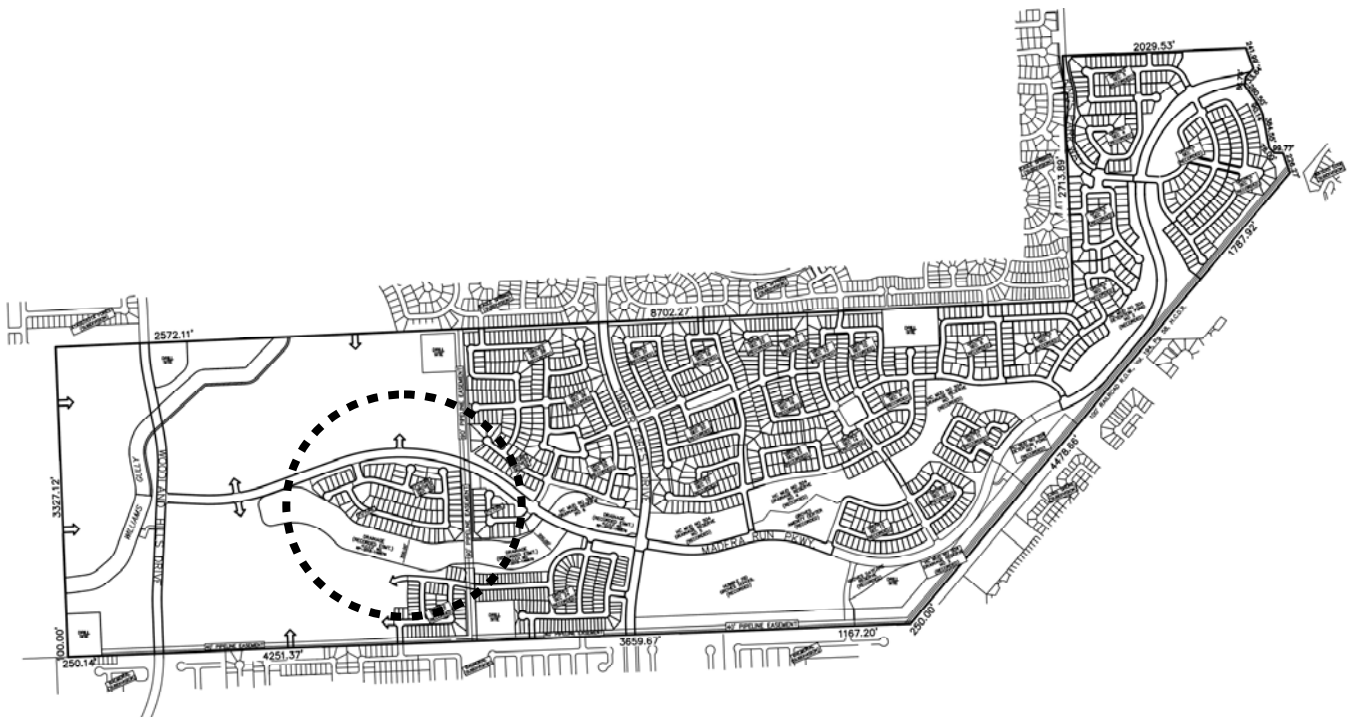
ITEM: 118

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Groves GP

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

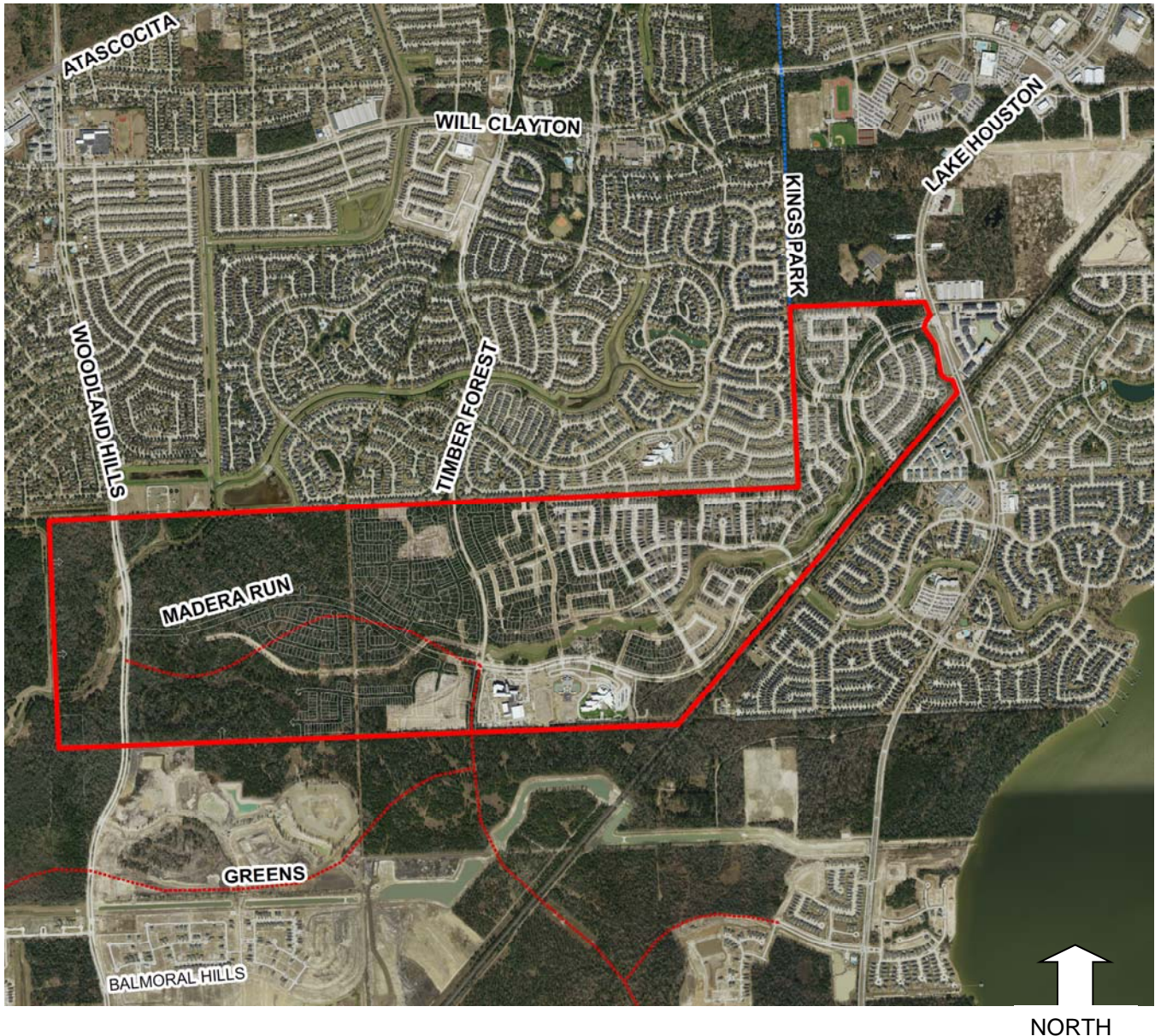
ITEM: 118

Planning and Development Department

Meeting Date: 04/11/2019

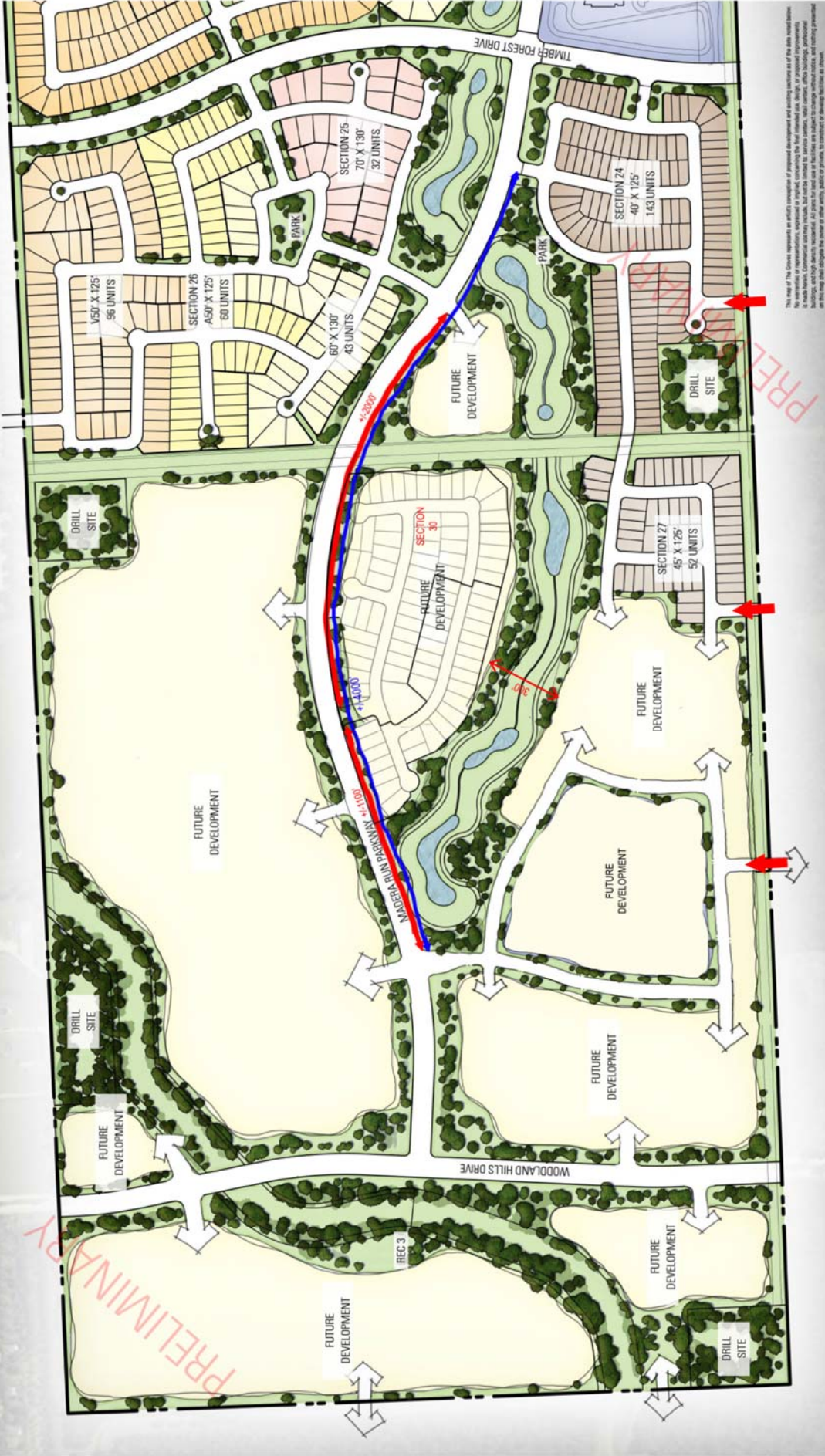
Subdivision Name: Groves GP

Applicant: BGE, Inc.



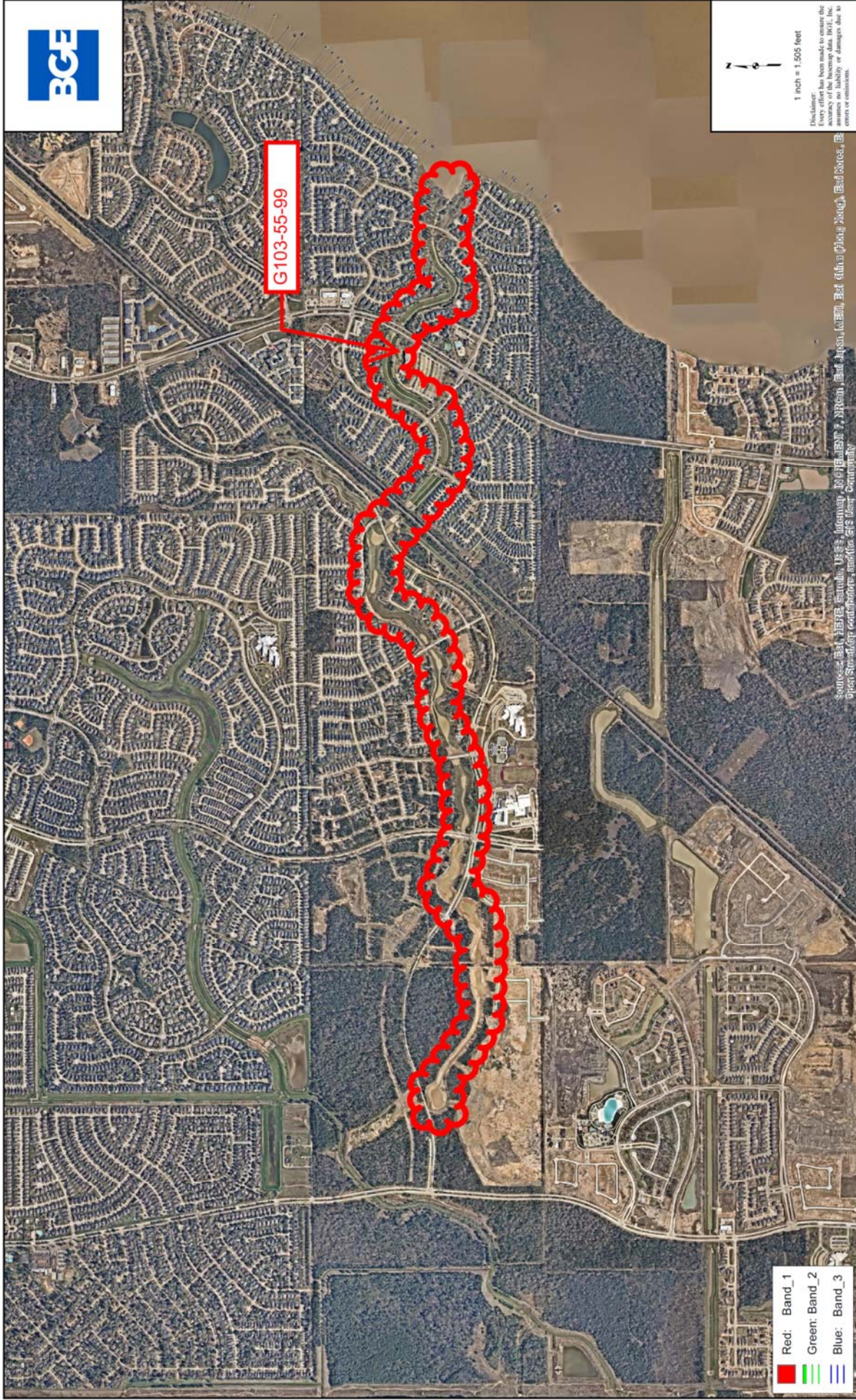
D – Variances

Aerial



THE GROVES / MASTER PLAN

Humble, Texas Ashlar Development Co. 26 June 2018



Nearmap US PhotoMaps

BGE, Inc.
Tel: 281-554-9700 Fax: 281-554-9701



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2019-0645

Plat Name: Groves GP

Applicant: BGE, Inc.

Date Submitted: 04/01/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the maximum block length along Madera Run Parkway, and to not provide a street connection across the pre-existing 300-foot drainage channel located within an existing recorded easement.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. and 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;

The Groves is a ±991.5-acre master planned community located north-east of downtown Houston within Harris County, within Houston's extra-territorial jurisdiction. The project is west of Lake Houston, east of George Bush Intercontinental Airport, and north of Beltway 8. The project boundary is adjacent to and west of West Lake Houston Parkway, a major thoroughfare. The subject site also includes several major thoroughfares and a major collector (Madera Run Parkway, Timber Forest Drive, Woodland Hills Drive, and Kings Parkway). The development is encumbered by multiple pipelines, drill sites, a 100-foot wide railroad right-of-way, and Williams Gully. The development is also encumbered by an existing large drainage and detention channel running through the entire length of the property outfalling on the east side of the property, into a drainage channel connecting directly to Lake Houston. The drainage channel is designed to fulfill the drainage and detention requirements of the entire development, but due to the site's linear nature, creates a physical barrier that carries through the majority of the community. The drainage channel exists within a recorded drainage easement that has been deeded to the Municipal Utility District for the development. Improvements within the existing drainage easement have been constructed. The existing physical condition creates a significant obstruction to road network within the development, as the drainage channel exceeds 300-feet in width in several locations. Groves Sec 30 is located on the south side of Madera Run Parkway, a major thoroughfare, and just west of a 90-foot pipeline easement that bifurcates the development. Directly south of Sec 30 is an existing drainage easement measuring 300-feet in width. Additionally, directly to the south of the drainage channel and Sec 30 is recently recorded Groves Sec 27. Due to the existing conditions surrounding the subject section, providing a street connection to the south at this location is not feasible. A local street network supporting Madera Run Parkway will provide connections to the south, and overall circulation through the development and the surrounding area will be maintained.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing drainage channel restricting circulation is recorded and deeded to the MUD. The infrastructure within the easement is constructed. The applicant was required to construct the drainage improvements to comply with Harris County's drainage requirements for the development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation of the development is upheld by the major thoroughfare system in place, and internal circulation will be provided with recorded and future sections for the proposed development, thereby preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing and proposed road network through the approximately 1,000 acre master planned community will provide adequate traffic circulation for the general public, residents, and/or emergency vehicles.

(5) Economic hardship is not the sole justification of the variance.

The existing 300-foot drainage channel is the supporting circumstance for this request.



Application No: 2019-0645

Agenda Item: 118

PC Action Date: 04/11/2019

Plat Name: Groves GP

Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the maximum block length along Madera Run Parkway, and to not provide a street connection across the pre-existing 300-foot drainage channel located within an existing recorded easement.;

Basis of Recommendation:

The site is located in Harris County's ETJ. The applicant is requesting a variance on the area highlighted in red within the GP to exceed intersection spacing along Madera Run Parkway and to not provide a street across the drainage easement south of Section 30. Therefore, to not provide a north south street at this location. Staff is in support of the request. The drainage easement is a 300 feet wide recorded easement that was dedicated to the Municipal Utility District. Requiring a street at this location will not be practical as the drainage channel is already built, and it wouldn't improve vehicular circulation significantly. The streets surrounding this area will create a loop system that will provide adequate vehicular circulation in this area. Harris County has voice no objection for this request. Therefore, staff recommendation is to grant the variance and approve the GP and 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;

Requiring a street to cross the drainage easement at this location will create an impractical development because the drainage channel is already built as part of the drainage system of this development. The channel is 300 feet wide and it was dedicated to Harris County Municipal Utility District (MUD) no 504. There are 6 existing crossings of the drainage channel within the GP that connects to Lake Houston.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing Drainage Channel is part of the requirement for this development that was deeded to Harris County MUD.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The development is surrounded by Major thoroughfares (MTF) that provide adequate vehicular circulation. Also, future sections south of the channel in combination with MTF Madera Run Parkway will create a loop system on this area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

At this location the proposed development has access to three MTF and local streets that connect south to Balmoral GP. This gives different points of access and routes for emergency services and residents.

(5) Economic hardship is not the sole justification of the variance.

The Drainage Channel was required by Harris County MUD as part of the proposed development that the developer is providing.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 04/11/2019
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:
Approve the plat subject to
the conditions listed

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)

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

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

For Your Information:

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

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

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

Agenda Item: 119
Action Date: 04/11/2019
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:
Approve the plat subject to
the conditions listed

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

Houston Planning Commission

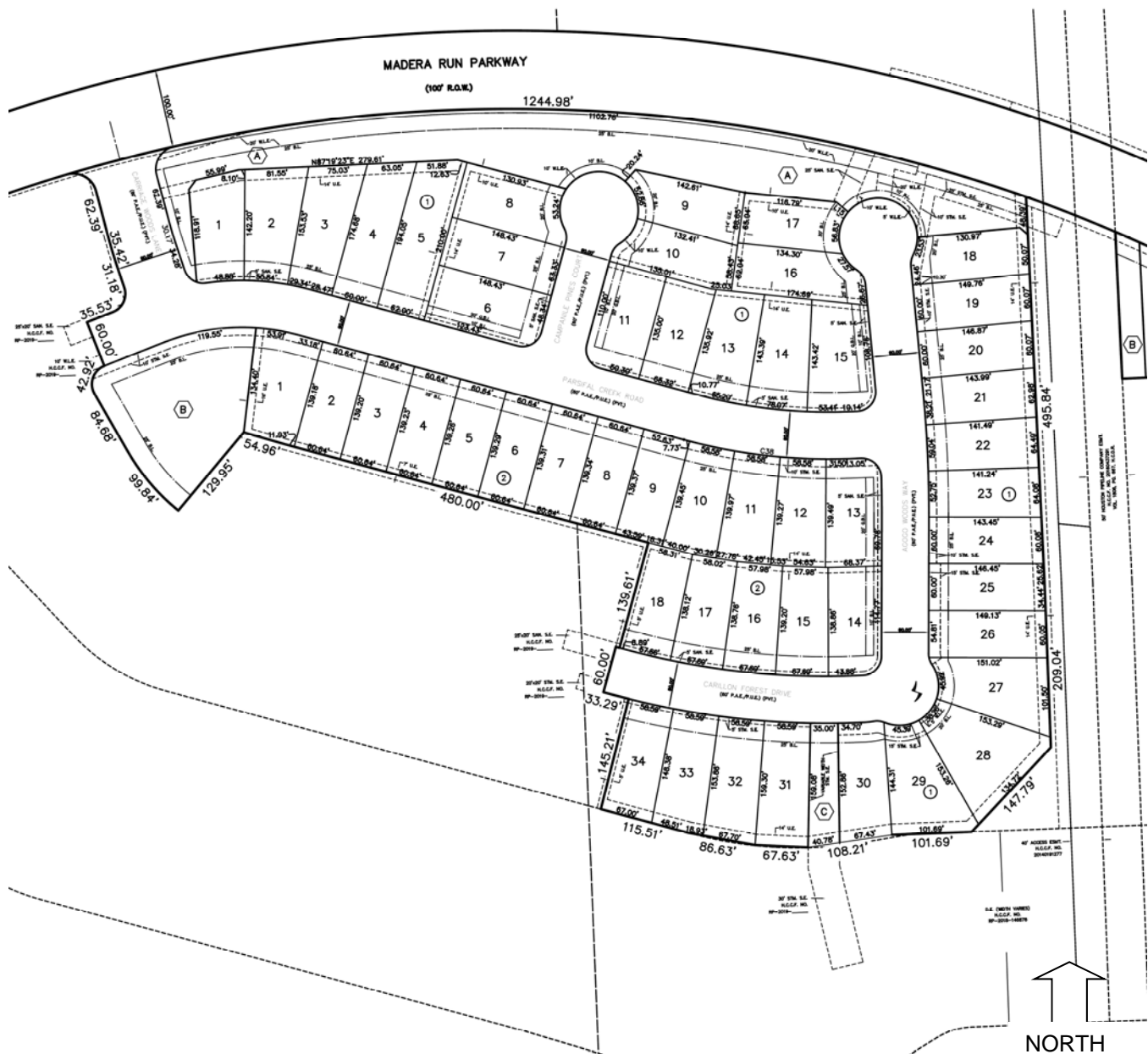
ITEM: 119

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Groves Sec 30

Applicant: BGE, Inc.



D – Variances

Subdivision



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 04/11/2019
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

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

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. Park fees required should be changed to "yes".



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120

Action Date: 04/11/2019

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: 120

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Hamilton Enclave (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Subdivision

Houston Planning Commission

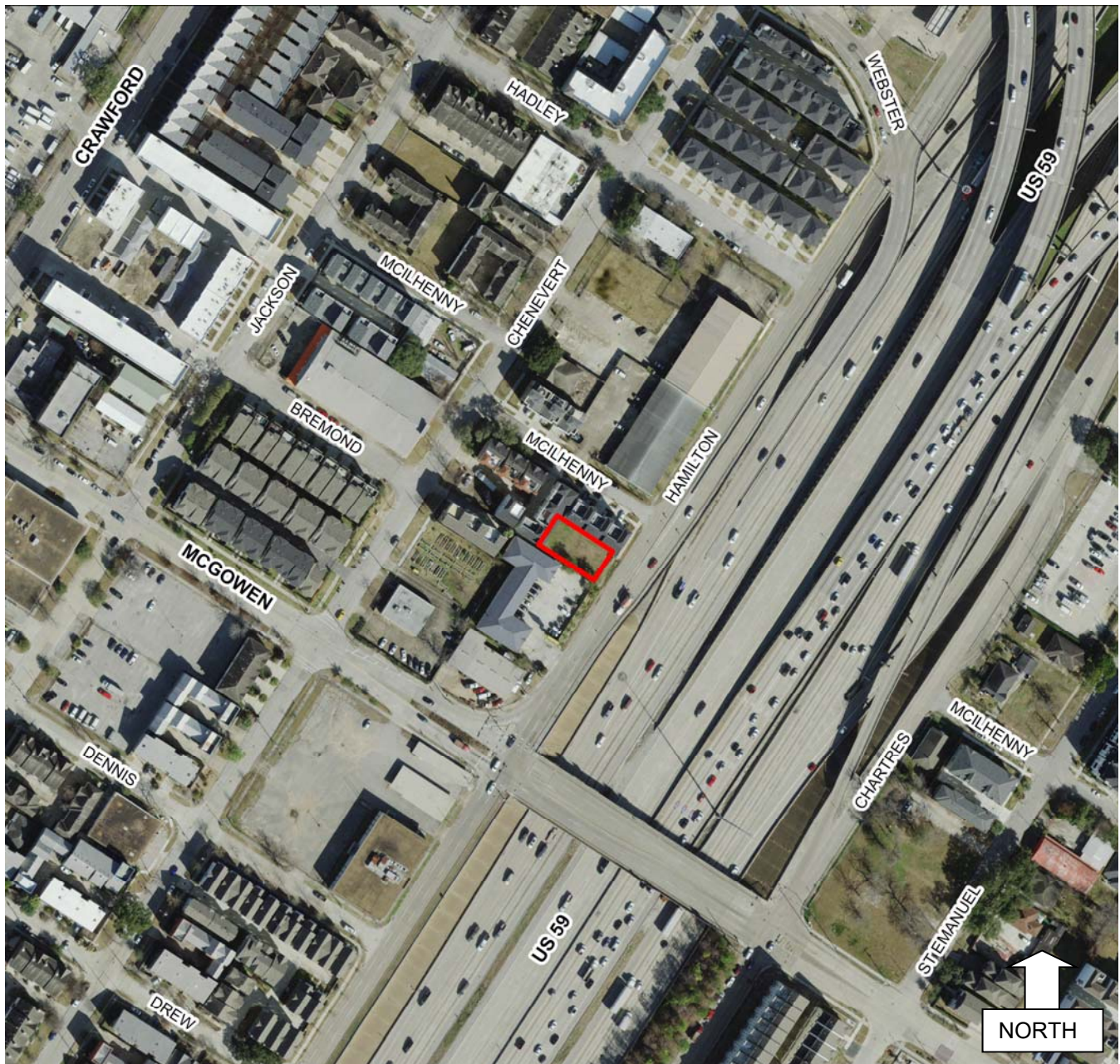
ITEM: 120

Planning and Development Department

Meeting Date: 3/28/2019

Subdivision Name: Hamilton Enclave (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

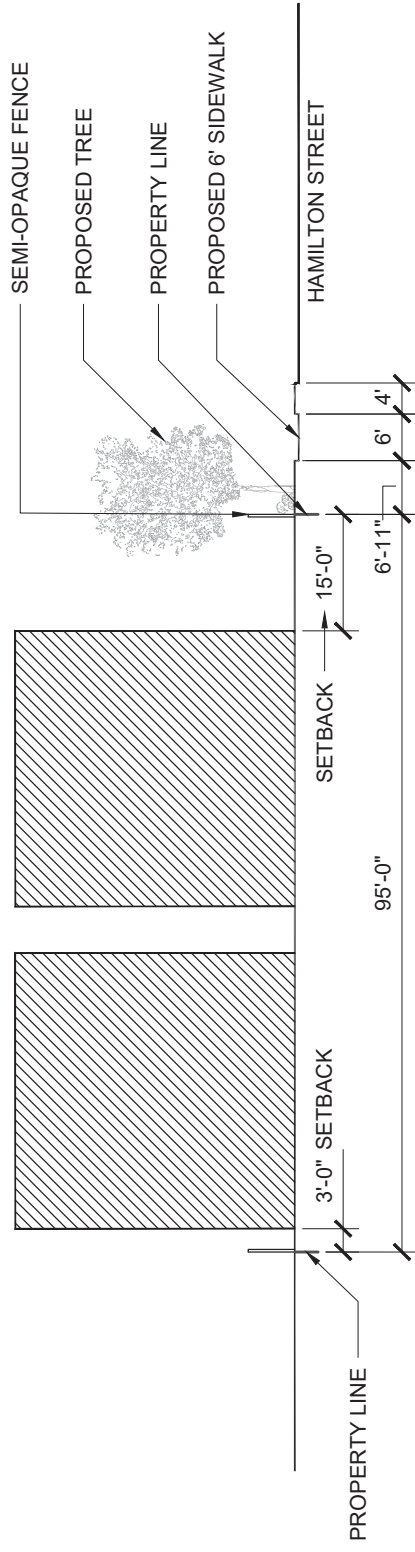


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PROPERTY ADDRESS
0 MCILHENNY ST
HOUSTON, TX 77004

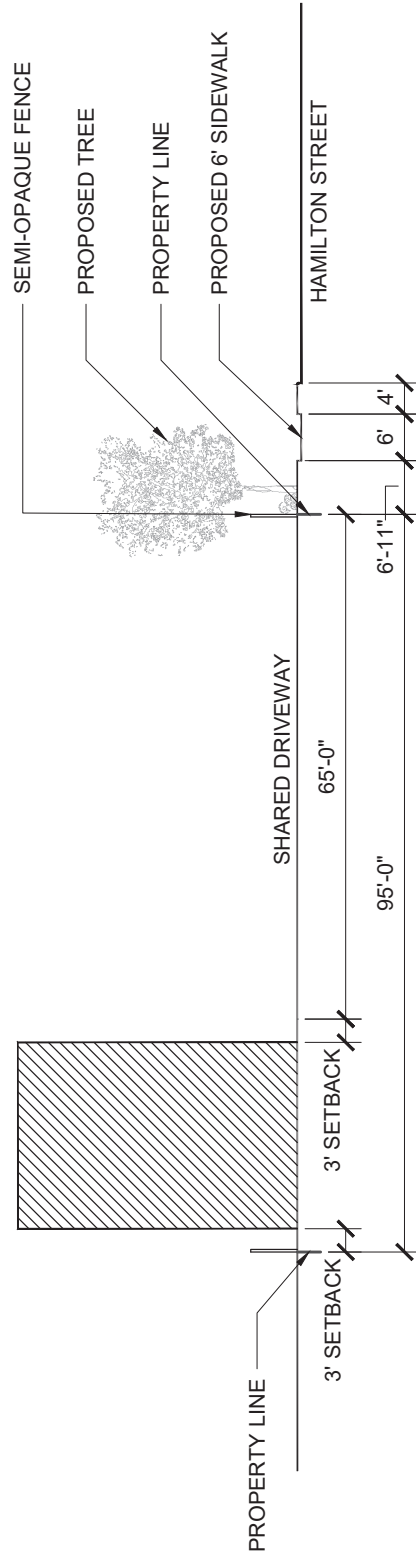
A1.0 SITE PLAN HAMILTON ENCLAVE

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 – 3 1/2" 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.



Application No: 2019-0451

Agenda Item: 120

PC Action Date: 04/11/2019

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 to provide revised information. Because this is the second deferral staff will like to show a brief presentation.

Hamilton at this location is a feeder road part of TX Dot Right of way. The distance from the back of curb to the property line is 16 feet 11 inches. The applicant is showing a six-foot sidewalk and a four-foot safety buffer. However, this is not a location where we will like to promote walkability as this portion of Hamilton is a feeder road with higher speeds and traffic merging from US 59.

The applicant has not shown a hardship for these requests and has expressed that there are no plans to build right now. Providing a 25-foot building line will not deprive the applicant of the reasonable use of its land. The applicant can provide the 25-foot building line and extend the shared driveway to reorient the garage entrance parallel to the shared driveway and still have an adequate buildable area for future development. Also, there is no on-street parking along Hamilton Street. Providing the required 25-foot building line will allow for two guest parking spaces for the two proposed lots. The applicant is working on a revised layout that will be submitted to staff next week.

Staff recommendation is to defer 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

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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 or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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

- 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

- 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

- 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: 121
Action Date: 04/11/2019
Plat Name: Highland Village Estates
Developer: BC INVESTMENTS
Applicant: Bates Development Consultants
App No/Type: 2019-0354 C3R

Staff Recommendation:
Withdraw

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

For Your Information:

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

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"

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

Houston Planning Commission

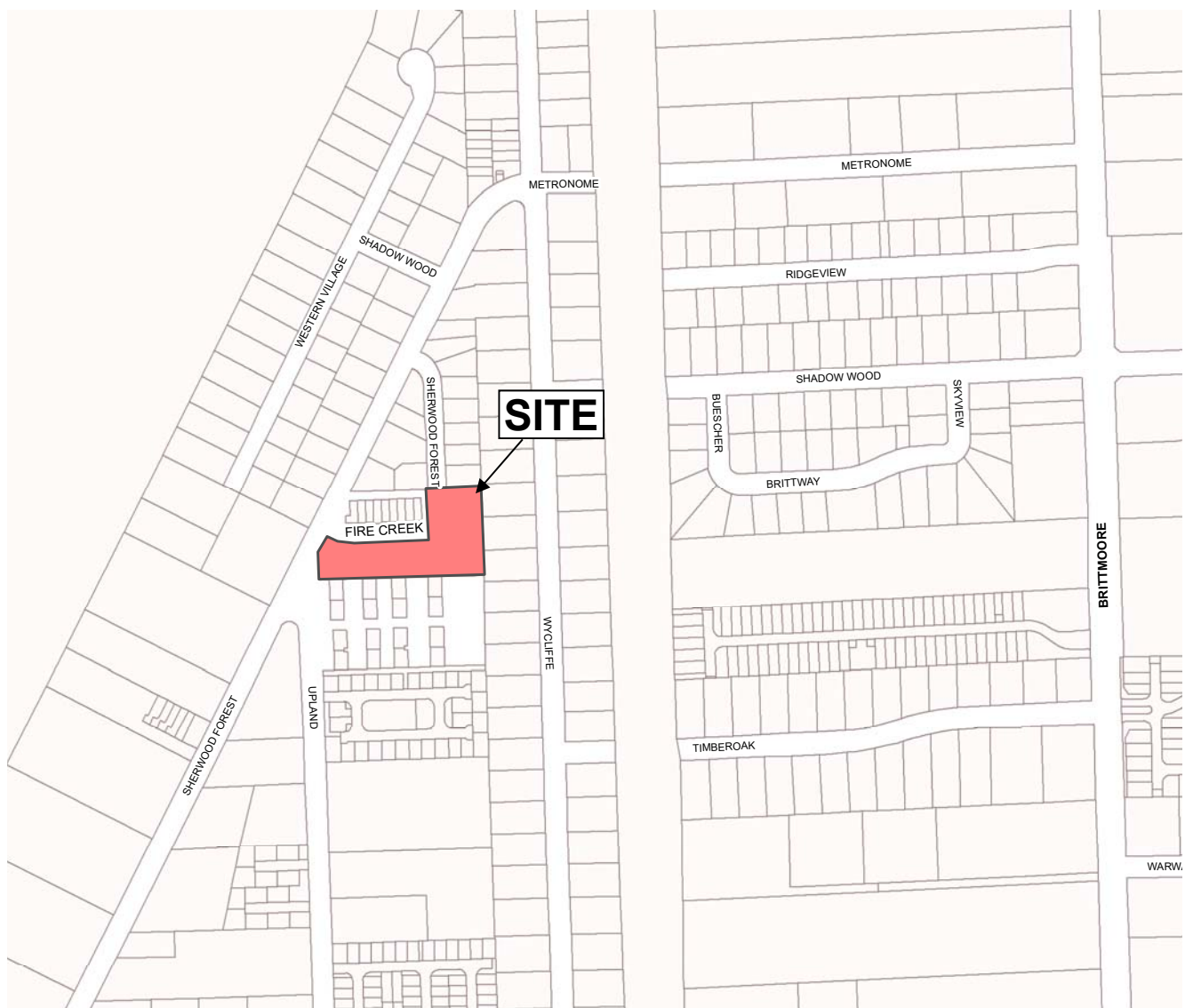
ITEM: 121

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Highland Village Estates (DEF 2)

Applicant: Bates Development Consultants



D – Variances

Site Location

Meeting Date: 04/11/2019

Applicant: Bates Development Consultants



Subdivision

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Highland Village Estates (DEF 2)

Applicant: Bates Development Consultants



D – Variances

Aerial



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 a 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: 121

PC Action Date: 04/11/2019

Plat Name: Highland Village Estates

Applicant: Bates Development Consultants

Staff Recommendation: Withdraw

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, 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 Sherwood Forest Street with a cul-de-sac. The applicant has withdrawn the application at this time.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



Agenda Item: 122
Action Date: 04/11/2019
Plat Name: Oakmont Crossing
Developer: Oakmont Homemade Food LLC
Applicant: Oakmont Homemade Food LLC
App No/Type: 2019-0368 C2R

Staff Recommendation:
Deny the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.5165	Total Reserve Acreage:	0.5165
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

Conditions and Requirements for Approval

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

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 Dedictory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

If the variance is granted, add the following note to the face of the plat: The Planning Commission granted a variance to allow a dual building line of 5.3' and 7.8' along Pierce Street subject to specific conditions on 04/11/2019. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 122

Action Date: 04/11/2019

Plat Name: Oakmont Crossing

Developer: Oakmont Homemade Food LLC

Applicant: Oakmont Homemade Food LLC

App No/Type: 2019-0368 C2R

Staff Recommendation:

Deny the requested variance(s) and Approve the plat subject to the conditions listed

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.

Parks and Recreation: Incorrect Park Sector 21 shown on plat. Correct Park Sector is 14.

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

Houston Planning Commission

ITEM: 122

Planning and Development Department

Meeting Date: 4/11/2019

Subdivision Name: Oakmont Crossing (DEF 1)

Applicant: Oakmont Homemade Food LLC



D – Variances

Site Location

Houston Planning Commission

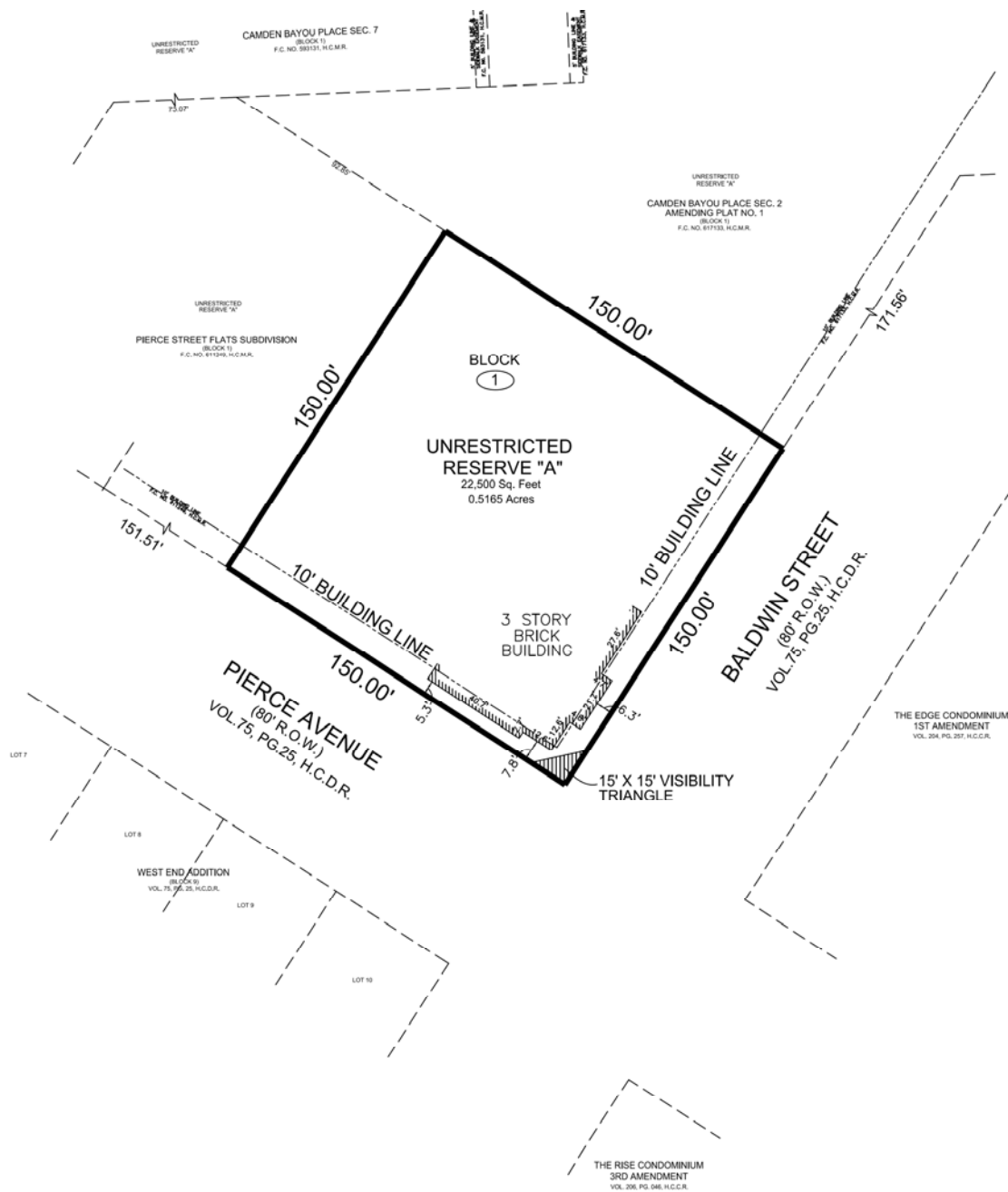
ITEM: 122

Planning and Development Department

Meeting Date: 4/11/2019

Subdivision Name: Oakmont Crossing (DEF 1)

Applicant: Oakmont Homemade Food LLC



D – Variances

Subdivision

Houston Planning Commission

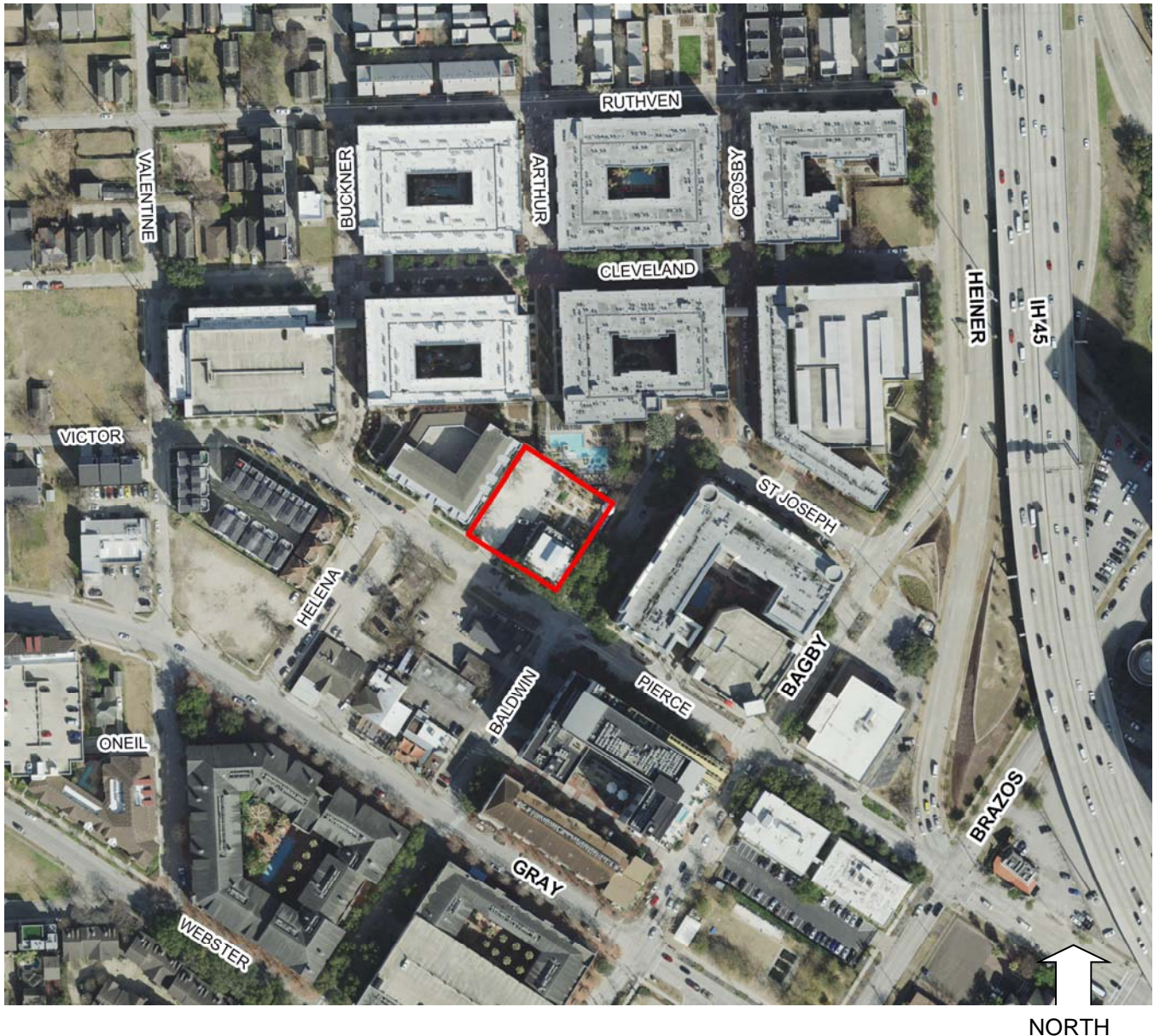
ITEM: 122

Planning and Development Department

Meeting Date: 4/11/2019

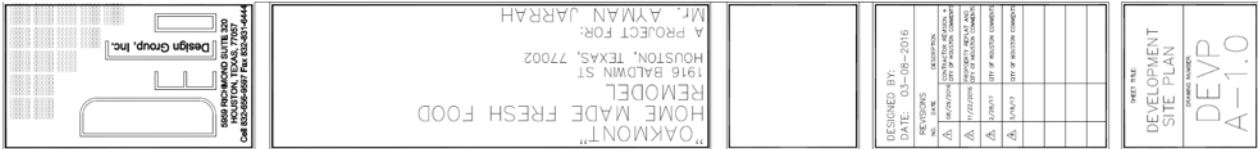
Subdivision Name: Oakmont Crossing (DEF 1)

Applicant: Oakmont Homemade Food LLC



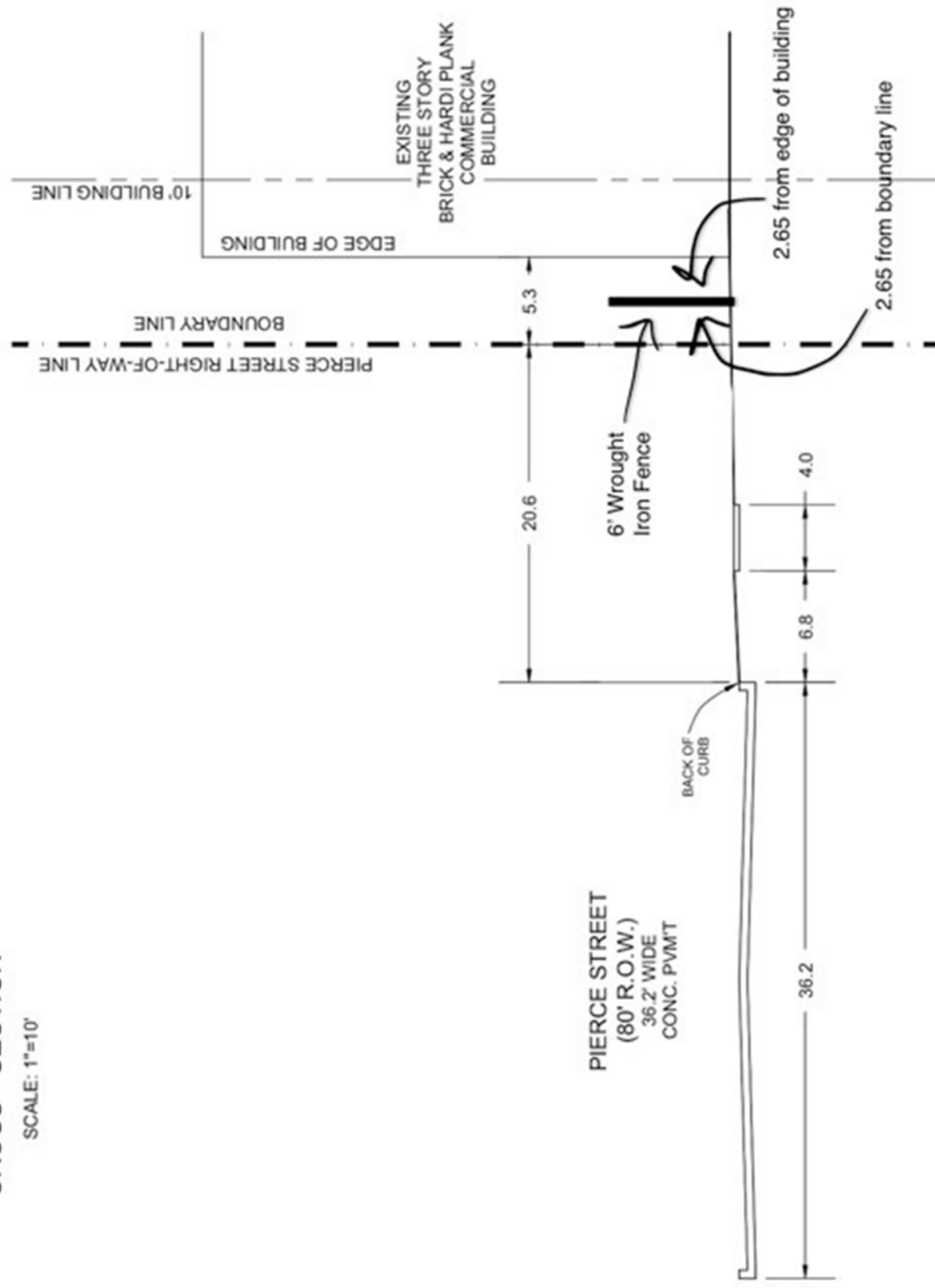
D – Variances

Aerial



PIERCE STREET RIGHT-OF-WAY CROSS - SECTION

SCALE: 1"=10'





PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

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:

Dual Building Line - To allow 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

(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 strict adherence to the code would make this infeasible due to the fact the addition goes past the building line. A simple revision can be done to document the additional work.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The general contractor initially used to build the addition failed to notify the current owner of the building line violation they were imposing. Once negotiation started for the purchase of this property by Bret Hightower it was later identified that the initial owner and/or general contractor did not take the proper steps to filing a permit and having city approval for the addition. This created a hardship on Bret Hightower later during negotiations when he went to get the final approval for a certificate of occupancy. It was later through the work of Planning & Development that it was identified that there had in fact been non permitted work that is now a hard hold for a final approval.

(3) The intent and general purposes of this chapter will be preserved and maintained;

There will be construction done to reduce the fence line. There has been a revised site plan and cross section survey submitted to show the updated structure.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The entire purpose of this addition was to increase public safety through an upgraded security system and irrigation system. As a part of this variance approval the fence line will be reduced closer to the building and an additional two feet will be added to the current sidewalk surrounding the location. The Pierce side of the location only has a one way road and an additional two feet can fit a group of three side by side comfortably walking.

(5) Economic hardship is not the sole justification of the variance.

The justification of this variance is the lack of knowledge on the part of Bret Hightower. Since I was not able to identify the two different building materials, I was unable to figure out that there had been non permitted work done. I was led to believe by the general contractor and/or current owner that the building structure had remained as bought previously. None of this information was accurate and when I requested the certificate of occupancy I was brought to a hard hold.



Application No: 2019-0368

Agenda Item: 122

PC Action Date: 04/11/2019

Plat Name: Oakmont Crossing

Applicant: Oakmont Homemade Food LLC

Staff Recommendation: Deny the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Dual Building Line - To allow 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 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 for a dual building line for a new construction addition along Pierce Avenue of 5.3' and 7.8'.

Staff is not in support of the variance request.

According to Harris County Appraisal District, the original structure was constructed in 1930 prior to any recorded building line setbacks. A replat was required as the proposed addition would cross interior lot lines. The Baldwin Pierce Crossing plat was recorded in 2016 to create one unrestricted reserve and documented the existing structure's encroachment, with a dual building line note stating that "any additional structures or additions must adhere to the building line as shown on the plat." No variance was required with this replat.

Construction permit drawings were submitted in 2016 and approved in 2017 by Houston Public Works, Code Enforcement. The site plan, architectural floor plans and structural framing plans that were approved appear to comply with the 2016 plat.

Based on Google's historic street view, at some point between August 2015 and November 2016, prior to the approval of the building permit, a 3.9 feet deep by 26.1 feet wide addition of the first through third floors was constructed within the 10' building line, in violation of the approved plat and exceeded the scope of the permitted plans.

Although the applicant has stated his intention to remove the fence from the right-of-way, widen the existing sidewalks on both Pierce Street and Baldwin Street to a minimum of 6 feet, and provide a revised as-built construction drawing set to Houston Public Works, Code Enforcement, if the addition had been completed correctly and in accordance with the approved plans, there would be no need for a variance. Therefore, staff recommends to deny 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

(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 Baldwin Pierce Crossing plat with the 10' platted building line and a dual building line for the existing 1930s building did not create an infeasible or impractical project. Denying the requested variance is consistent with sound public policy because if the new construction had adhered to the scope of the permit and the approved plat, there would be no need for a variance, and it should not be encouraged to disregard the rules and procedures of proper development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Although the applicant was not the owner nor the contractor (or another responsible party) at the time of the unauthorized encroachment, the applicant is in effect inheriting the site's history and the current condition.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Chapter 42 establishes rules for proper development and establishes a process for requesting a variance to allow flexibility within the guidelines. The intent is not to work outside of these rules, then after the fact, seek permission. The owner, surveyor, engineers, and designer should have been aware of the constraints shown and listed on the Baldwin Pierce Crossing plat.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

If granted, the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The justification of the variance is a lack of awareness by the applicant/intended owner of the unauthorized encroachment. The current owner and the contractor, however, should have been aware that the construction was not in compliance with the previous plat and the approved permit drawings.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

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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 or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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

- 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

- 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

- 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: 123
Action Date: 04/11/2019
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:
Withdraw

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

For Your Information:

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

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

City Engineer: Detention is required.
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.

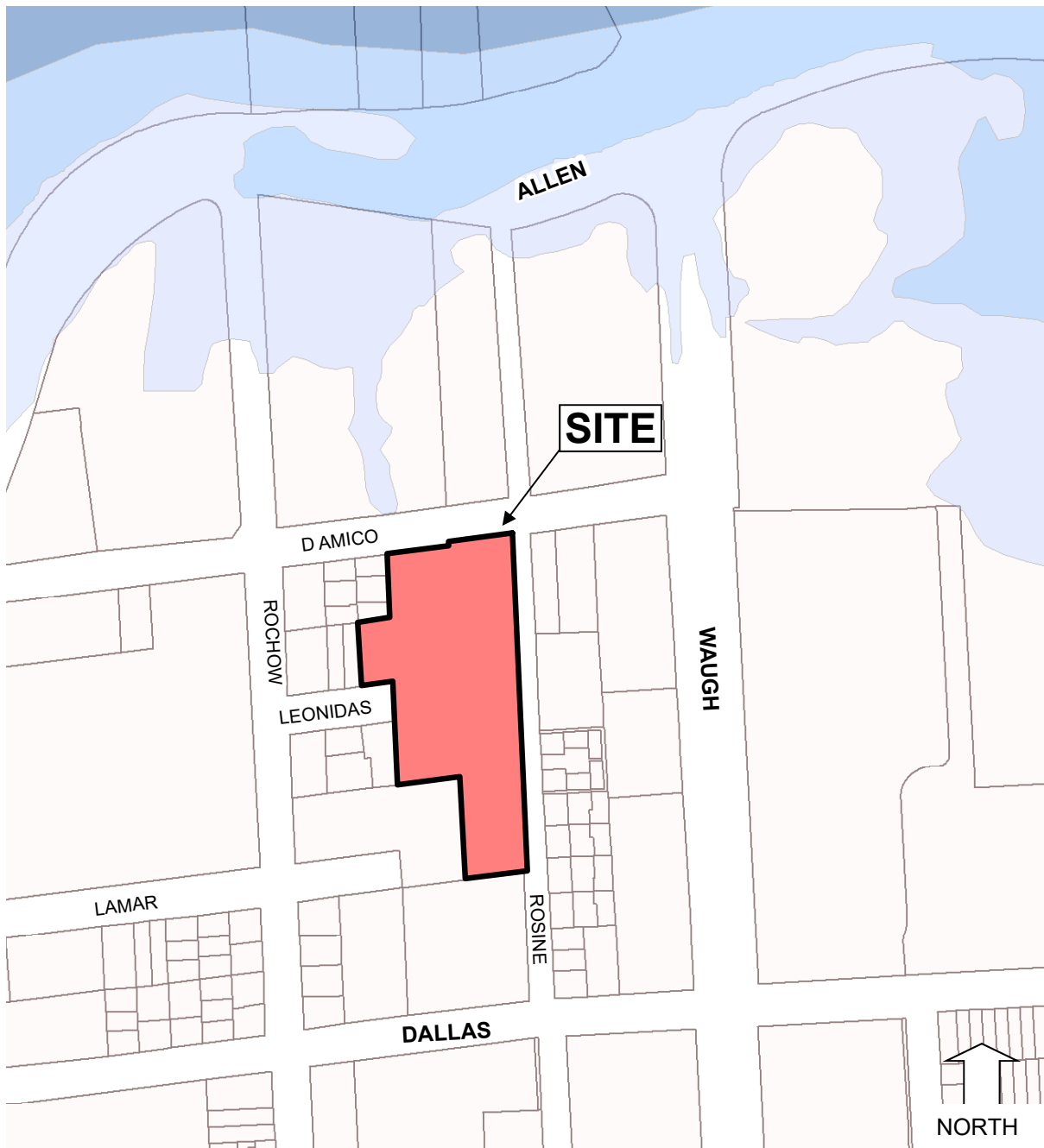
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 4/11/2019

Subdivision Name: Stages Repertory Theatre replat no 1 (DEF 1)

Applicant: C.L. Davis & Company



D – Variances

Site Location

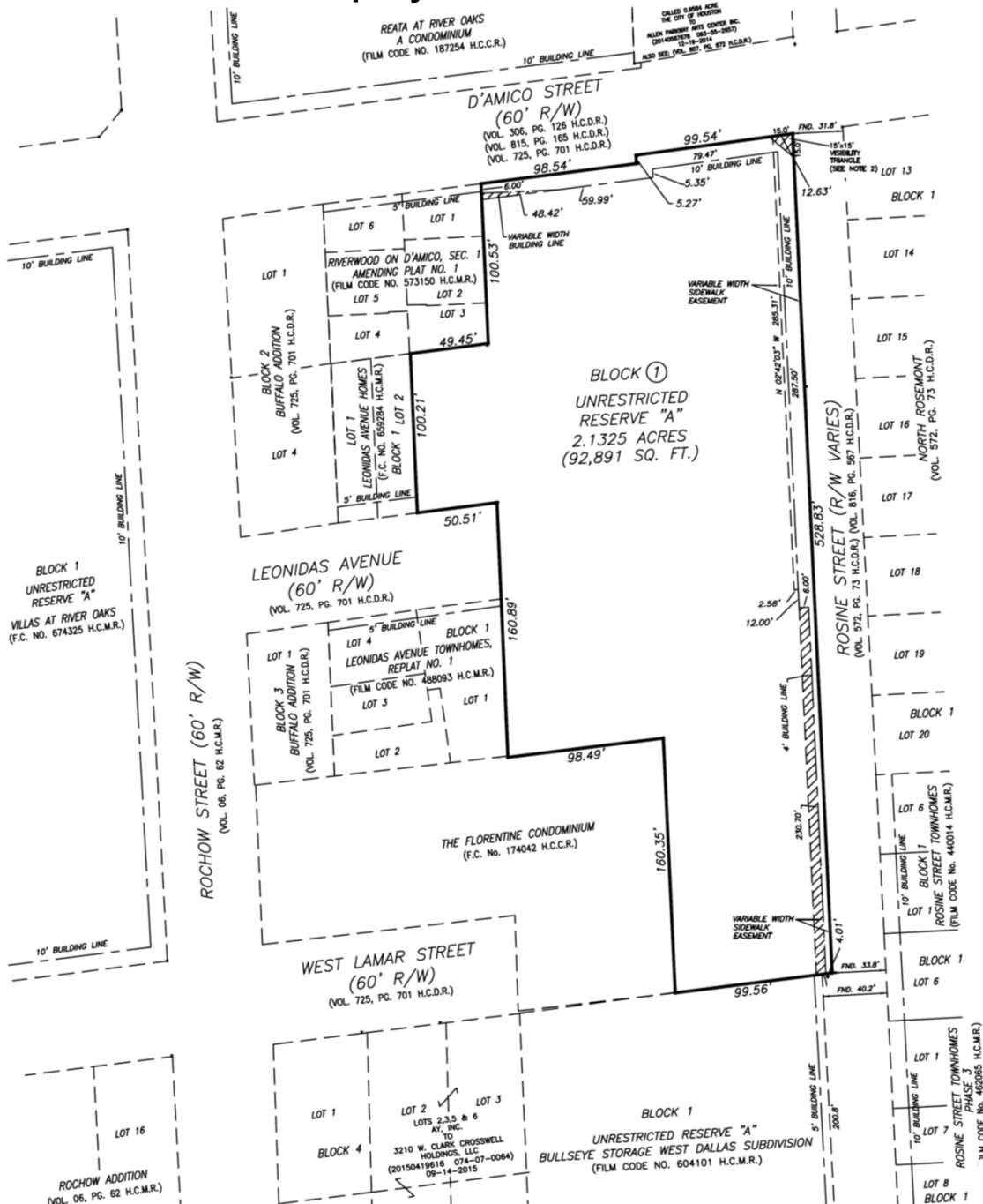
Houston Planning Commission ITEM: 123

Planning and Development Department

Meeting Date: 4/11/2019

Subdivision Name: Stages Repertory Theatre replat no 1 (DEF 1)

Applicant: C.L. Davis & Company



D – Variances

Subdivision

Houston Planning Commission

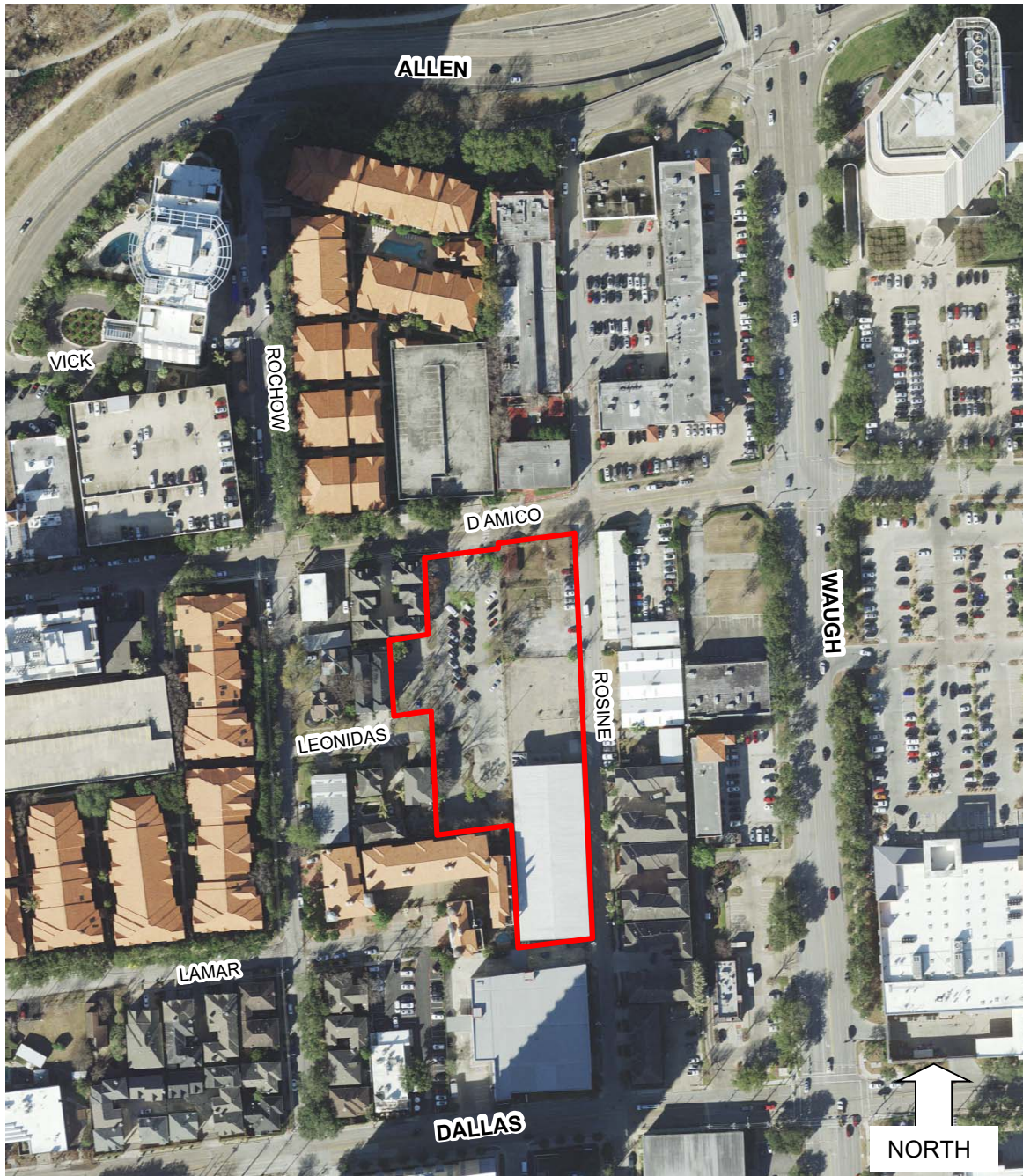
ITEM: 123

Planning and Development Department

Meeting Date: 4/11/2019

Subdivision Name: Stages Repertory Theatre replat no 1 (DEF 1)

Applicant: C.L. Davis & Company



D – Variances

Aerial

Estimated Parking Provided

Off Street Parking** Was:	Now:
Level 1:	50*
Level 2:	78
Level 3:	68
Level 4:	75
Level 5:	0
Total Offstreet:	256
Street Parking	300
Total Parallel:	6
	5

*Includes Surface Parking
**Offstreet is a preliminary estimate

(New Building Portion;)
Estimated Roof Elevations Above Grade;
Main Roof Was +/- El. 40'; Now 39'
FLY LOFT Was +/- El. 46'; Now No Fly Loft.

(Garage Above)
Estimated Roof Elevations Above Grade;
Top parking wall was +/- El. 46.9' Now 47"
Top elevator roof was +/- El. 53' Now 53"

Design Improvement: Garage
No Longer Connects to This Utility Yard.

Variance Request:
Limited Trash, Utility, and Delivery Access via Leonidas.

Neighborhood Improvement: Proposed Pedestrian Realm and Sidewalk Easement Dedicated by Separate Instrument
Neighborhood Improvement: This Area Was Surface Parking. It Is Now A Green Space.

Neighborhood Improvement: Main Vehicle access off of D'Amico. Valet Exit Only Via Rosine.

Neighborhood Improvement: Proposed parallel parking spaces, sidewalk and street trees

Neighborhood Improvement: Proposed 8'-0" sidewalk with proposed sidewalk easement (Easement Portion Shown Hatched). Dedicated by Separate Instrument.

PROPOSED SITES PLAN

STAGES REPERTORY THEATRE

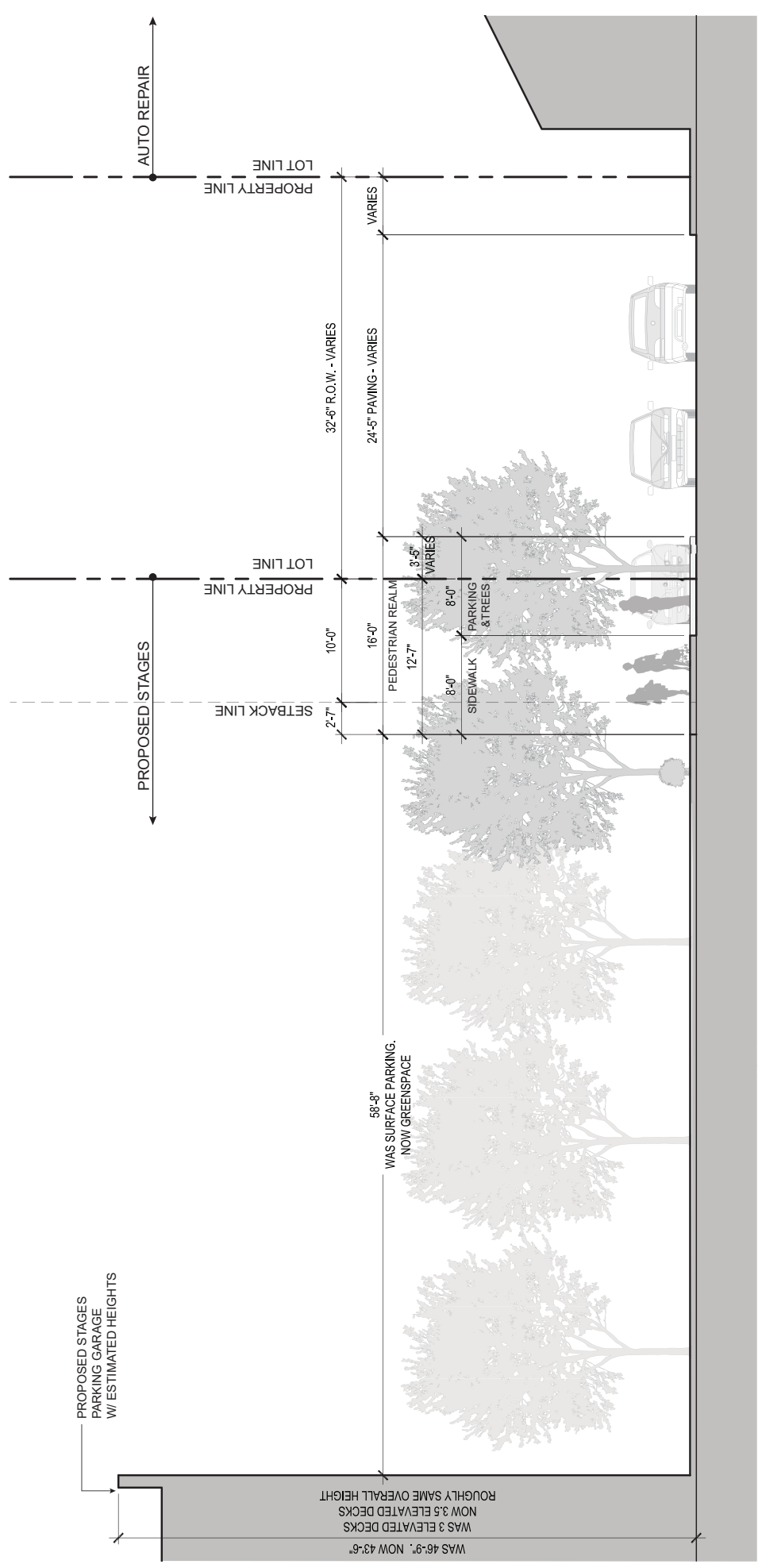
PLANNING EXHIBITS

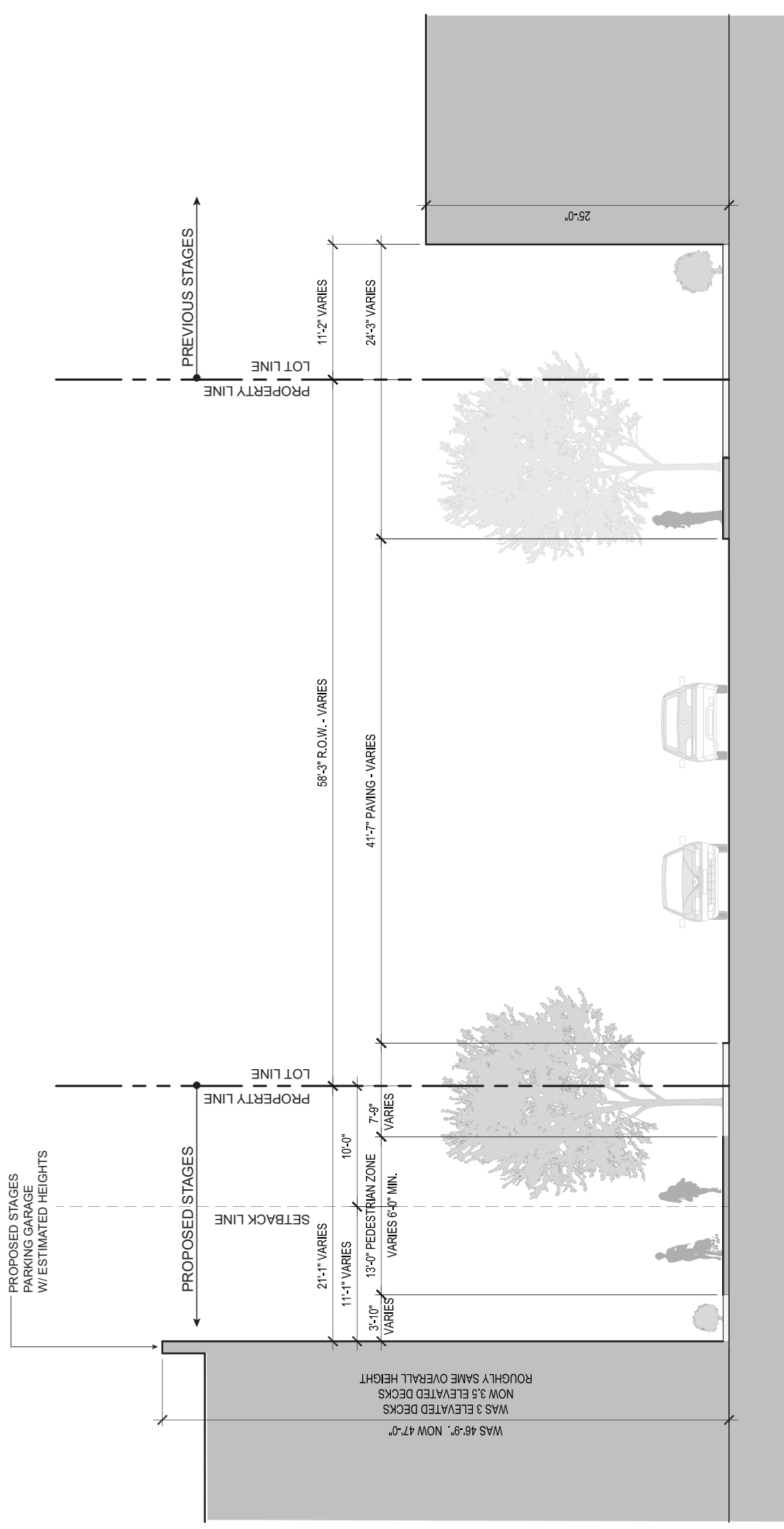
UPDATED PER COH 03/04/2019

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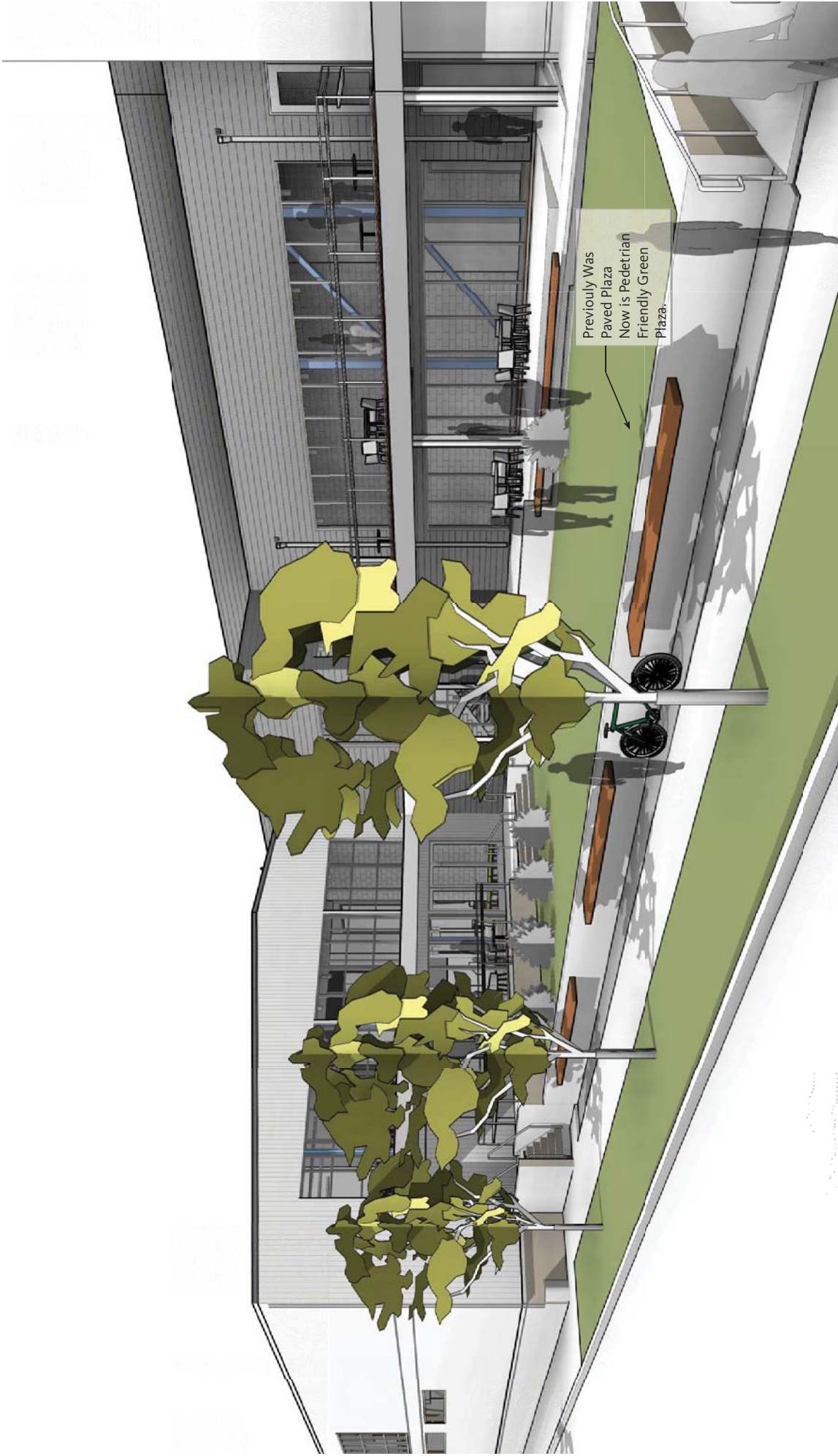
Age Group	Percentage of Respondents
0	10
10	20
20	30
40	40
80	80

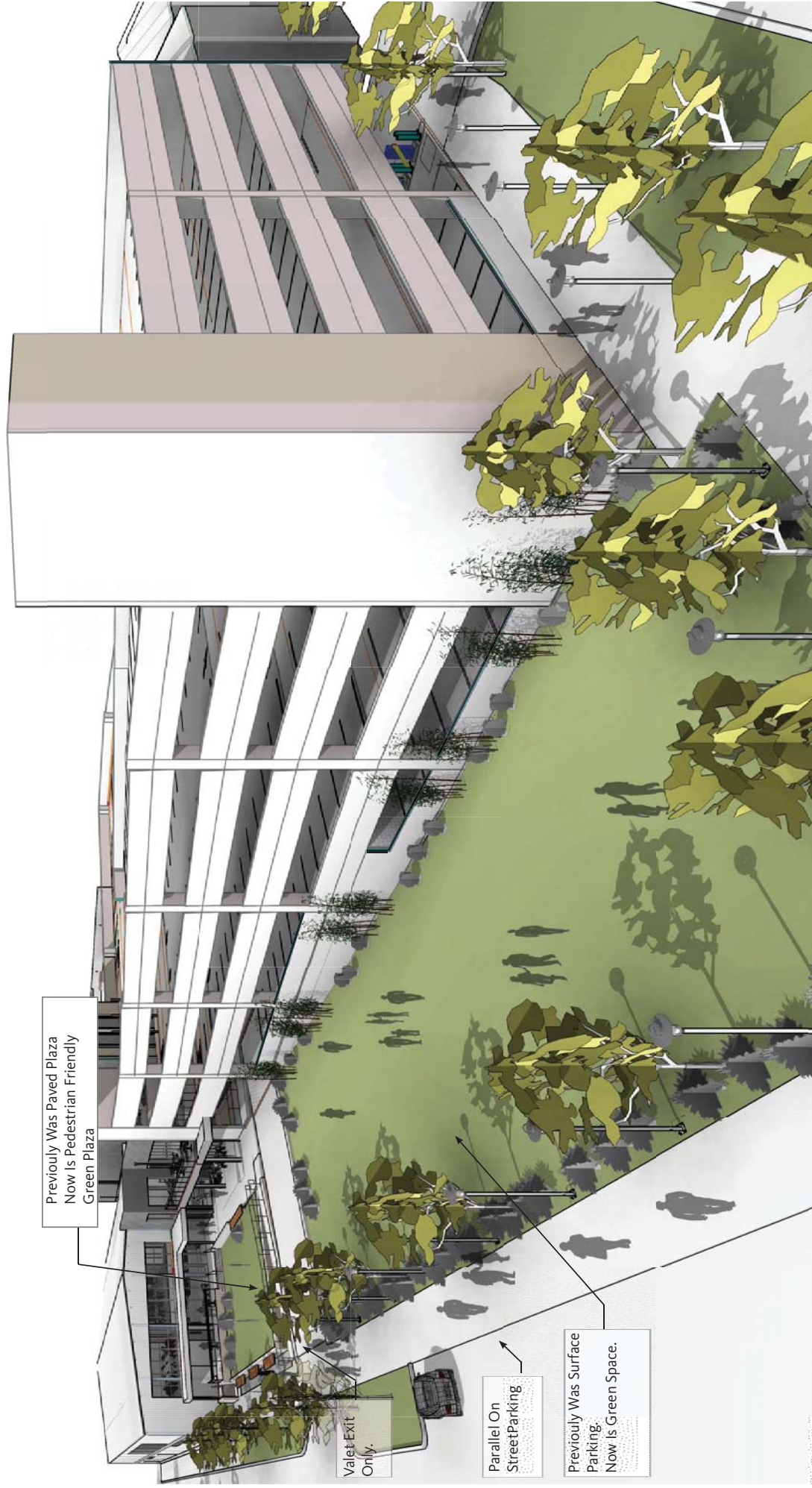












STAGES REPERTORY THEATRE

PROPOSED AERIAL VIEW

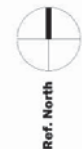
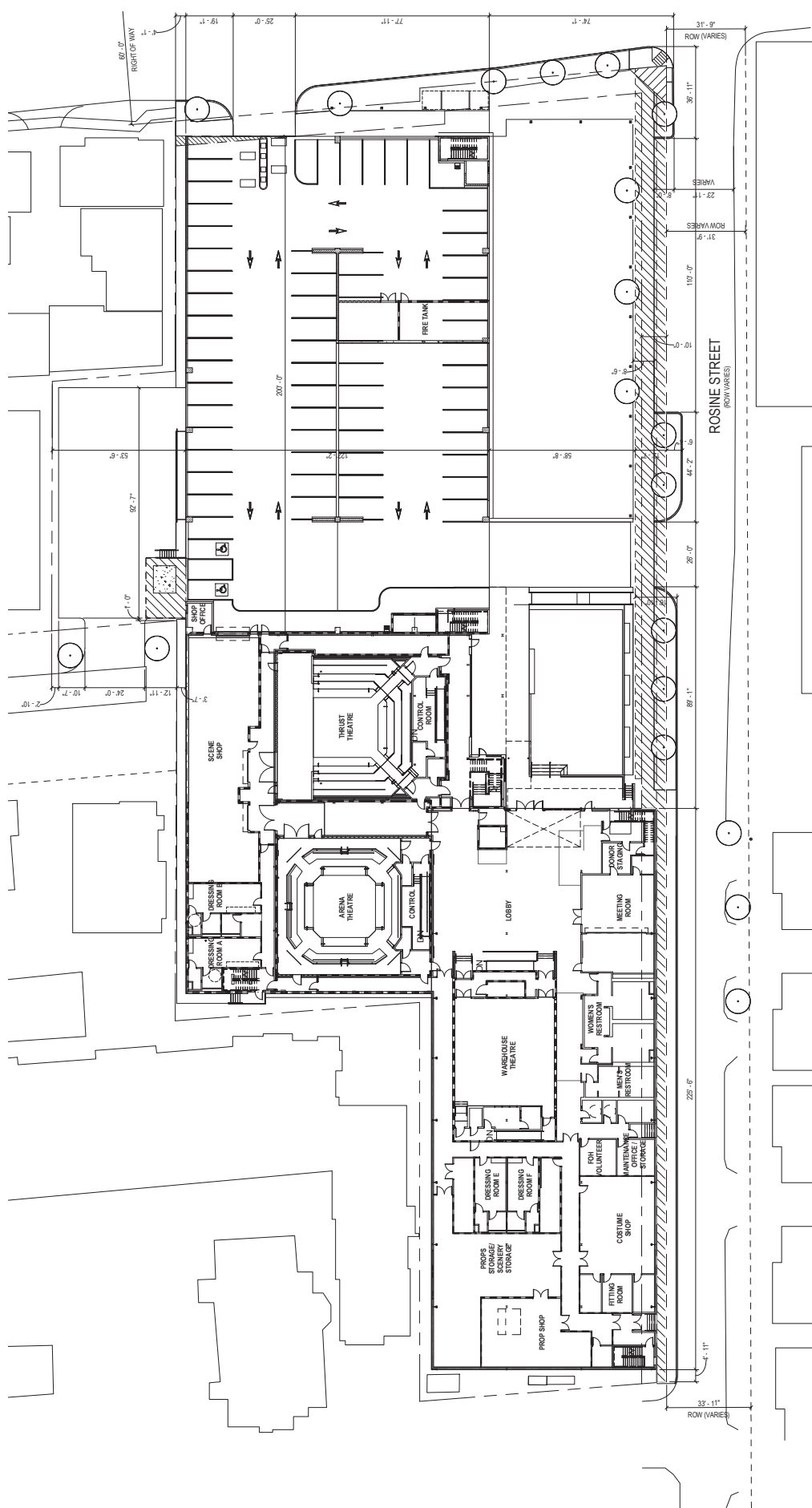
UPDATED PER COH 03/04/2019

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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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STAGES REPERTORY THEATRE

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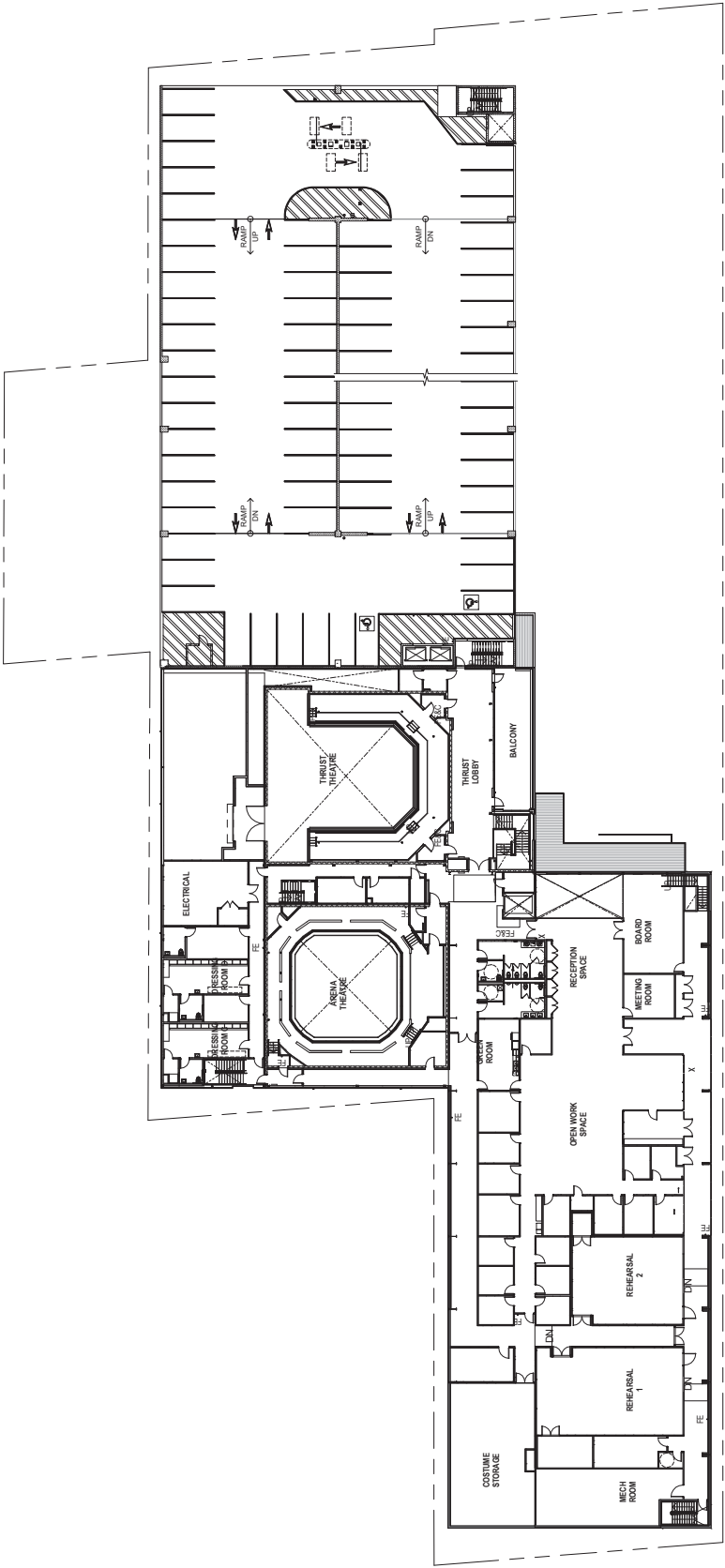
PROPOSED LEVEL 2 CONCEPTUAL FLOOR PLAN

UPDATED PER COH 03/04/2019

11

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PLANNING EXHIBITS





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.



Application No: 2019-0467

Agenda Item: 123

PC Action Date: 04/11/2019

Plat Name: Stages Repertory Theatre replat no 1

Applicant: C.L. Davis & Company

Staff Recommendation: Withdraw

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 application has been withdrawn per the applicant.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

N/A

(3) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

N/A

(5) Economic hardship is not the sole justification of the variance.

N/A



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

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 or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to 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

- 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

- 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

- 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: 124
Action Date: 04/11/2019
Plat Name: McCrary Meadows GP
Developer: Ventana Development McCrary Ltd.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0663 GP

Staff Recommendation:
 Grant the requested
 special exception(s) and
 Approve the plat subject to
 the conditions listed

Total Acreage:	366.4000	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
Fort Bend	77406	565G	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Revise southern cul-de-sacs in Sec 2 PRP 1 and Extension and FUTURE DEVELOPMENT to show the connection between the two

2) Block length variances through FBC will be required at the time of platting

3) Submit GP to FBC for records

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.

Houston Planning Commission

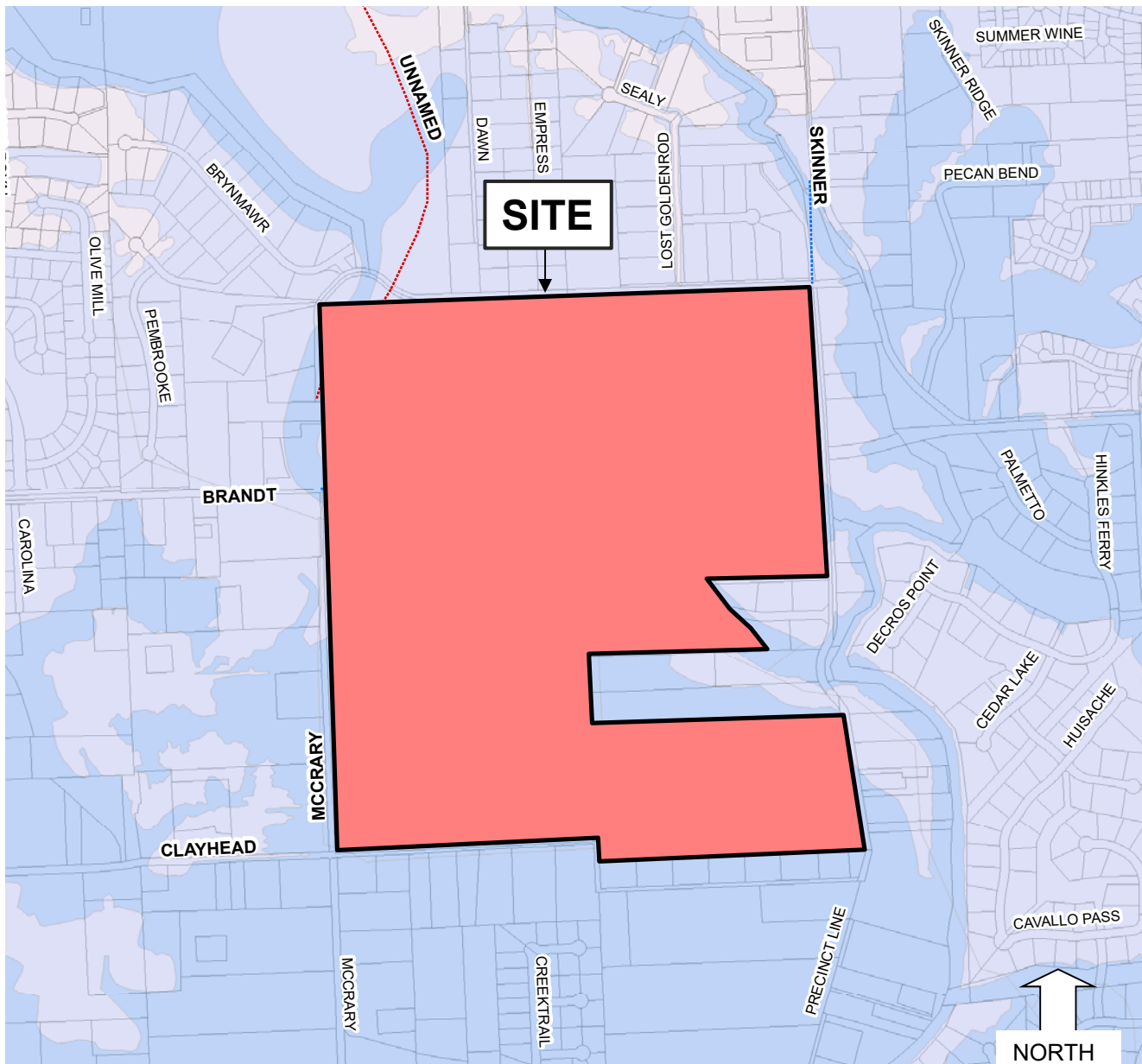
ITEM:124

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: McCrary Meadows GP

Applicant: Jones|Carter - Woodlands Office



F- Reconsideration of Requirements

Site Location

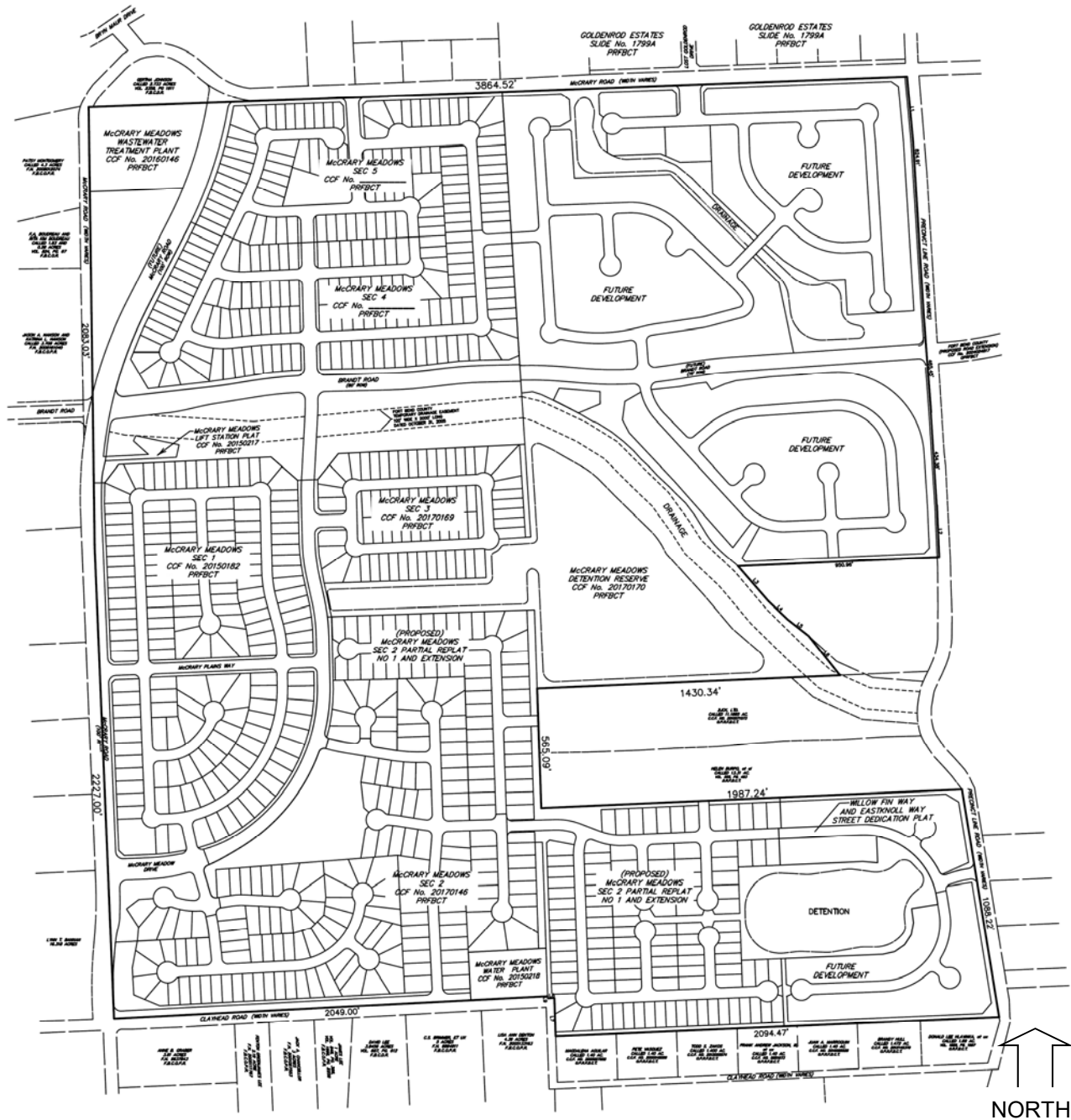
Houston Planning Commission ITEM: 124

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: McCrary Meadows GP

Applicant: Jones|Carter - Woodlands Office



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

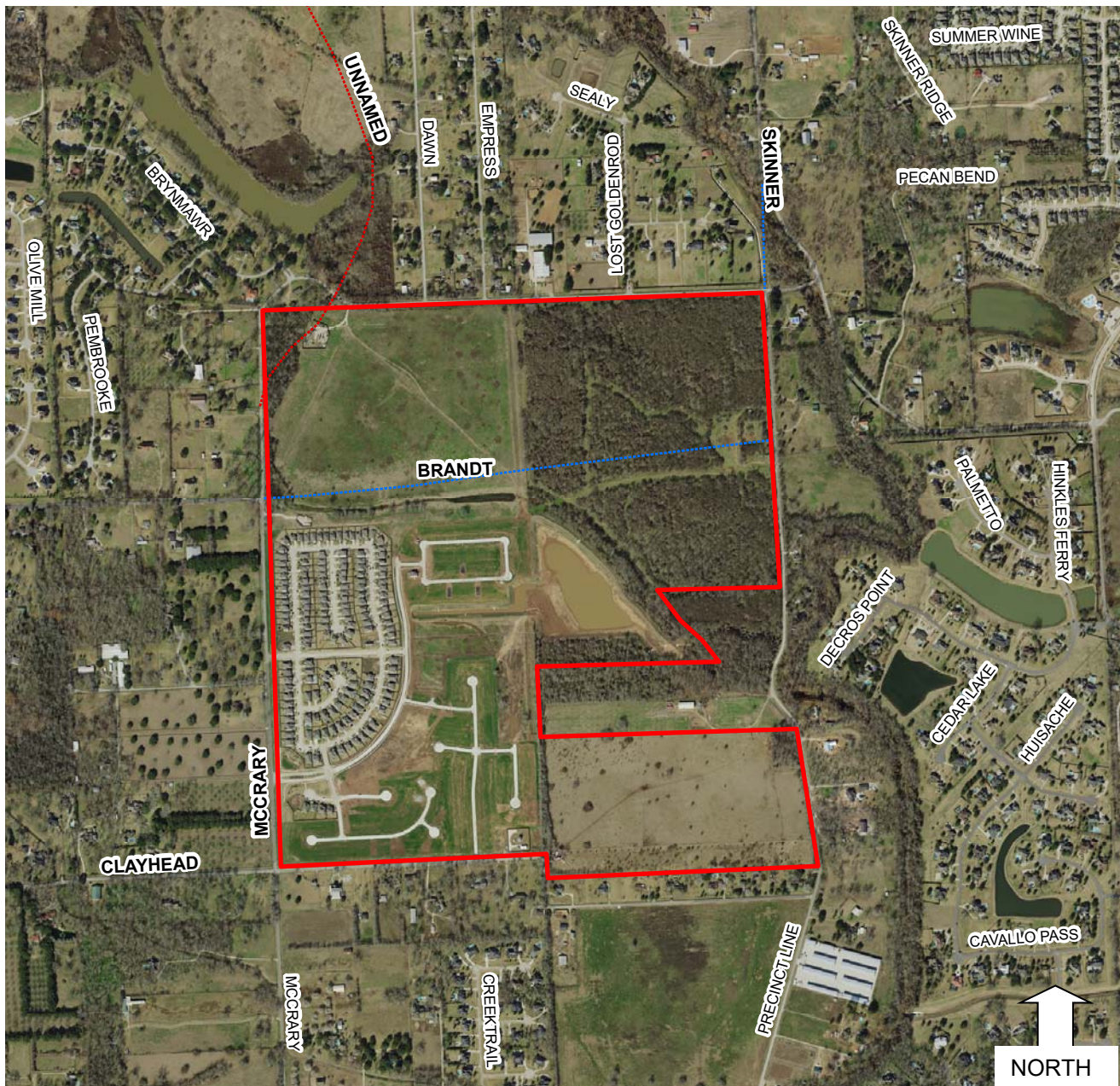
ITEM: 124

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: McCrary Meadows GP

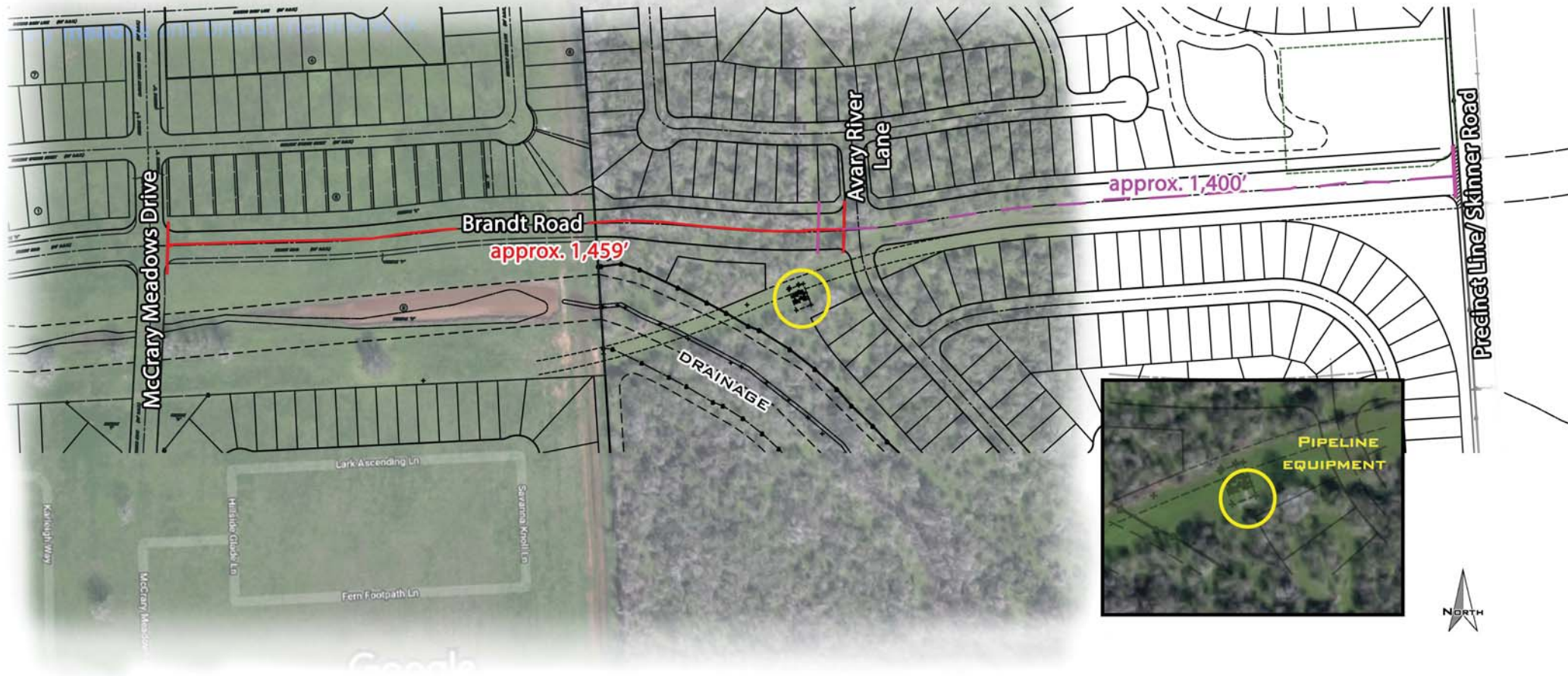
Applicant: Jones|Carter - Woodlands Office



F- Reconsideration of Requirements

Aerial

Brandt Road Exhibit



DATE: 4.1.2019

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2019-0663
Plat Name: McCrary Meadows GP
Applicant: Jones|Carter - Woodlands Office
Date Submitted: 04/01/2019

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow excessive intersections spacing along major collector Brandt Road, between McCrary Meadows Drive and Avary River Lane.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection(b) at least every 1,400 feet; or

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Brandt Road is a designated major collector on the City's Major Thoroughfare and Freeway Plan, and bisects the northern half of the general plan – McCrary Meadows GP. Brandt Road, between McCrary Meadows Drive and Skinner Road (aka James Long Parkway) is also the subject of a Fort Bend County Roadway improvement project which aims to improve road conditions, traffic circulation and improvements in the area. As a result of coordination with the County, and in preparation for the upcoming roadway project, there is a desire to not only set the intersections along Brandt Road within the McCrary Meadows GP but also wherever possible to minimize said intersections. The intersection spacing along Brandt Road from McCrary Meadows Drive and Avary River Lane is approximately 1,459' which represents a 4.2% modification of the standard.



Application Number: 2019-0663

Plat Name: McCrary Meadows GP

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 04/01/2019

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow excessive intersections spacing along major collector Brandt Road, between McCrary Meadows Drive and Avary River Lane. .

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) (1) Each local street shall intersect with a street that meets the requirements of subsection(b) at least every 1,400 feet; or

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Brandt Road is a designated major collector on the City's Major Thoroughfare and Freeway Plan, and bisects the northern half of the general plan – McCrary Meadows GP. Brandt Road, between McCrary Meadows Drive and Skinner Road (aka James Long Parkway) is also the subject of a Fort Bend County Roadway improvement project which aims to improve road conditions, traffic circulation and improvements in the area. As a result of coordination with the County, and in preparation for the upcoming roadway project, there is a desire to not only set the intersections along Brandt Road within the McCrary Meadows GP but also wherever possible to minimize said intersections. Strict application of the intersections spacing requirement would place an intersection in close proximity to existing pipeline equipment in the area and to a curvilinear drainage easement. This proposed special exception request is to allow the intersection spacing along Brandt Road from McCrary Meadows Drive and Avary River Lane is approximately 1,459' which represents a 4.2% modification, which is not disproportionate to the standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The intersection spacing along Brandt Road from McCrary Meadows Drive and Avary River Lane is approximately 1,459' which represents a 4.2% modification of the standard.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The intersection spacing along Brandt Road from McCrary Meadows Drive and Avary River Lane is approximately 1,459' which represents a 4.2% modification of the standard and is not disproportionate to the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Overall traffic circulation and distribution within the overall area is addressed by existing streets/ collector and major thoroughfares in the area (McCrary Road, Precinct Line/ Skinner Road, Clayhead Road and future roadways per the proposed general plan. The intersection spacing along Brandt Road from McCrary Meadows Drive and Avary River Lane is approximately 1,459' which represent 4.2% modification of the standard and is not disproportionate to the standard.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Overall traffic circulation and distribution within the overall area is addressed by existing streets and future roadways per the proposed general plan. The intersection spacing along Brandt Road from McCrary Meadows Drive and Avary River Lane is approximately 1,459' which represents a 4.2% modification of the standard and is not disproportionate to the standard.



Application No: 2019-0663
Agenda Item: 124
PC Action Date: 04/11/2019
Plat Name: McCrary Meadows GP
Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow excessive intersections spacing along major collector Brandt Road, between McCrary Meadows Drive and Avary River Lane. .;

Basis of Recommendation:

Item 124 is McCrary Meadows GP and Item 125 is Brandt Road Street Dedication Sec 1.

The site is located in Fort Bend County, between McCrary Road and Skinner Road. The applicant is requesting a Reconsideration of Requirement with Special Exception to allow intersection spacing of 1,459' along Brandt Rd between McCrary Meadows Dr. and Avary River Ln. Staff is in support of the request.

The intersection to the west at McCrary Meadows Drive was recorded with Section 4. The proposed intersection of Brandt Road and Avary River Ln would exceed the required intersection spacing by 59' which represents a 4.2% modification and is not disproportionate to the requirement. Fort Bend County Engineering has no objection to the request. Therefore, staff recommendation is to grant the requested special exception and approve the GP and street dedication subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Brandt Road is currently a mobility project for improvements from McCrary Road to Mason Road via Skinner Lane. The applicant has been coordinating with the county on ROW width, alignment, storm and detention capacity, and other construction related items. Strict application of the ordinance would place an intersection in close proximity to existing pipeline equipment and drainage easement. Due to site constraints with the drainage reserves, the pipeline easement, etc. the intersection has been proposed 59' to the east.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The intersection spacing along Brandt Road from McCrary Meadows Drive and Avary River Lane is approximately 1,459' which is only a 4.2% modification and not disproportionate to the standard.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The 4.2% modification is less than 10%, and therefore not disproportionate to the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Overall traffic circulation is maintained in the area by existing streets and major thoroughfares and future roadways per the proposed general plan. The intersection will be provided only 59' to the east of where strict application of the ordinance would require.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not be injurious to the public health, safety, or welfare. Overall traffic circulation is maintained in the area by existing streets and major thoroughfares and future roadways per the proposed general plan. The intersection will be provided only 59' to the east of where strict application of the ordinance would require. This represents a 4.2% modification which is not disproportionate to the standard.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 04/11/2019
Plat Name: Brandt Road Street Dedication Sec 1
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-0644 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.2100	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	565G	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.

067. Street Dedication plat shall conform to the previously approved General Plan. Reference the GP for the street location (s) and width(s). (25)

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 dedicant, his heirs, assigns or successors.

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)

152. Right-of-way transitions shall conform to the geometric design guidelines of the PWE Design Manual or other geometric design guidelines that are approved by the PWE director. (124)

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)

1. Coordinate with Fort Bend County Engineer's Office.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 04/11/2019
Plat Name: Brandt Road Street Dedication Sec 1
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-0644 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Update the county engineer signature block - references two engineers
2) Update the design engineer signature block - references two engineers
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: 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.

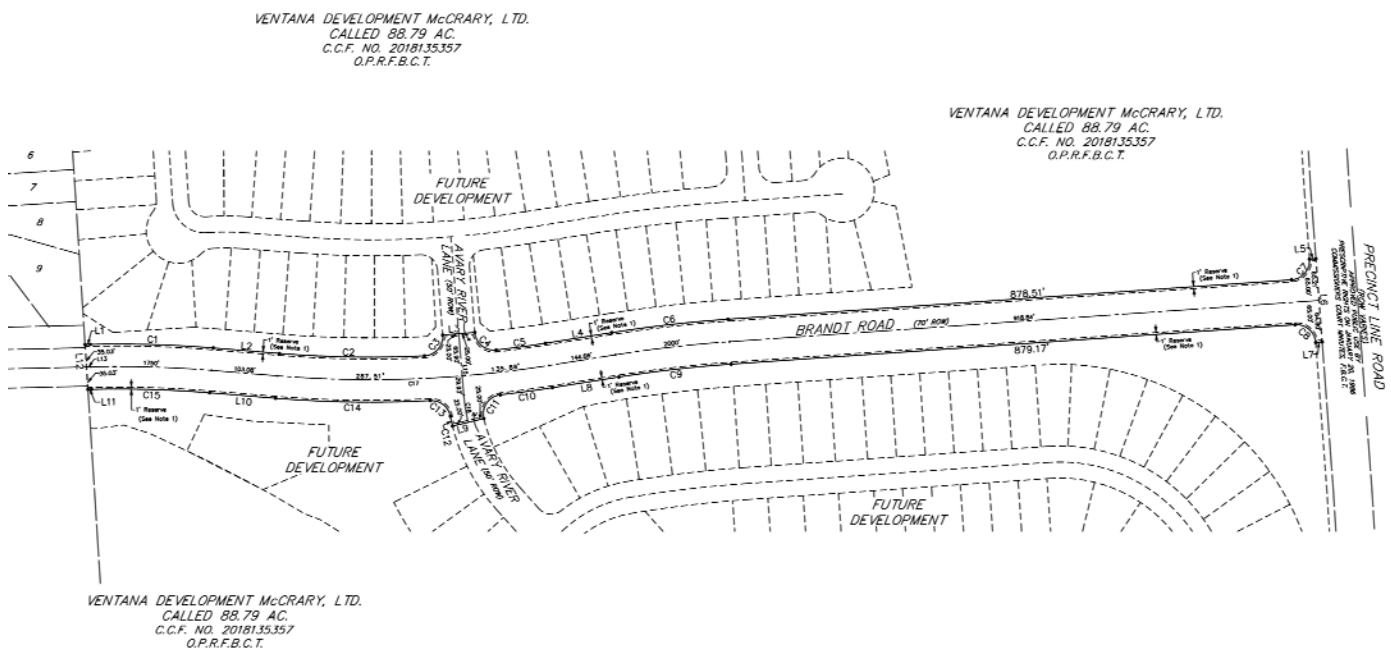
ITEM: 125

Planning and Development Department

Meeting Date: 04/11/2019

Subdivision Name: Brandt Road Street Dedication Sec 1

Applicant: Jones|Carter



F- Reconsideration of Requirements

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 126
Action Date: 04/11/2019
Original Action Date: 04/26/2018
Plat Name: Amira Sec 3
Developer: Costello, Inc.
Applicant: Costello, Inc.
App No : 2018-0829
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	39.0400	Total Reserve Acreage:	13.8500
Number of Lots:	122	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286Y	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: 127
Action Date: 04/11/2019
Original Action Date: 04/12/2018

Staff Recommendation:
Approve

Plat Name: Bridgeland Mason Road Street Dedication and Reserve
Sec 5
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2018-0652
App Type: C3F

Total Acreage:	22.8600	Total Reserve Acreage:	19.6700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366N	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: 128
Action Date: 04/11/2019
Original Action Date: 04/12/2018
Plat Name: Bridgeland Parkland Village Sec 23
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2018-0648
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	12.6700	Total Reserve Acreage:	2.0000
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489

County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	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: 129
Action Date: 04/11/2019
Original Action Date: 04/12/2018
Plat Name: Holderrieth Road Street Dedication Sec 1
Developer: EHRA
Applicant: EHRA
App No : 2018-0688
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	6.1360	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	288S	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: 130
Action Date: 04/11/2019

Staff Recommendation:
Approve

Original Action Date: 04/26/2018

Plat Name: Incarnatio Consecratio Missio

Developer: RLS Surveying

Applicant: RLS Surveying

App No : 2018-0535

App Type: C3F

Total Acreage:	21.5240	Total Reserve Acreage:	7.4960
Number of Lots:	11	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	77484	283R	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: 131

Action Date: 04/11/2019

Original Action Date: 04/12/2018

Plat Name: McKinney Development

Developer: Windrose

Applicant: Windrose

App No : 2018-0443

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	493R	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 132
Action Date: 04/11/2019
Original Action Date: 05/10/2018
Plat Name: Oasis at Clodine
Developer: Benchmark Engineering Corporation
Applicant: Benchmark Engineering Corporation
App No : 2018-0915
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	3.0000	Total Reserve Acreage:	0.8090
Number of Lots:	32	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County FWSD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527X	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: 133
Action Date: 04/11/2019
Original Action Date: 04/26/2018

Staff Recommendation:
Approve

Plat Name: Pinto Pass Drive to Stone View Lane Street Dedication
Developer: Costello, Inc.
Applicant: Costello, Inc.
App No : 2018-0828
App Type: SP

Total Acreage:	1.0380	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 134
Action Date: 04/11/2019

Staff Recommendation:
Approve

Original Action Date: 04/12/2018

Plat Name: Tavola Sec 29

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

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

App No : 2018-0637

App Type: C3F

Total Acreage:	18.2430	Total Reserve Acreage:	1.0610
Number of Lots:	72	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:	East Montgomery County MUD 7

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 135
Action Date: 04/11/2019

Staff Recommendation:
Approve

Original Action Date: 04/26/2018

Plat Name: Tavola Sec 30

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

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

App No : 2018-0638

App Type: C3F

Total Acreage:	11.2610	Total Reserve Acreage:	1.4310
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:	Storm Sewer	Utility District:	East Montgomery County MUD 7

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 136
Action Date: 04/11/2019
Original Action Date: 04/12/2018
Plat Name: Timewise at Katy Hockley Reserve
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2018-0704
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.4850	Total Reserve Acreage:	3.3150
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404R	ETJ

Extension of Approval Notes:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	137	Staff Recommendation:	Approve
Action Date:	04/11/2019		
Plat Name:	Bridge Creek GP		
Original Action Date:	11/29/2018		
Original Plat Name:	Miramesa West GP		
Developer:	CILB 2018 GP, LLC		
Applicant:	Jones Carter - Woodlands Office		
App No :	2018-2297		
App Type:	GP		

Total Acreage:	147.9000	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 165

County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	138	Staff Recommendation:	Approve
Action Date:	04/11/2019		
Plat Name:	Bridge Creek Sec 1		
Original Action Date:	03/14/2019		
Original Plat Name:	Miramesa West Sec 1		
Developer:	William Lyon Homes		
Applicant:	Jones Carter - Woodlands Office		
App No :	2019-0446		
App Type:	C3F		

Total Acreage:	33.4200	Total Reserve Acreage:	3.7600
Number of Lots:	130	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	366X	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 139
Action Date: 04/11/2019
Plat Name: Bridge Creek Sec 4
Original Action Date: 01/03/2019
Original Plat Name: Miramesa West Sec 4
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No : 2018-2469
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	9.5170	Total Reserve Acreage:	0.6900
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165

County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item:	140	Staff Recommendation:	Approve
Action Date:	04/11/2019		
Plat Name:	Villefranche Villas		
Original Action Date:	03/14/2019		
Original Plat Name:	Villafranche Villas		
Developer:	M3 Capital Invesments, LLC		
Applicant:	Baker & Lawson, Inc.		
App No :	2019-0184		
App Type:	C2R		

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/11/19

ITEM: 141

Applicant: ALEJANDRO TORRES DOMINGUEZ

Contact Person: CHRIS WADE

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1443	77365	5761	295M	ETJ
NORTH OF: MILLS BRANCH RD EAST OF: SORTERS RD					

ADDRESS: 24469 W Terrace Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT 23, BLOCK 7 OF PORTER TERRACE, AN UNRECORDED SUBDIVISION OF THE CHRIS G. BRUCE SURVEY, ABSTRACT 706, SITUATED IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/11/19

ITEM: 142

Applicant: RONALD MASTERSON

Contact Person: RONALD MASTERSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1444	77357	5773	256Y	ETJ
SOUTH OF: GRAND PARKWAY WEST OF: LOOP 494					

ADDRESS: 22282 Portstown Rd.

ACREAGE:

LEGAL DESCRIPTION:

BEING 1.00 ACRE OF LAND IN THE MARGARET GROSSMAN 13 ¼ ACRE TRACT IN THE WILLIAM SMITH SURVEY ABSTRACT 540 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/11/19

ITEM: 143

Applicant: JAVIER RANGEL & OLGA RANGEL
Contact Person: JAVIER RANGEL & OLGA RANGEL

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1445	77357	5673	256S	ETJ
NORTH OF: GRAND PARKWAY WEST OF: US 59					

ADDRESS: 21365 North Street

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 6 OF PAYTON PLACE, SECTION 1, A SUBDIVISION IN T.K. ROBERTS SURVEY, A-742, IN THE COUNTY CLERKS RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/11/19

ITEM: 144

Applicant: JAVIER RODRIGUEZ

Contact Person: JAVIER RODRIGUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1446	77357	5673	255R	ETJ
NORTH OF: GRAND PARKWAY WEST OF: US 59					

ADDRESS: 20707 Punkin

ACREAGE: 2.93

LEGAL DESCRIPTION:

BEING 2.93 ACRES, MORE OR LESS, OUT OF AND PART OF THE T.L. ROBERTS SURVEY, A-742. MONTGOMERY COUNTY, TEXAS AND BEING ACREAGE TRACT 3 OF SILVER TRAILS SUBDIVISION, SECTION 6, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home (utility services)

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION : THIS APPLICATION IS FOR UTILITIES CONNECTION.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for 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.

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) Parker Street (50 feet)
WIDTH OF EXISTING ROW PAVING SECTION(S):	Center Street (25 feet) Parker Street (24 feet)
OFF-STREET PARKING REQUIREMENT:	126 spaces
OFF-STREET PARKING PROVIDED:	91 spaces & 14 bicycle racks (56 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 91 parking spaces and 14 bicycle racks (56 bicycle spaces) in lieu of the ordinance required 126 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.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (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 92 parking spaces provided will be adequate for the owner- FM Kitchen, existing office building and Sphere together require 84 parking spaces per COH shared parking worksheet.

- (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.

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.

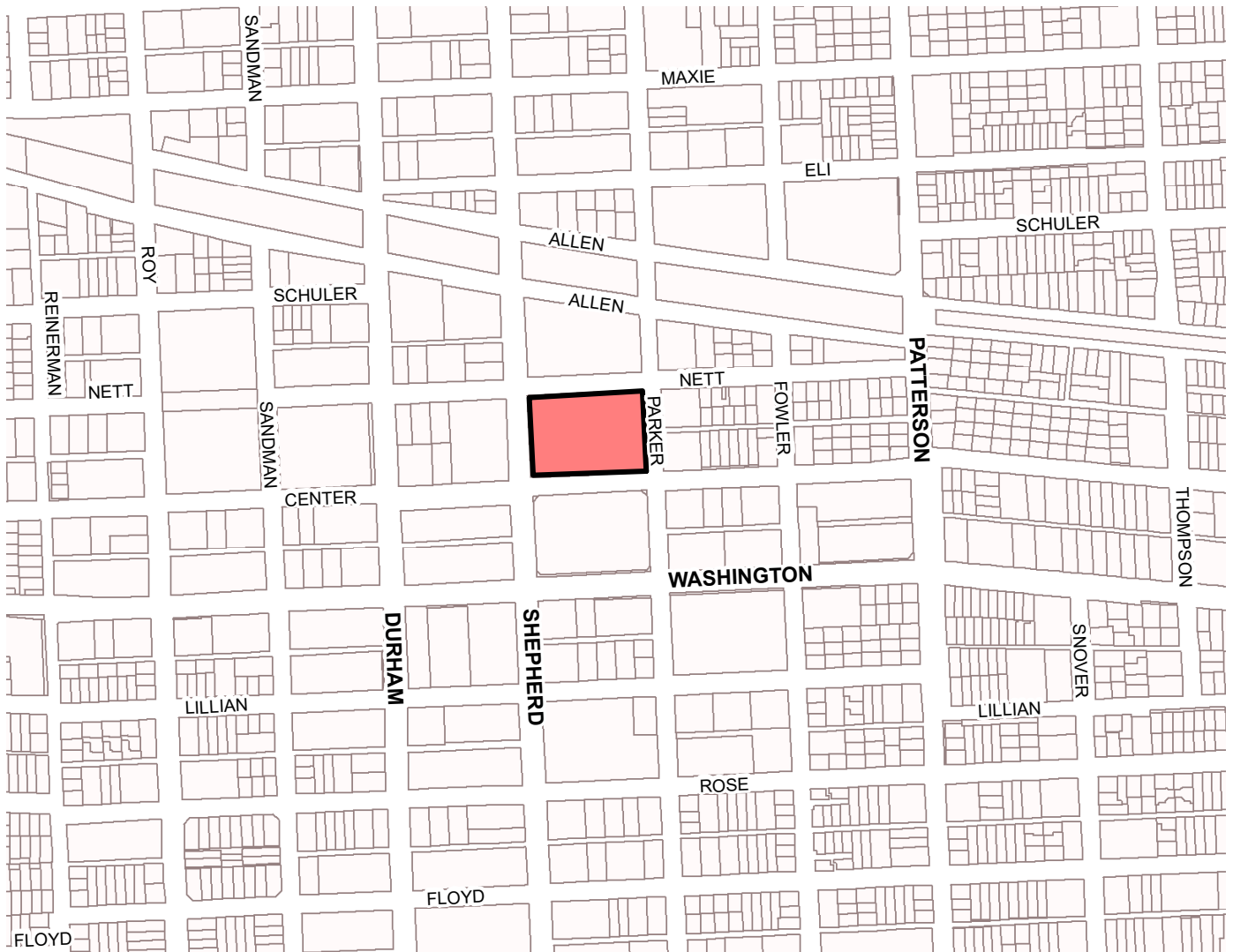
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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

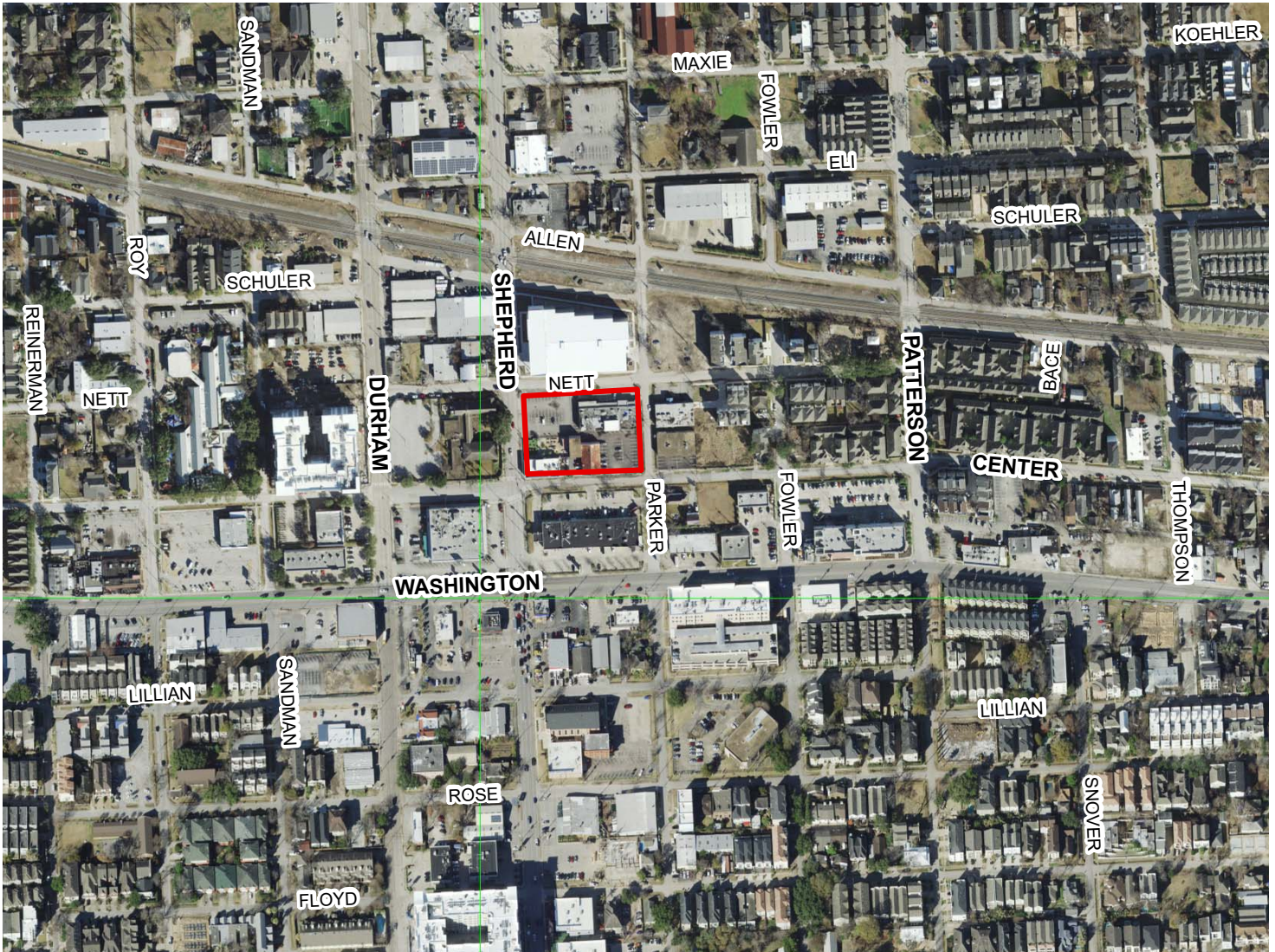


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE

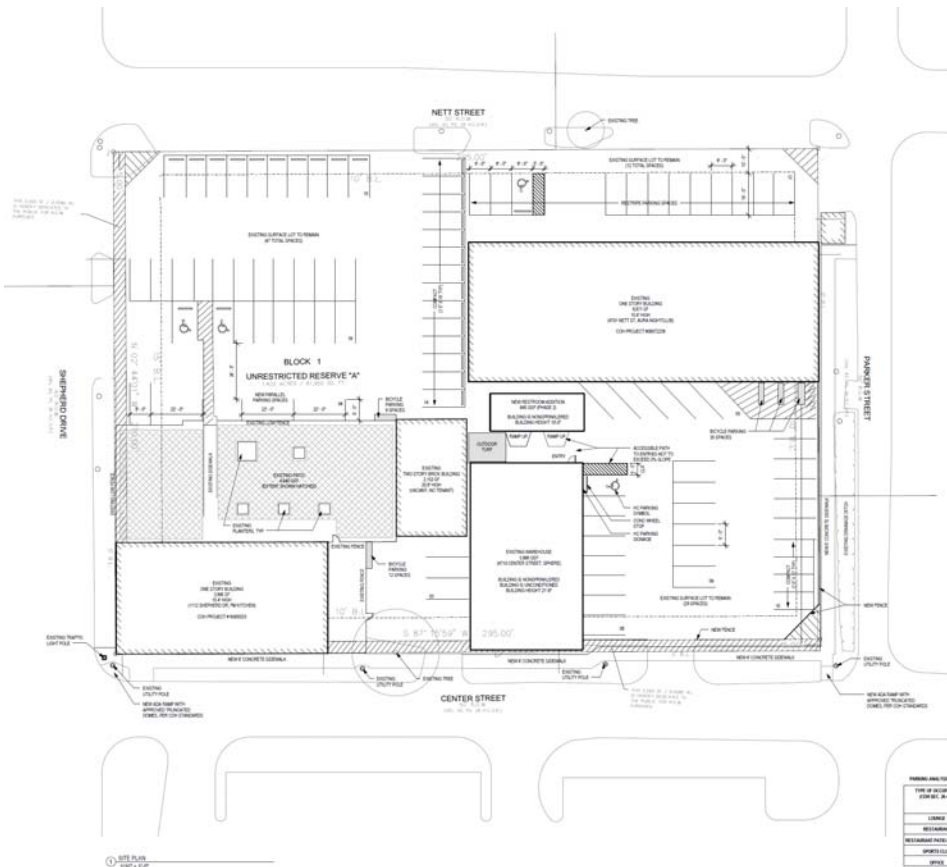


Houston Planning Commission

ITEM: III

Meeting Date: 4/11/2019

Site Plan



PARKING ANALYSIS					
TYPE OF OCCUPANCY (2009 IBC, § 101.02)	MINIMUM REQUIREMENT (2009 IBC, § 101.02)	STANDARD REQUIREMENT (2009 IBC, § 101.02)	AREA (SQUARE FEET)	PARKING (2009 IBC, § 101.02)	
LOBBY	1-1000 S.F.	1000 S.F.	1000 S.F.	10	(1) REQUIRED PARKING SPACE
RESTAURANT	10-1000 S.F.	1000 S.F.	1000 S.F.	10	
RESTAURANT PATIO (ENCL.)	10-1000 S.F.	1000 S.F.	1000 S.F.	10	(2) REQUIRED PARKING SPACE
IMPORTS/EXPORTS	1-1000 S.F.	1000 S.F.	1000 S.F.	10	
OFFICE	1-1000 S.F.	1000 S.F.	1000 S.F.	10	
					REQUIRED
					10
					REQUIRED BY CITY CODE SECTION 101.02
					10
					REQUIRED BY CITY CODE SECTION 101.02
					10
					REQUIRED BY CITY CODE SECTION 101.02
					10
					REQUIRED BY CITY CODE SECTION 101.02
					10



2019.04.10 CITY OF HOUSTON PLANNING
COMMISSION
2019.04.10 CITY OF HOUSTON PLANNING
COMMISSION

Project Name
Sphere
Date

PROJECT
4710 Capital Street
Houston, Texas 77007

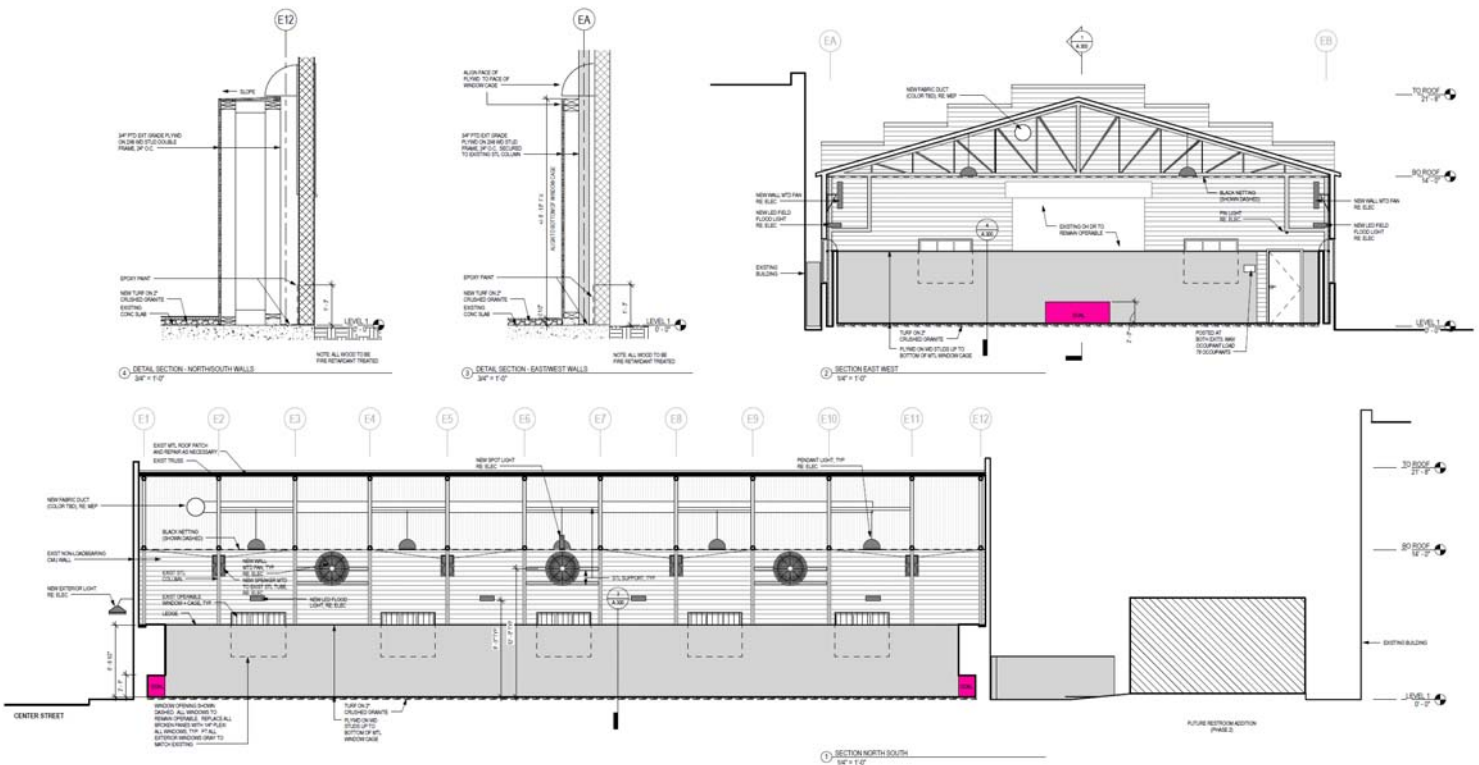
SITE PLAN
A011

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 bounded by N Shepherd Drive, Nett Street, Parker Street and Center Street within Houston's Corporate Limits. The applicant is requesting a variance to allow 91 vehicle spaces and 56 bicycle spaces in lieu of the 126 vehicle parking spaces required by the ordinance. Staff is in support of the request.

The subject site consists of an existing restaurant and club, as well as a vacant office building and warehouse. The existing warehouse is being converted to an indoor soccer & fitness facility. The overall parking requirement for the entire block using the shared parking table per Chapter 26-500 is 139 parking spaces.

Per chapter 26-497, any use besides single family can reduce the number of vehicles spaces by a maximum of 10% by providing bicycle spaces. The applicant is providing the maximum number of bicycle spaces, which comes out to be 56 spaces, that reduces the required vehicle spaces from 139 to 126. The 91 available spaces provided comes out to be 72% of the overall requirement.

The subject site is in an urban context with mixed use, which allows for a multi model transportation options and therefore, reduces the demand for vehicle spaces. There is high density multifamily use as well as single family use in the vicinity that would encourage pedestrian activity, rather than the use of vehicles. In addition, N Shepherd Drive, Durham Drive and Washington Ave are future dedicated on street bikeways.

The proposed fitness facility will not significantly impose parking congestion within the area and the parking reduction is consistent with sound public policy.

The applicant states that the number of people that will be attending the facility at one time will range from 11-33 people, as this is not a typical fitness gym where there are workout machines with a free for all concept. There are set times and classes that will be monitored.

The applicant is proposing 6' unobstructed sidewalks along Center Street and Parker Street, (except where there are existing physical barriers such as utility poles and a fire hydrant).

Therefore, staff recommends granting the requested variance to allow 91 vehicle spaces in lieu of the required 126 spaces subject to the following conditions:

1. 6' unobstructed sidewalks along Center Street and Parker Street (except where there are existing barriers)
2. Relocate the existing fence within the property boundaries along both Center Street and Parker Street
3. Coordinate with Metro on the bus stop along N Shepherd Drive.

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 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.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Newberry Architecture	Richard Garcia	713-862-7992	richardg@newberryarchitecture.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2112 Dunlavy Street	19003912	77006	5356A	492R	C

HCAD ACCOUNT NUMBER(S):	0552340000011
PROPERTY LEGAL DESCRIPTION:	LT 11 BLK 41 Sandyside
PROPERTY OWNER OF RECORD:	David M. Garcia & Adriana Gonzales
ACREAGE (SQUARE FEET):	5,000 SF
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Dunlavy Street 60 FT
WIDTH OF EXISTING ROW PAVING SECTION(S):	Dunlavy Street 55 FT
OFF-STREET PARKING REQUIREMENT:	9 parking spaces
OFF-STREET PARKING PROVIDED:	4 parking spaces plus bicycle rack

EXISTING STRUCTURE(S) [SQ. FT.]:	1,123 SF
PROPOSED STRUCTURE(S) [SQ. FT.]:	1,123 SF

PURPOSE OF VARIANCE REQUEST:	The purpose of the request is to allow 4 on-site parking spaces for a barber/beauty shop in lieu of the required 9 spaces required by Chapter 26-492.
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 8(e) – Barber or Beauty Shop, 8 parking spaces for every 1,000 square feet of GFA.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Based on the square footage of the building and the parking use classification, 9 parking spaces are required. The proposed site plan shows 4 parking spaces and a 5 count bicycle rack. The owner was not able to obtain a parking space lease agreement from other businesses in the area and so this variance request is needed to reduce the number of required on-site parking spaces to 4.

David Michael Salon is a high end boutique that has been in business for over 14 years and is currently located at 1807 West Gray. The salon includes David Michael Garcia (owner) and up to three stylists on any given day. The salon services clients by appointment only and focuses on a low volume of clients per day. Stylists service clients from beginning to end, routinely taking from 1.5 to 2 hours each. Stylists do not start clients and then hand them off to other employees resulting in a mass production effect similar to high volume salons.

The salon is open 5 days a week ranging from 7 to 10.5 hours per day (See Exhibit A). A summary of the number of clients served (Exhibit B) is calculated directly from Square point of sale data for November 2018 (Exhibit C), December 2018 (Exhibit D) and February 2019 (Exhibit E). The data shows that the total number of clients served per month are spread somewhat evenly over the days the salon is open (bar graph - average sales by day). The data also shows that appointments are scheduled spread out throughout the day (bar graph - average sales by day) and are not clustered around a certain part of the day. The busiest months of the year are November and December and the salon is open on Mondays to make up for the days it is closed. This ensures that the salon is not overwhelmed with clients during short weeks. The average number of clients served for these three months are higher than for months of the rest of the year. Although the data does not give an exact number of clients served per hour for any given day, it clearly shows that minimal parking is required.

Most of the clientele live in the neighborhood or surrounding neighborhoods and walk or bike to the salon. Three current employees also live in the neighborhood and are willing to walk or bike to work. The proposed site plan shows a bicycle rack to accommodate this. Many clients who live further away use Uber and Lyft and it has been well observed throughout the salon's history that 4 parking spaces is sufficient for this specific business.

APPLICANT'S STATEMENT OF FACTS:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land.

The 9 parking spaces required by Chapter 26 is well over the number of spaces that can fit on the proposed site without moving and/or reducing the size of the existing building to accommodate the spaces. This would create an undue hardship by depriving the applicant of the reasonable use of the land as the included exhibits show that 4 parking spaces will be adequate for this specific business.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;

The property owner at 1807 West Gray is failing in health and there is serious talk of selling the building. Unfortunately, he will not grant David Michael Salon a long term contract. Combining this with the fact that the building maintenance has been poor lately forcing the salon to spend its own money repairing roof and window leaks. The owner was forced to make the difficult decision to move his business. With 90% of the clientele living nearby it was paramount that the new location be in the same area. To move the business to a different part of the city would mean having to create a client base all over again. The only viable site found after an exhaustive search is the proposed site at 2112 Dunlavy Street. The site was chosen because it is just a few blocks from the current location, it is zoned for commercial use and is not deed restricted. Also, the existing building is the perfect size, similar to the current space and needs only minor adjustments.

(3) The intent and general purposes of this article will be preserved;

The intent and general purposes of this article will be preserved with granting the variance to the applicant as the included exhibits show that the 4 parking spaces shown along with the bicycle rack will be adequate for the number of clients served and the employees even on the busiest days.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

The operational history of the salon shows that 4 parking spaces is sufficient. The exhibits show that the average number of clients served is under 12 per day averaging less than 2 per hour with no more than 4 stylists present at any given time. Most clients walk, bike, Uber and Lyft to the salon and the employees are willing to bike.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(5) The granting of the variance will not be injurious to the public health, safety or welfare; and

The granting of the variance will not be injurious to the public health as the business will require minimal traffic into and out of the site. Most parking will be at the rear of the site with access through an existing drive. Only one parking space will be provided by head in parking off of Dunlavy Street. Most clients and employees will walk and/or bike to the salon.

(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.

Not applicable.

STANDARDS FOR VARIANCES

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(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.
- (1) The report and recommendation of the director and the traffic engineer.

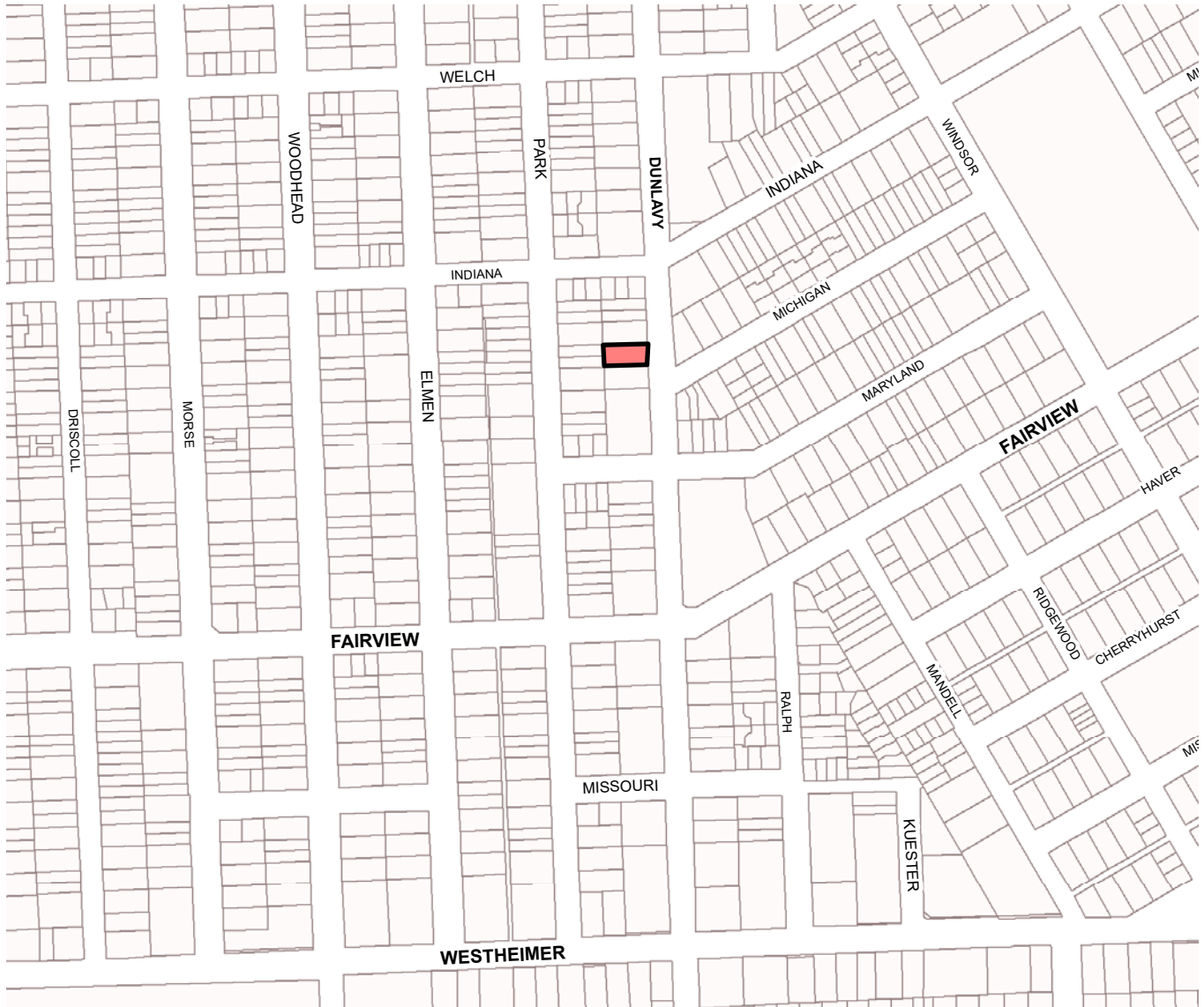
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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



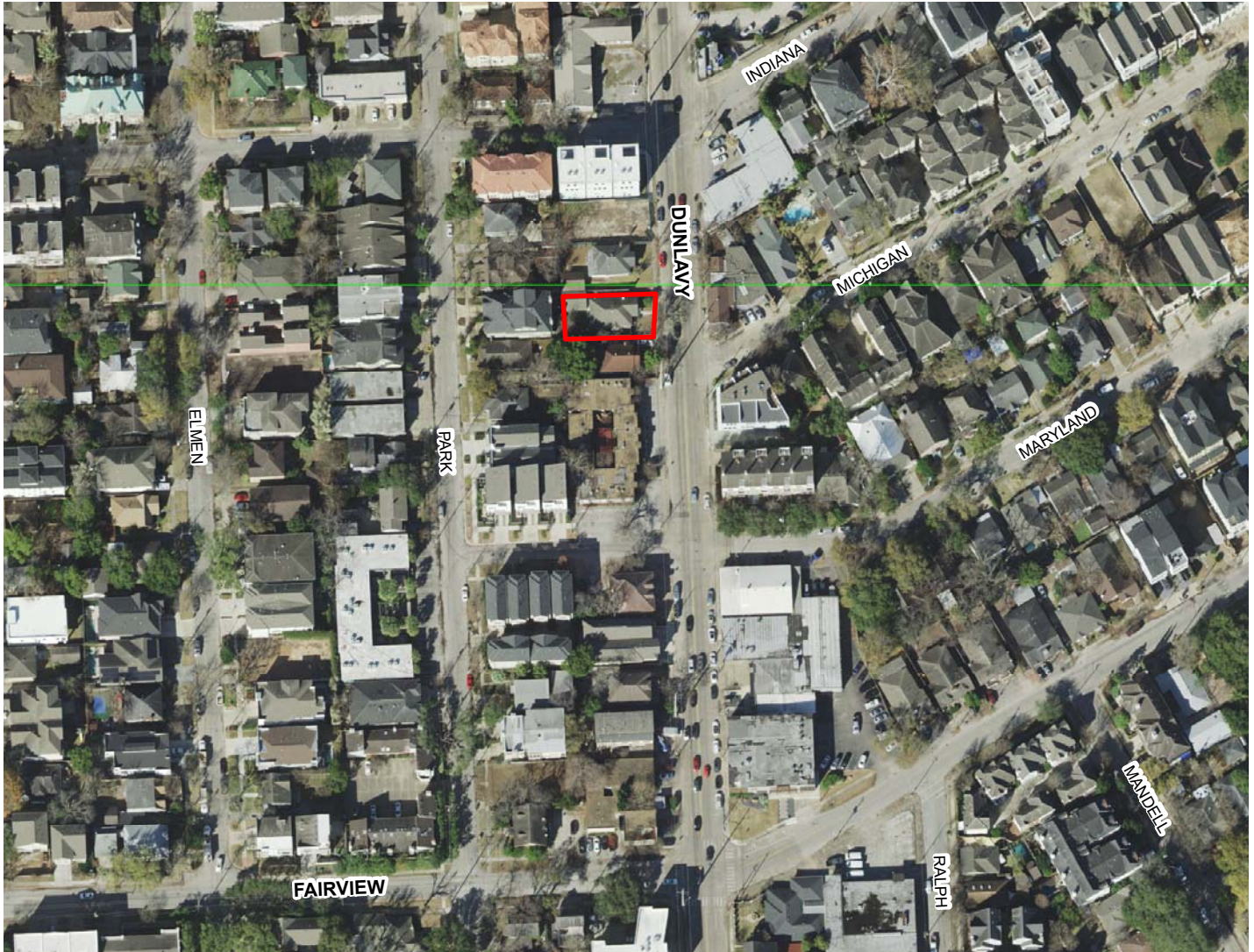
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 4/11/2019

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



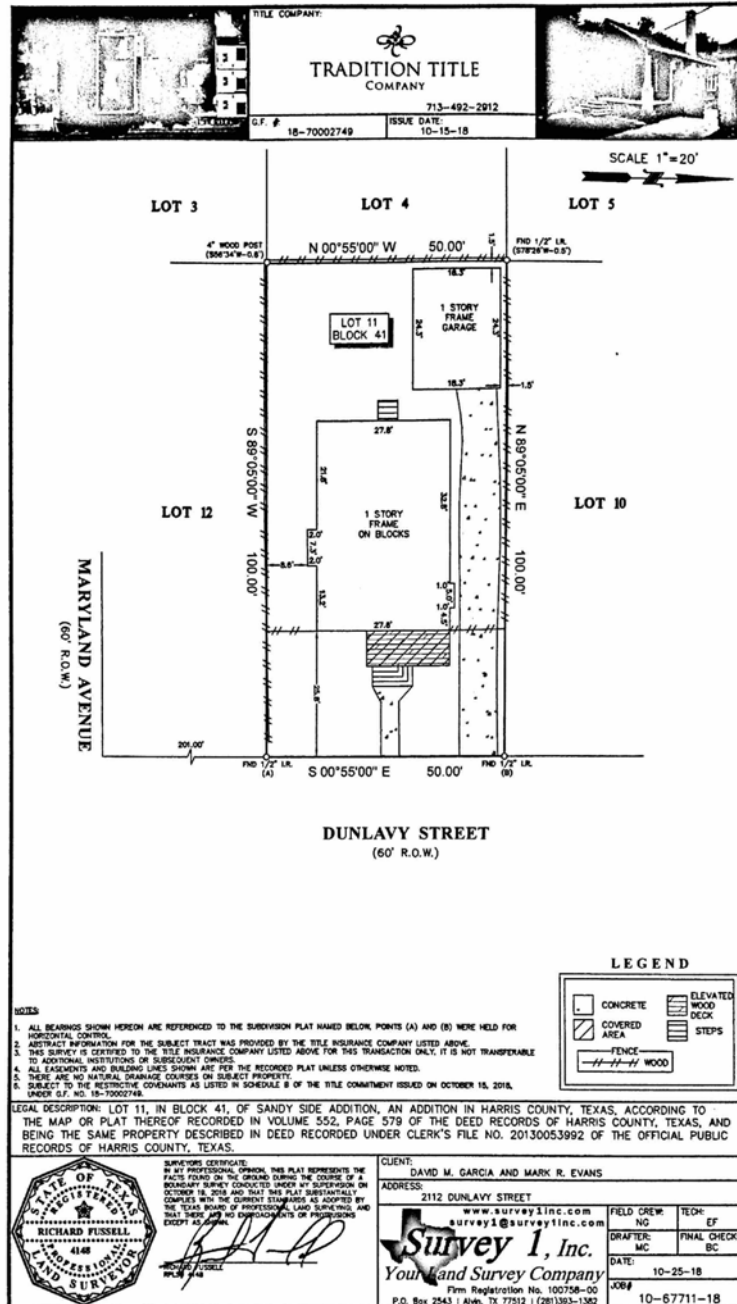
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 4/11/2019

Survey

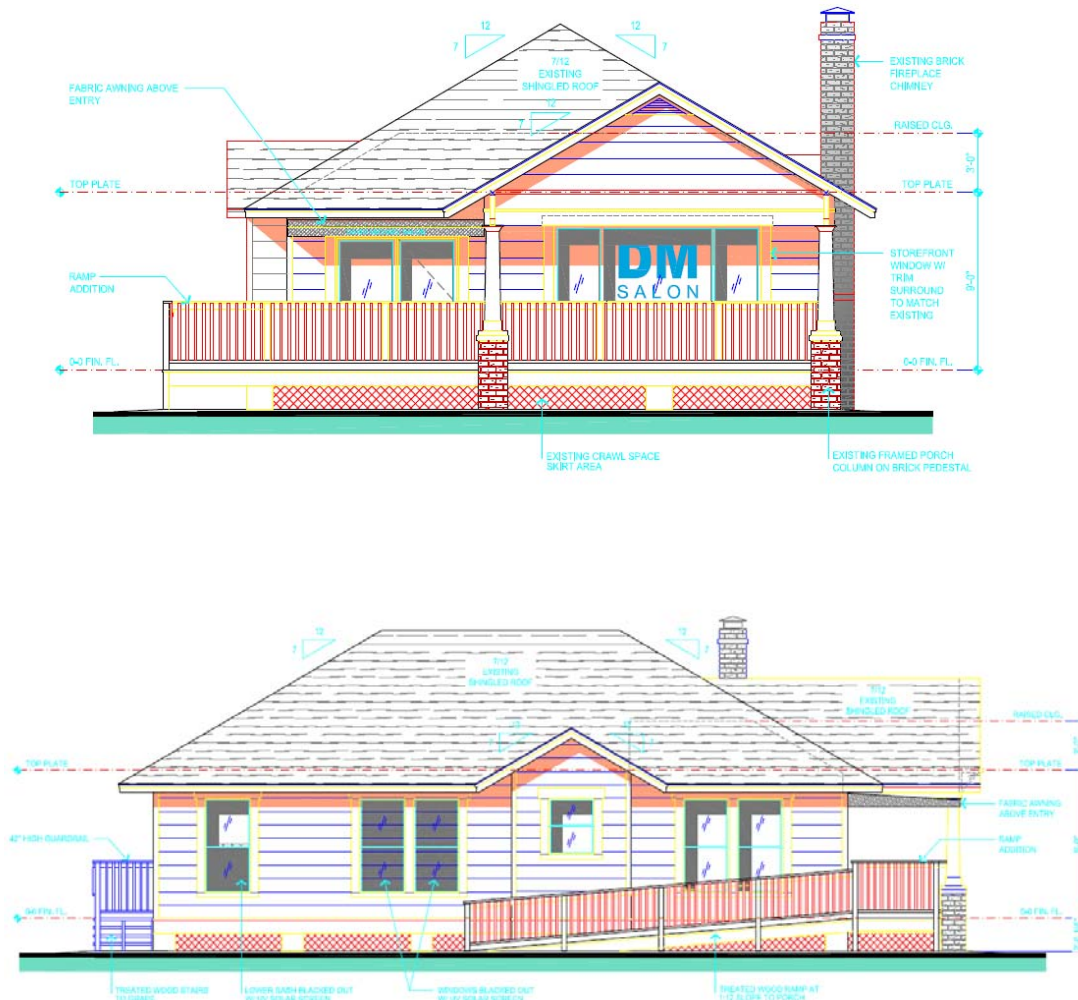


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE



Houston Planning Commission



March 18, 2019

Exhibit A: Hours of Operation

Tuesday: 9 Hours total from 10:00 AM to 7:00 PM

Wednesday: 10.5 Hours total from 9:00 AM to 7:30 PM

Thursday: 10.5 Hours total from 9:00 AM to 7:30 PM

Friday: 8.5 Hours total from 9:00 AM to 5:30 PM

Saturday: 7 Hours total from 9:00 AM to 4:00 PM

Sunday: Closed

Monday: Closed

The above information is taken from the automatic appointment texting service if you call 713-942-7224.

NEWBERRY
ARCHITECTURE

6990 PORTWEST DR. STE 190 | HOUSTON, TX 77024 | 713.862.7992 | NEWBERRYARCHITECTURE.COM

OFF-STREET PARKING VARIANCE



Houston Planning Commission



March 18, 2019

Exhibit B: Summary of Monthly Exhibits

February 2019:	Number of customers:	222
	Number of days open:	20
	Average number of clients per day:	11.1
	Average number of clients on busiest day (4) Wednesdays for month:	13
	13 Customers / 10.5 Hours per day = 1.2 Customers/Hour	
	Average number of clients on shortest day (4) Saturdays for month :	12

12 Customers / 7 Hours per day = 1.7 Customers/Hour

See Exhibit C: Square Point of Sale Monthly Data

December 2018:	Number of customers:	244
	Number of days open:	21
	Average number of clients per day:	11.6
	Average number of clients on busiest day (4) Fridays for month:	12
	12 Customers / 8.5 Hours per day = 1.4 Customers/Hour	
	Average number of clients on shortest day (5) Saturdays for month :	11

11 Customers / 7 Hours per day = 1.6 Customers/Hour

See Exhibit D: Square Point of Sale Monthly Data

November 2018:	Number of customers:	246
	Number of days open:	22
	Average number of clients per day:	11.2
	Average number of clients on busiest day (4) Wednesdays for month:	13
	13 Customers / 10.5 Hours per day = 1.2 Customers/Hour	
	Average number of clients on shortest day (4) Saturdays for month :	11

11 Customers / 7 Hours per day = 1.6 Customers/Hour

See Exhibit E: Square Point of Sale Monthly Data

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OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 4/11/2019

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located north of Fairview Drive, south of W Gray Street, along the west side of Dunlavy Street. The applicant is requesting a variance to allow 4 vehicle parking spaces on site in lieu of the 9 vehicle spaces required by the ordinance for a proposed hair salon. Staff recommends deferring the application for two weeks for further study & review.

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 prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Big Red Dog	James Roman	832-730-1901	james.roman@bigreddog.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
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

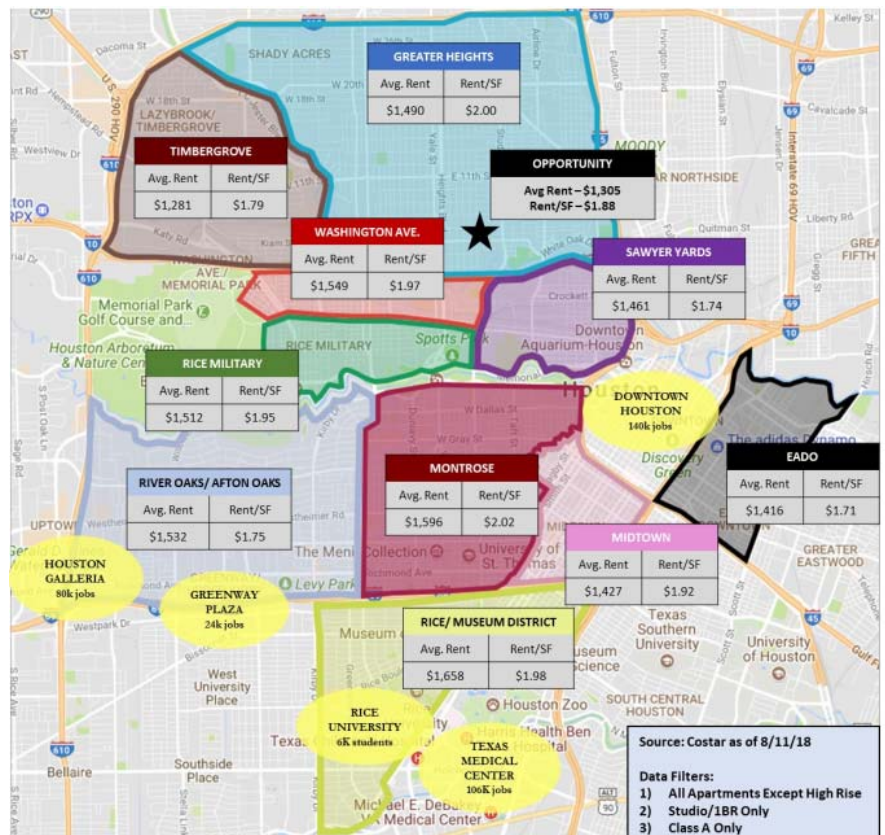
SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

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 project¹. 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 11th 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

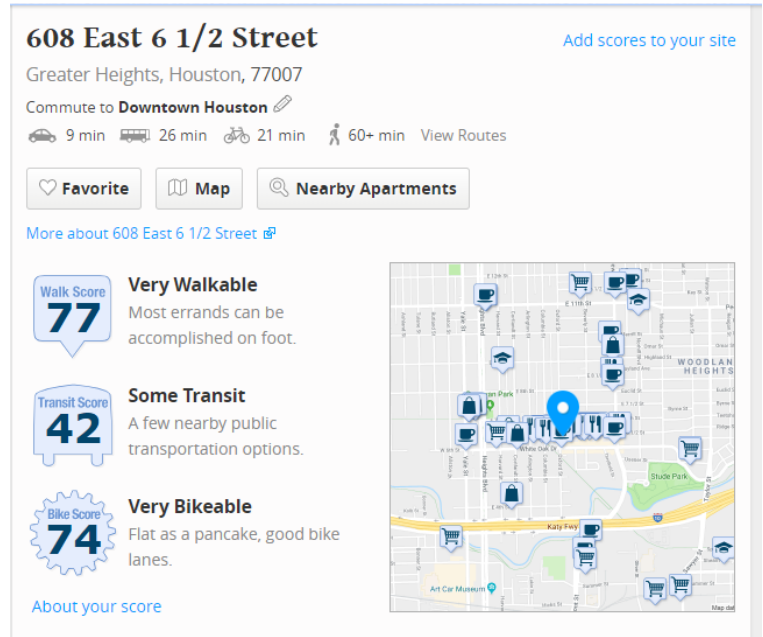


Houston Planning Commission

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.

- (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;**

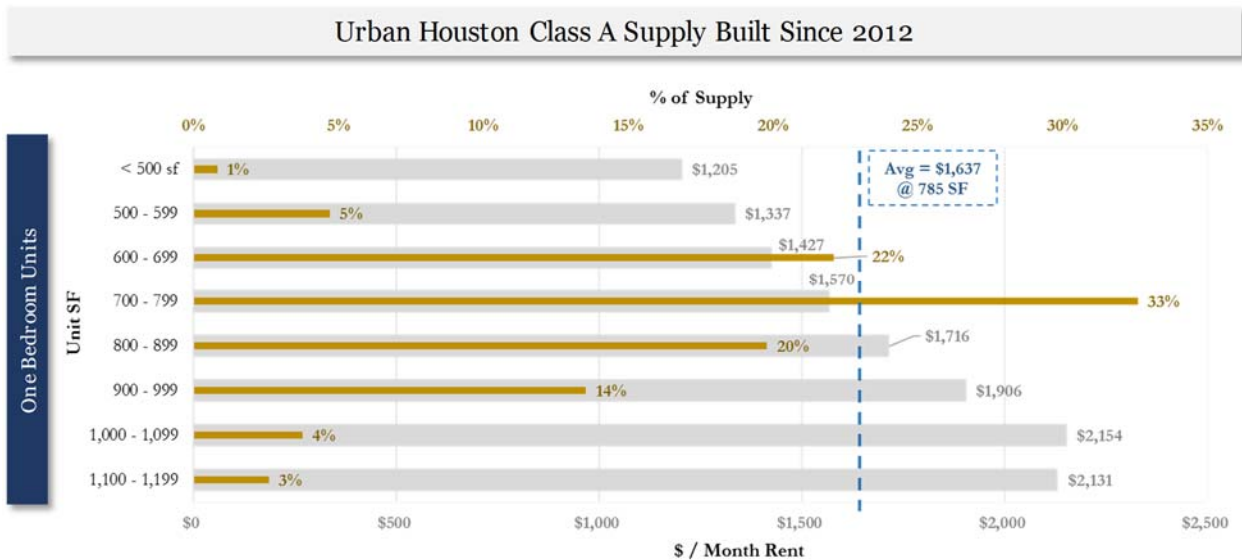
The strict imposition of this article would require a multi-level parking facility which will do two things:

- 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 years². 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;

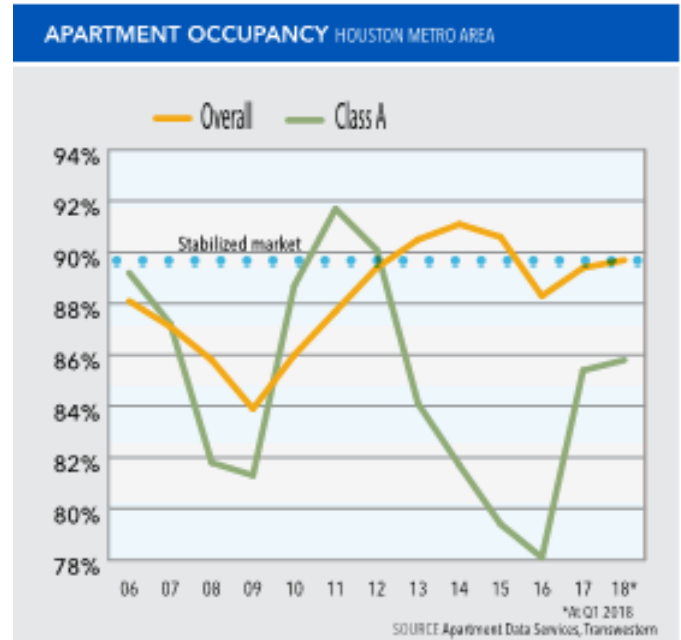
As mentioned, the parking spaces shall be restricted to one per unit. Therefore, there will be 66 parking spaces for tenants and 9 spaces for guest parking only. The 75 parking spaces provided will provide the 66 units a parking ratio of 1.14. After including the approx. 8 additional spaces due to vacancy, 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 2017³. By providing less parking stalls and encouraging the residents to use other modes of transportation we are actually helping to reduce the risk of injury to the public.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

Not applicable



References:

- 1) Turner & Townsend's 2017 International Construction Market Survey:
 - <http://www.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
- 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
- 5) Urban Genesis Strategic Presentation – 2016
 - Available upon request.

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

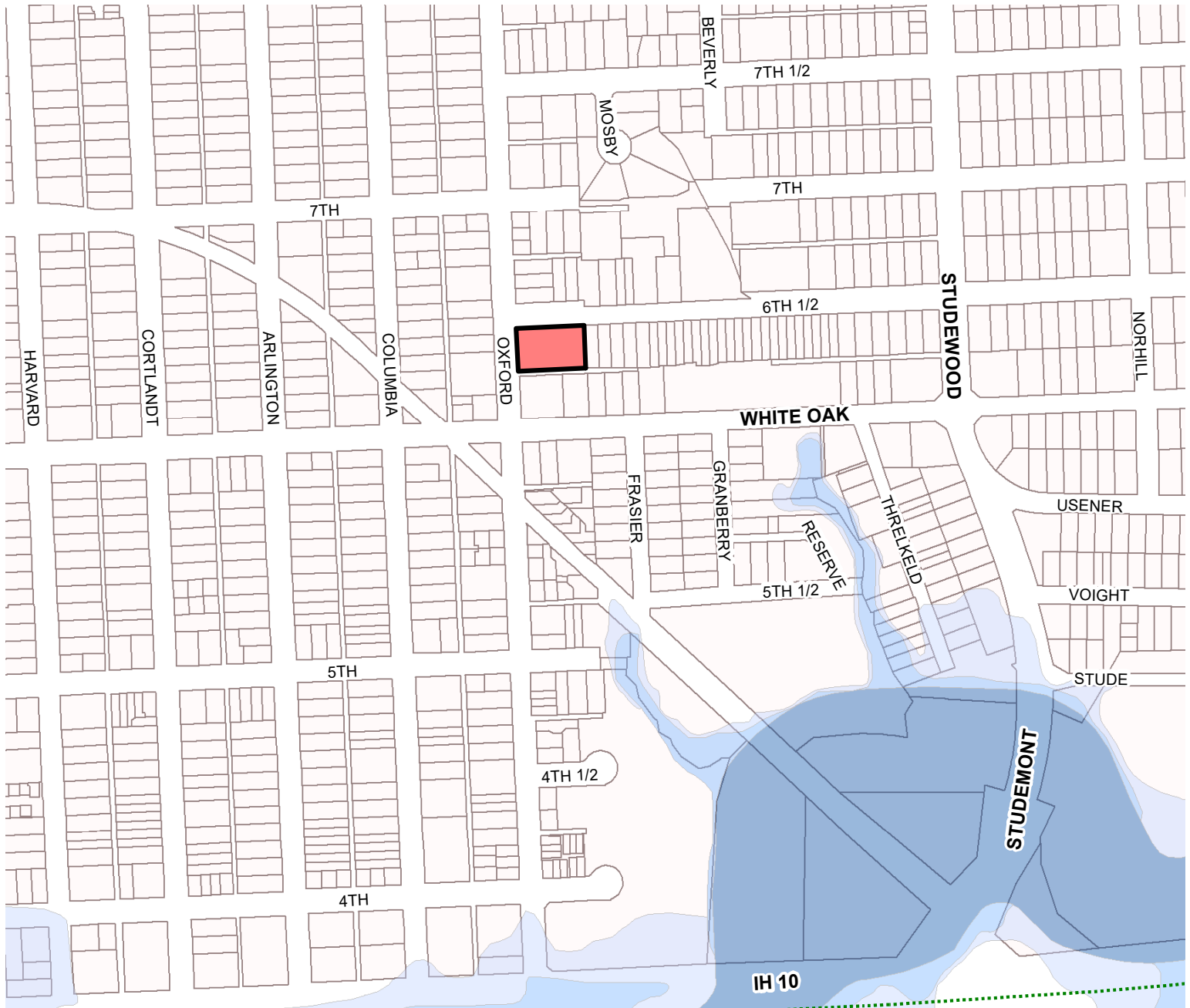


ITEM: V

Meeting Date: 4/11/2019

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 4/11/2019

Houston Planning Commission

Aerial Map



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: Defer

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 6th 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. At this time, staff recommends the Planning Commission defer the application per the applicant's request so that they may continue meeting and working with the neighborhood residents.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Variance Request Application

An applicant seeking a hotel/motel approval in accordance with Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Nika Design Architects	Hasu Patel	281-236-6200	hasudpatel@aol.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	H	77009	5359	453T	Greater Heights

HOTEL/MOTEL NAME: Hotel Blue Downtown

HOTEL/MOTEL ADDRESS: 115 W. Cavalcade St. Houston , TX. 77009

PROPERTY OWNER OF RECORD: Oum Kailashnath LLC

OWNER ADDRESS: 370 E. Interstate 45, Fairfield Tx

PROJECT PERMIT NUMBER: 19041435

TOTAL ACREAGE: (29,267 SQ FT) .67ACRES

TOTAL NO OF ROOMS:51

PARKING SPACES PROVIDED: 51

SURVEY/PLAT: Brooke Smith Second Addition

SCHOOL DISTRICT: H.I.S.D

NORTH OF: Patton Street

EAST OF: Airline Dr.

SOUTH OF: North Loop 610

WEST OF: I-45

PURPOSE OF VARIANCE REQUEST: To allow a hotel with less than 75 rooms to be constructed in a residential area of 69%.

CHAPTER 28 REFERENCE(S): 28-202(a) (5)

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

Summary of Variance request (Be as complete as possible)

The motel is to be located, essentially, at the intersection of Cavalcade with the southbound feeder for I-45. Little White Oak Bayou occupies all the space between the hotel site's east property line and the southbound feeder right-of-way. It is not feasible to connect a driveway for the hotel to the feeder across the bayou. Our basic request is to be treated as though our east property line was shared with the feeder rather than with the bayou and to be allowed to take driveway access to Cavalcade, a non-residential major thoroughfare with at least 4 lanes for moving traffic.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The area where the hotel is proposed is very definitely a commercial area. It is not possible to meet the letter of the ordinance's relief for being on a freeway feeder because of the intervening 100' +/-width of bayou. The site may as well be as described in the ordinance. The hotel will occupy the tract closest to the freeway feeder on the south side of Cavalcade and the west side of the freeway. The location is a very reasonable location for a hotel (the junction of a major thoroughfare with the feeder of an interstate highway) . The owner has no other use for the tract

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

While it is true that the hotel owner is buying the land, the site does appear to virtually meet the requirements of the ordinance. It is as close to the feeder road as is practicable at this intersection.

HOTEL/MOTEL VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of the exemption for hotels in a residential area that abut and take access from a freeway feeder is to define a location on a feeder as a proper location for a hotel. We believe this hotel complies with the spirit, if not the letter, of the intent and general purpose of this ordinance section. Although the ordinance denies the creation of precedent by any decision of the Commission, it is important to note that similar variances have been granted along the north right-of-way line of the North Sam Houston Parkway where a high line and a pipeline contained within an owned strip rather than an easement separate the hotel from the freeway.

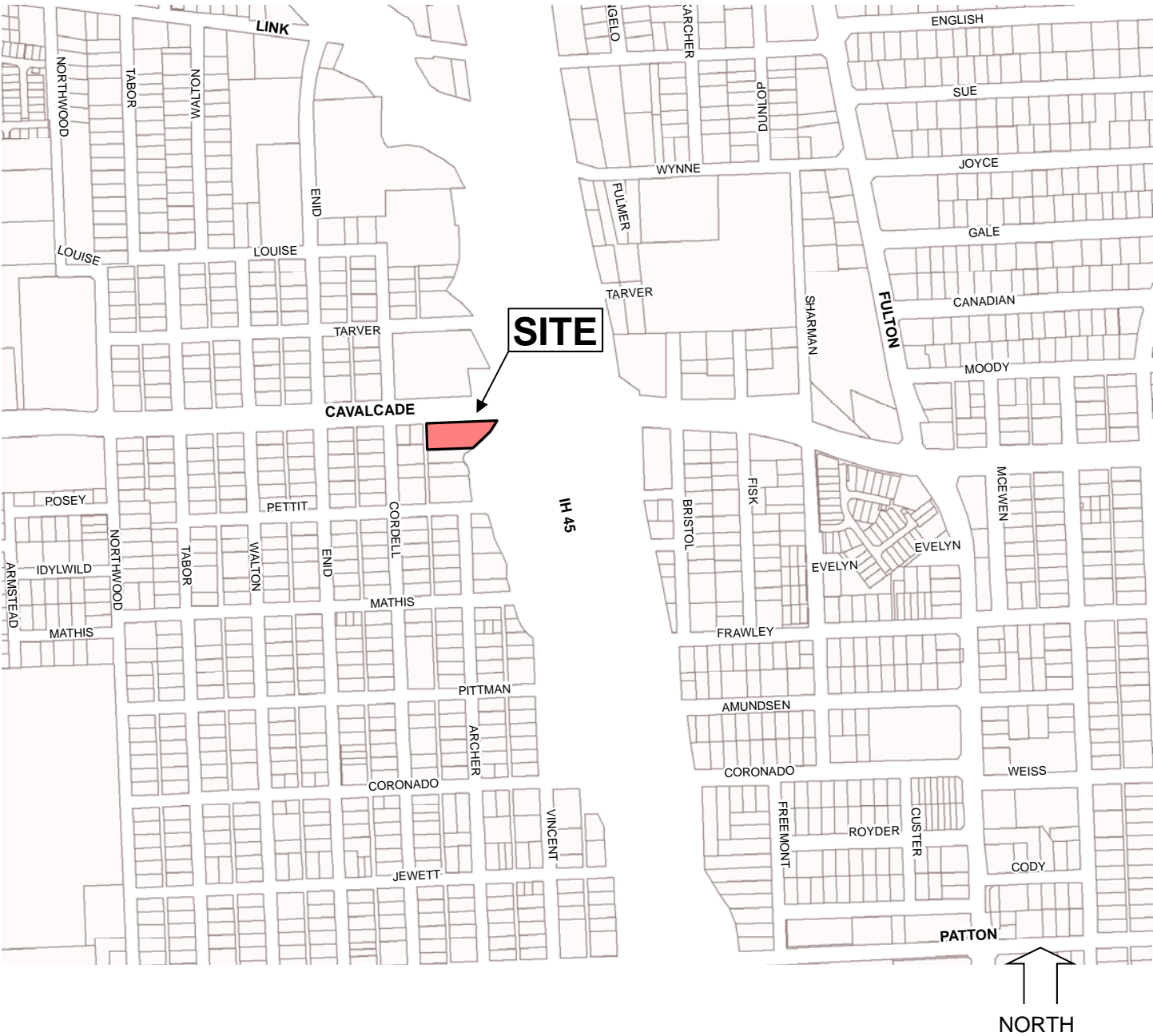
(4) The granting of the variance will not be injurious to the public health, safety or welfare;

A natural obstruction of only 100' width separates the hotel site from the feeder. We feel we comply with the spirit of the ordinance. By complying with the spirit of the ordinance, we cannot imagine the hotel would be injurious to the public health, safety or welfare.

HOTEL/MOTEL VARIANCE

Houston Planning Commission

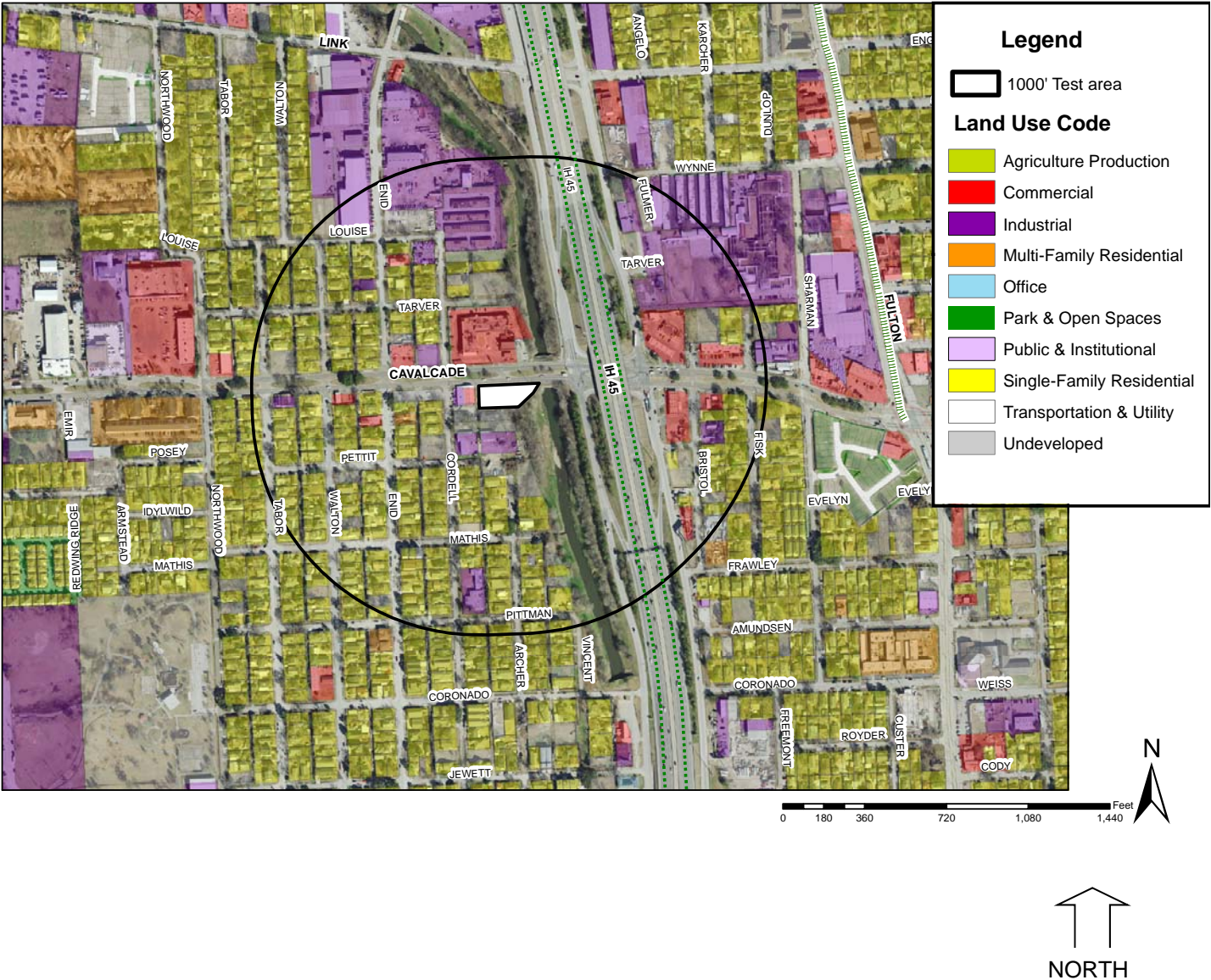
Planning and Development Department



Site Location

Houston Planning Commission

Planning and Development Department



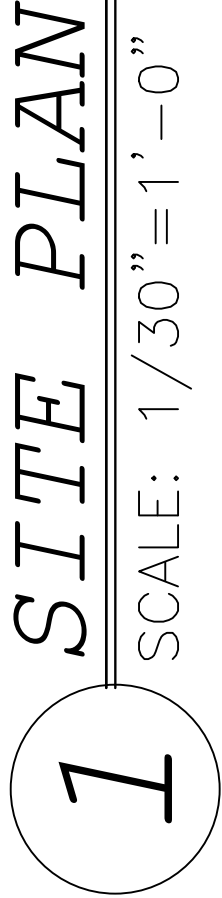
Land Use Map

Houston Planning Commission

Planning and Development Department



AERIAL MAP



CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT
LANDSCAPE ANALYSIS FORM

A. STREET TREES:
Length of property line in lineal feet as measured along all sides of the property fronting on a public street(s). $\frac{256 \text{ lineal feet}}{30} = \frac{9}{9}$ Street trees required.
(Staff may create an artificial lot)

B. PARKING LOT TREES:
Number of new parking stalls to be constructed required.

$$\frac{47}{10} = \underline{\hspace{1cm}}$$

5 Parking lot trees

C. TOTAL TREE REQUIREMENT:
 $A + B = 14$ total number of street and parking lot trees required.

F. SHRUBS: (Are required for new or the expanded portion of parking lots)
Total number of street trees required, from A above $X \frac{90}{10} = 90$ shrubs.

G. **LANDSCAPE BUFFER:** 6' high screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential. (Site plan must show land use on all sides of the property)

PROJECT INFORMATION:	
LAND AREA	21,016 SQ.FT.
FIRST FLOOR AREA	1,724 SQ.FT.
SECOND FLOOR AREA	13,198 SQ.FT.
THIRD FLOOR AREA	13,198 SQ.FT.
TOTAL AREA	28,120 SQ.FT.
# OF ROOMS	51
# OF PARKING SPACES	53

SITE PLAN
SHEET TITLE
1"= 30'
SCALE
1804
PROJECT NUMBER
05.30.18
DATE
C3.0
SHEET NUMBER

030

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 4/11/2019

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
NORTH OF: Patton St SOUTH OF: North 610	EAST OF: Airline Dr WEST OF: i-45	19041435	77009	5359	453T City

APPLICANT: Hasu Patel

ADDRESS: 115 W.Cavalcade St, Houston Tx

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 2-18-19

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:
28-202(5)

LAND USE CALCULATIONS: 69% residential

PRIMARY ENTRANCE LOCATION: Cavalcade St

PURPOSE OF REQUEST:

28-202- (a)(5) -To allow a hotel with less than 75 rooms to be constructed in a residential area

BASIS OF REQUEST: The applicant is requesting to be located within a residential area with only 51 rooms being proposed. The ordinance requires at least 75 rooms in order to construct a hotel at the location.

STAFF RECOMMENDATION: Deny

BASIS OF RECOMMENDATION: This application was previously submitted in April of last year with the same variance request. Since then, the applicant has added 5 rooms which changed the room count from 46 to 51 rooms. The change in room count has decrease the test area from 1500' to 1000', and the residential percentage from 82% to 69%. Located in the near vicinity of the proposed hotel, is an existing Astro inn Hotel, Auto store & single-family homes and a church. The applicant's justification for the request is that the bayou prevents them from taking access to the feeder road, which would give them relief from the residential test area. Due to the fact that applicant cannot provide a driveway connection to the feeder road, vehicular and or foot traffic generated from the hotel could mix with traffic from the residential neighborhood. Staff does not believe the Little White Oak Bayou existence is a hardship itself. The Bayou has been in existence well before the developer acquired the property.

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: April 11, 2019
