

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 25, 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
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

J. Stacy Slawinski, 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 25, 2019

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

Call to Order

Director's Report

Approval of the April 11, 2019 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (John Cedillo)
- b. Replats (John Cedillo)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe Phlegm, Devin Crittle, Lyndy Morris and John Cedillo)
- d. Subdivision Plats with Variance Requests (Chad Miller, Homero Guajardo Alegria, Aracely Rodriguez, Lyndy Morris and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Suvidha Bandi, Chad Miller, Homero Guajardo Alegria)
- 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 23, 2019

- a. Aftonshire Views
- b. Benders Landing Estates Sec 4 partial replat no 3
- c. Carverdale Sec 7 partial replat no 1
- d. El Fenice Sec 1 partial replat no 1
- e. Neuen Manor partial replat no 13
- f. Sun Valley Sec 1 partial replat no 1
- g. Telge Ranch Sec 1 partial replat no 1

III. Consideration of an Off-Street Parking Variance for property located at 5220 Avenue J (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 The Montrose Hotel located at 2509 Dunlavy Street (Devin Crittle)

VII. Public Comment

VIII. Adjournment

Minutes of the Houston Planning Commission

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

April 11, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:53 p.m. during item 105

Susan Alleman

Arrived at 2:33 p.m. during Director's Report

Bill Baldwin

Antoine Bryant

Arrived at 2:57 p.m. during item 107

Lisa Clark

Randall L. Jones

Isabel Longoria

Arrived at 2:31 p.m. during Director's Report

Lydia Mares

Arrived at 2:35 p.m. during item 103

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 3:11 p.m. during item 109

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

Commissioner James Noack

Maggie Dalton for

Left at 4:02 p.m. during item II

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

Margaret Wallace Brown, Interim Director, Planning and Development

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVAL OF THE MARCH 28, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 28, 2019 Planning Commission meeting minutes.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 99)

Item(s) removed for separate consideration: **2, 3, 19, 32, 40 and 49.**

Staff recommendation: Approve staff's recommendations for item(s) **1 - 99** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 99** subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Longoria**

Vote: **Unanimous**

Abstaining: **None**

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

Staff recommendation: Approve staff's recommendation for item(s) **2, 3, 19, 32, 40 and 49**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **2, 3, 19, 32, 40 and 49**, subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Longoria**

Vote: **Unanimous**

Abstaining: **None**

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

C PUBLIC HEARINGS

100 Crockett Street Landing 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: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

101 Devon Estates partial replat no 1

C3N

Defer

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

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

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Stuart Stern – opposed.

102 Eagle Landing Townhomes

C3N

Defer

Staff recommendation: Defer the application for two weeks per Harris County to obtain additional information.

Commission action: Deferred the application for two weeks per Harris County to obtain additional information.

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

103 Garden Oaks First Section 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: **Longoria**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Carrie Arnett, supportive

104 GoodDay Braeswood C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Terry Corino, applicant – supportive; Gavin Parker – opposed.

105 Harper Woods partial replat no 1 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

106 Harper Woods partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

107 Mangum Manor Sec 1 partial replat no 2 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Franciso Blasco and Jessie Heiner – supportive.

108 Porter Pixel Place C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

109 Quinn Way partial replat no 1 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Uriel Figueroa, applicant – supportive; Richard Smith, Houston Public Works.

110 Shadyvilla Addition no 1 partial replat no 4 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

111 Westheimer Gardens partial replat no 3 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

112 Bridgeland Harris County MUD C2 Approve 418 Lift Station no 3

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

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

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

113 Bridgeland Parkland Village Sec 44 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: **Smith** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

114 Buck Landing C2R Withdrawn

115 Cypresswood Landing GP GP Defer

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

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

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

116 Delz Business Park GP GP Approve

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

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

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

Speaker: Bobby Thompson, undecided.

117 Emancipation Villas 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: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 118-119 were taken together at this time.

118 Groves GP GP Approve

119 Groves Sec 30 C3F Approve

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

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

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

120 Hamilton Enclave C2R Defer

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

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

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

121	Highland Village Estates	C3R	Withdrawn
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122	Oakmont Crossing	C2R	Defer
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Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the application.

Motion: Sigler	Second: Baldwin	Vote: Unanimous	Abstaining: None
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Speaker: Bret Hightower, applicant – supportive.

123	Stages Repertory Theatre replat no 1	C2R	Withdrawn
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E **SPECIAL EXCEPTIONS**
NONE

F **RECONSIDERATION OF REQUIREMENTS**

Items 124-125 were taken together at this time.

124	McCrary Meadows GP	GP	Approve
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125	Brandt Road Street Dedication Sec 1	SP	Approve
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Staff recommendation: Grant the special exception(s) and approve the plat(s) subject to the CPC 101 form conditions.

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

Motion: Dalton	Second: Jones	Vote: Unanimous	Abstaining: None
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Items G, H, and I were taken together at this time.

G **EXTENSIONS OF APPROVAL**

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

137	Bridge Creek GP	NC	Approve
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(prev. Miramesa West GP)

138	Bridge Creek Sec 1	NC	Approve
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(prev. Miramesa West Sec 1)

139	Bridge Creek Sec 4	NC	Approve
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(prev. Miramesa West Sec 4)

140	Villefranche Villas	NC	Approve
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(prev. Villafranche Villas)

I CERTIFICATES 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

Staff recommendation: Approve staff's recommendation for items 126-144.

Commission action: Approved staff's recommendation for items 126-144.

Motion: **Mares**

Second: **Bryant**

Vote: **Carries**

Abstaining: **Sigler on
items 126 and 133**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 9, 2019 FOR:

- 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

Staff recommendation: Establish a public hearing date of May 9, 2019 for item II a-o.

Commission action: Established a public hearing date of May 9, 2019 for item II a-o.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 4710 CENTER STREET**

Staff recommendation: Grant the variance to allow 91 vehicle spaces in lieu of the required 126 spaces subject to the following conditions: provide a 6' unobstructed sidewalk along Center Street and Parker Street, except where there are existing barriers; relocate the existing fence within the property boundaries along both Center Street and Parker Street; and coordinate with METRO on the bus stop along N. Shepherd Drive.

Commission action: Granted the variance to allow 91 vehicle spaces in lieu of the required 126 spaces subject to the following conditions: provide a 6' unobstructed sidewalk along Center Street and Parker Street, except where there are existing barriers; relocate the existing fence within the property boundaries along both Center Street and Parker Street; and coordinate with METRO on the bus stop along N. Shepherd Drive.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Michael Chabala, applicant – supportive.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2112 DUNLAVY STREET

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

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

Motion: **Jones**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

V. 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: **Alleman**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

VI. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL BLUE DOWNTOWN LOCATED AT 115 W. CAVALCADE STREET

Staff recommendation: Deny the Hotel/Motel variance.

Commission action: Denied the Hotel/Motel variance.

Motion: **Baldwin**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Hasu Patel, applicant – supportive.

VII. EXCUSE THE ABSENCES OF COMMISSIONERS BRYANT AND VICTOR

Commissioners Bryant and Victor were present; therefore, no Commission action was required.

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:21 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Michael Kramer, Acting Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Atascocita Springs Sec 2	C3F		Approve the plat subject to the conditions listed
2	Archer Place partial replat no 1	C3F		Approve the plat subject to the conditions listed
3	Avondale on Main Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
4	Bavaria Commercial Reserve	C2		Approve the plat subject to the conditions listed
5	Blue Spring Homes	C3F	DEF1	Approve the plat subject to the conditions listed
6	Breckenridge Park West GP	GP		Approve the plat subject to the conditions listed
7	Bridge Creek Sec 2	C3F		Approve the plat subject to the conditions listed
8	Bridge Creek Sec 3	C3F		Defer Applicant request
9	Bridgeland Parkland Village Sec 39	C3F		Approve the plat subject to the conditions listed
10	Bridgeland Parkland Village Sec 41	C3F		Approve the plat subject to the conditions listed
11	Champions Oak GP	GP		Defer Additional information reqd
12	City Park Commercial North	C2		Approve the plat subject to the conditions listed
13	Crockett Street Landing partial replat no 1	C3F		Approve the plat subject to the conditions listed
14	Cypress Creek Landing Sec 2	C3P		Defer Additional information reqd
15	Cypress Creek Landing Sec 3	C3P		Approve the plat subject to the conditions listed
16	Eagle Landing Sec 9	C3P		Approve the plat subject to the conditions listed
17	Echo Estates	C3F	DEF1	Defer Additional information reqd
18	Garden Oaks First Section partial replat no 1	C3F		Approve the plat subject to the conditions listed
19	Gotay Estates	C2		Approve the plat subject to the conditions listed
20	Groves Sec 29	C3F		Approve the plat subject to the conditions listed
21	Harper Woods partial replat no 1	C3F		Defer Chapter 42 planning standards
22	Harper Woods partial replat no 2	C3F		Defer Chapter 42 planning standards
23	HCWCID 116 Water Plant Sec 1	C2		Approve the plat subject to the conditions listed
24	Hollister Meadows	C2	DEF1	Approve the plat subject to the conditions listed
25	Inwood Park Village partial replat no 1	C3F		Approve the plat subject to the conditions listed
26	Inwood Park Village partial replat no 2	C3F		Approve the plat subject to the conditions listed
27	Katy Creek Ranch Sec 10	C3P		Approve the plat subject to the conditions listed
28	Katy Pointe Sec 3	C3P		Defer Applicant request
29	Kuykendahl Memorial Baptist Church	C2		Defer Additional information reqd
30	Newport Sec 6 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
31	Orange Spring Homes	C3F	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: April 25, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
32	Patterson Park	C2		Approve the plat subject to the conditions listed
33	Porter Pixel Place	C3F		Approve the plat subject to the conditions listed
34	Quinn Way partial replat no 1	C3F		Approve the plat subject to the conditions listed
35	Royal Brook At Kingwood Sec 10	C3F	DEF1	Approve the plat subject to the conditions listed
36	Sam Houston Distribution Center	C3F	DEF2	Approve the plat subject to the conditions listed
37	Shadyvilla Addition No 1 partial replat no 4	C3F		Approve the plat subject to the conditions listed
38	Southwest Logistics Park Sec 2	C3F		Approve the plat subject to the conditions listed
39	Spring Valley Creek Sec 1	C3F		Defer Chapter 42 planning standards
40	Traces Sec 1 partial replat no 5	C3F		Defer County Request
41	Ventana Lakes East Sec 3	C3F		Approve the plat subject to the conditions listed
42	Ventana Lakes East Sec 4	C3F		Approve the plat subject to the conditions listed
43	Vistas of Klein Lake Sec 4	C2		Approve the plat subject to the conditions listed
44	Westheimer Gardens partial replat no 3	C3F		Approve the plat subject to the conditions listed
45	Windermere partial replat no 1	C3F		Approve the plat subject to the conditions listed
46	Windrow Sec 2	C3F		Defer County request
47	Woodridge Forest Sec 8	C3P		Defer Applicant request

B-Replats

48	Acre Homes partial replat no 1	C3R		Approve the plat subject to the conditions listed
49	Anita Homes	C2R		Approve the plat subject to the conditions listed
50	Axe and Hammer at Blueberry	C2R		Approve the plat subject to the conditions listed
51	Bleker Place	C2R		Approve the plat subject to the conditions listed
52	Braemar Village	C3R	DEF1	Defer Applicant request
53	Buck Street Boys Dupleduex	C2R		Approve the plat subject to the conditions listed
54	Buck Street Boys Dupletrois	C2R		Approve the plat subject to the conditions listed
55	Columbia Homes	C2R		Defer Additional information reqd
56	Delz Business Park Sec 1	C2R		Approve the plat subject to the conditions listed
57	Dolly Wright Villas	C2R		Approve the plat subject to the conditions listed
58	Drennan Street Landing	C2R		Approve the plat subject to the conditions listed
59	Duelos Development	C2R		Approve the plat subject to the conditions listed
60	Eastmoor partial replat no 1	C2R		Approve the plat subject to the conditions listed
61	Fullerton Commercial Center	C2R		Defer Chapter 42 planning standards
62	Fulton Development	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Green Oaks Reserve	C2R		Approve the plat subject to the conditions listed
64	Heights Landings	C2R		Approve the plat subject to the conditions listed
65	Huerta Estates	C2R		Approve the plat subject to the conditions listed
66	JKM Acres	C2R		Defer Additional information reqd
67	Melrose Place Reserve	C2R		Defer Additional information reqd
68	Muskrat Suzie	C2R	DEF1	Approve the plat subject to the conditions listed
69	Neighbors in Action Community Center Flaxman Street	C2R		Approve the plat subject to the conditions listed
70	North Village Drive Street Dedication	SP	DEF1	Approve the plat subject to the conditions listed
71	Terry Lofts	C2R		Approve the plat subject to the conditions listed
72	Timber Crossing North	C3R		Approve the plat subject to the conditions listed
73	Uhaul Houston Easthaven	C2R	DEF2	Approve the plat subject to the conditions listed
74	Waterview Synergy	C2R		Approve the plat subject to the conditions listed
75	Woodlyn Court	C2R	DEF1	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

76	De Los Angeles	C3N		Approve the plat subject to the conditions listed
77	Devon Estates partial replat no 1	C3N	DEF1	Defer Applicant request
78	Eagle Landing Townhomes	C3N	DEF1	Defer Applicant request
79	Gleannloch Farms Office Enclave	C3N		Approve the plat subject to the conditions listed
80	Grove at Oak Forest Sec 1 partial replat no 1 and extension	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
81	Hyde Park partial replat no 8	C3N		Approve the plat subject to the conditions listed
82	Lantana Sec 1 partial replat no 1	C3N		Withdraw
83	Macgregor Terrace Sec 2 partial replat no 1	C3N		Defer Additional information reqd
84	Newport Sec 7 partial replat no 4	C3N		Approve the plat subject to the conditions listed
85	Summerlyn Terrace replat no 1	C3N		Approve the plat subject to the conditions listed
86	Traces Sec 1 partial replat no 6	C3N		Defer for further study and review

D-Variances

87	Bellfort Farms GP	GP		Defer Applicant request
88	Cypresswood Landing GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
89	Cypresswood Landing Sec 1	C3P		Approve the plat subject to the conditions listed
90	Emancipation Villas	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
91	Hamilton Enclave	C2R	DEF2	Deny the requested variance(s) and Approve the plat subject to the conditions listed
92	Oakmont Crossing	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
93	Settegast Ranch GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
94	Towne Lake North GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
95	UPS Sweetwater Hub East	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
96	Villas at Foxbrick Lane	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

F-Reconsideration of Requirements

97	Montrose Parking Body Shop	C2R		Defer Additional information reqd
98	Sheldon ISD High School Sec 1	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Stavinoha Acres	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

100	Chesapeake Reserve	EOA		Approve
101	Eastwood Green	EOA		Approve
102	Garrett Legacy	EOA		Approve
103	Pinpoint Richmond	EOA		Approve
104	Purple Sage Street Street Dedication Sec 1	EOA		Approve
105	Rosslyn Addition partial replat no 3	EOA		Approve
106	Satya Mason	EOA		Approve
107	Skylink Terrace	EOA		Approve
108	Tavola Sec 28	EOA		Approve
109	Wat Buddha Mongkol of Houston	EOA		Approve
110	Windstone Crossing Commercial	EOA		Approve

H-Name Changes

None

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

111	18640 Kita Ct.	COC		Approve
112	21111 Trinity Way	COC		Approve
113	18372 Wisp Willow Way	COC		Approve
114	21425 W Hammond Dr.	COC		Approve
115	23375 Maze Ln.	COC		Approve
116	24374 Parker Rd.	COC		Approve
117	20244 Sam's Hill	COC		Approve
118	17465 Royal Coach Ln.	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

None

Off- Street Parking with Variance Requests

III	5220 Avenue J	PV		Defer
IV	2112 Dunlavy Street	PV		Approve
V	610 Oxford Street	PV		Defer

Hotel/Motel with Variance Requests

VI	The Montrose Hotel located at 2509 Dunlavy Street	HMV		Defer
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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 04/25/2019
Plat Name: Atascocita Springs Sec 2
Developer: Camillo Properties, Ltd
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0668 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.5500	Total Reserve Acreage:	2.7200
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375M	ETJ

Conditions and Requirements for Approval

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

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

159. Provide centerline tie.

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.

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)

City Engineer: W.L.E. can't overlap with Stm.S.E..

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 04/25/2019
Plat Name: Archer Place partial replat no 1
Developer: Hovas Development LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0749 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	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.

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 04/25/2019
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:
Approve the plat subject to
the conditions listed

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.

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

052. Avondale on Main Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 04/25/2019
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:
Approve the plat subject to
the conditions listed

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 04/25/2019
Plat Name: Bavaria Commercial Reserve
Developer: Morris & Associates
Applicant: Gruller Surveying
App No/Type: 2019-0676 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.5110	Total Reserve Acreage:	1.5110
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	GREENWOOD UD
County	Zip	Key Map ©	City / ETJ
Harris	77044	416Z	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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 5
Action Date: 04/25/2019
Plat Name: Blue Spring Homes
Developer: M&G Construction
Applicant: Level Up
App No/Type: 2019-0634 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9320	Total Reserve Acreage:	0.0092
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and Requirements for Approval

007.1. Public Works and Engineering, Water Design's review has determined that a master water meter is required. Contact Public Works and Engineering, Water Design.

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: 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.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/25/2019
Plat Name: Breckenridge Park West GP
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0711 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.7600	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	293Y	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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)

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)

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

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

Add airport tier notes: Chapter 9, Sec. 359(a) and Sec. 708 (a).

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

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

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/25/2019
Plat Name: Breckenridge Park West GP
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0711 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.

PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Check with COH for intersection spacing and if reverse curve for N-S street conforms with chapter 42
UVE should be checked at unnamed entry road and Birnamwood Drive.
NB left turn lane will be required on Birnamwood Drive at unnamed entry road.
Center line radius of Birnamwood Drive has not been called out. Minimum of 2000' is required.
Corner ROW radius at intersection of unnamed entry road and Birnamwood Drive will be minimum of 30'.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 04/25/2019
Plat Name: Bridge Creek Sec 2
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0715 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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 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. Bridge Creek Terrace Drive Street Dedication and Bridge Creek Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 04/25/2019
Plat Name: Bridge Creek Sec 2
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0715 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - Show Channel U100-00-00 and HCFCD Easement at the northern boundary of the plat and correct Key Map information on the Vicinity Map (see aerial on uploaded PDF).

City Engineer: Make sure that the subdivision has detention.

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

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

Sec 1 and Bridge Creek Terrace Drive to the east 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 04/25/2019
Plat Name: Bridge Creek Sec 3
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0716 C3F

Staff Recommendation:
Defer Applicant request

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

Conditions and Requirements for Approval

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

012.2.1 Dead-end utility easements are not permitted.

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.

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. Bridge Creek Terrace Drive Street Dedication must be recorded prior to or simultaneously with this plat.

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

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

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

1. As discussed previously, HL&P easement area must be included within this plat's boundary. Submit revised information, drawings, registry drawing, title report, and other required documents.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 04/25/2019
Plat Name: Bridge Creek Sec 3
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0716 C3F

Staff Recommendation:
Defer Applicant request

PWE Utility Analysis: Approve

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

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

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)

Bridge Creek Terrace Drive will need to be recorded prior to or simultaneously with this plat include HL and p easement within plat boundary

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 04/25/2019
Plat Name: Bridgeland Parkland Village Sec 39
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-0682 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	20.5700	Total Reserve Acreage:	12.9790
Number of Lots:	21	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:	HARRIS COUNTY MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	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. Per conversation with applicant, an exhibit and timeline must be provided to staff, concerning abutting drainage reserves. These reserves must be recorded in future sections.

For Your Information:

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 04/25/2019
Plat Name: Bridgeland Parkland Village Sec 41
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No/Type: 2019-0743 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	19.3400	Total Reserve Acreage:	3.5000
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	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 suburban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 20 foot building line for any carport or garage. 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. Bridgeland Parkland Village Sections 33 and 34 must be recorded prior to or simultaneously with this plat.
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.
121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 04/25/2019
Plat Name: Bridgeland Parkland Village Sec 41
Developer: Bridgeland Development LP
Applicant: Costello, Inc.
App No/Type: 2019-0743 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 11

Action Date: 04/25/2019

Plat Name: Champions Oak GP

Developer: Woodmere Development Company, Limited

Applicant: Van De Wiele & Vogler, Inc.

App No/Type: 2019-0710 GP

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	75.6200	Total Reserve Acreage:	0.0000
Number of Lots:	0	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	77066	370M	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)

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)

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

1. Address 1400' Intersection spacing along western plat boundary.
2. Address 2600' intersection spacing alone eastern boundary.
3. Deferred per county for further review and possible extension of Suttle Road.

For Your Information:

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

PWE Utility Analysis: Approve

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

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

County requests a deferral for further study and review of public roadway easement outside of plat boundary.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 04/25/2019
Plat Name: City Park Commercial North
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0723 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.7720	Total Reserve Acreage:	4.7720
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:	HARRIS COUNTY MUD 390
County	Zip	Key Map ©	City / ETJ
Harris	77047	573J	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.

052. City Park Central Lane Sec 1 Street Dedication must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 04/25/2019
Plat Name: City Park Commercial North
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0723 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html
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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 04/25/2019
Plat Name: Crockett Street Landing partial replat no 1
Developer: Jose Ocque, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0725 C3F

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.

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. 5' building line granted with Certificate of Appropriateness (COA), HPO File No. 2018-0116. Any variation from approved COA will reinstate Ch. 42 building line requirements.
2. Show Common ownership between parcels shown on markup.
3. Dimension ROW as shown in markup.
4. No punctuation in plat 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: 13
Action Date: 04/25/2019
Plat Name: Crockett Street Landing partial replat no 1
Developer: Jose Ocque, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0725 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 04/25/2019
Plat Name: Cypress Creek Landing Sec 2
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0712 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	10.0300	Total Reserve Acreage:	0.7700
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	330V	ETJ

Conditions and Requirements for Approval

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

052. Cypress Creek Lansing Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

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

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

1. Address 1400' Intersection spacing along Southern boundary.
2. Coordinate with GP to south and ensure Eagle Fern Lane aligns with Stub street to south.
3. Show all adjacent existing and proposed property lines.
4. Deferred for confirmation of coordination with Maybrook Village GP and for 1400' intersection spacing.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 04/25/2019
Plat Name: Cypress Creek Landing Sec 2
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0712 C3P

Staff Recommendation:
Defer Additional
information reqd

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Sec 1 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: 15
Action Date: 04/25/2019
Plat Name: Cypress Creek Landing Sec 3
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0713 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.1200	Total Reserve Acreage:	0.2100
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	330V	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. Cypress Creek Landing must be recorded prior to or simultaneously with this plat.
053. Change street name(s) as indicated on the file copy to avoid duplication.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
-
1. Change street name of Misty Springs Trail to Leyland Brook Lane.
2. Add single family restriction note for lots.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 04/25/2019
Plat Name: Cypress Creek Landing Sec 3
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0713 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
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: Please review street name Misty Springs Trail. According to App. No. 2018-1713 (final plat), the name should be Leyland Brook Ln.

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

Misty Springs Trail is a duplication of Misty Spring Lane. Change street name

Sec 1 prelim plat calls out Leyland Brook Lane as the street name

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 04/25/2019
Plat Name: Eagle Landing Sec 9
Developer: Woodmere Development Co., LTD., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-0733 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.1900	Total Reserve Acreage:	1.0000
Number of Lots:	88	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 399
County	Zip	Key Map ©	City / ETJ
Harris	77090	332W	ETJ

Conditions and Requirements for Approval

013. Provide pipeline release letter at recordation.

037. COS reserves shall be reasonably dry and flat. (185)

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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16

Action Date: 04/25/2019

Plat Name: Eagle Landing Sec 9

Developer: Woodmere Development Co., LTD., A Texas Limited Partnership

Applicant: EHRA

App No/Type: 2019-0733 C3P

Staff Recommendation:

Approve the plat subject to the conditions listed

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

City Engineer: Make sure that the subdivision has detention.

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

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

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

Extension of property onto flood control easement must be shown on future Sec 10 plat.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17

Action Date: 04/25/2019

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17

Action Date: 04/25/2019

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 04/25/2019
Plat Name: Garden Oaks First Section partial replat no 1
Developer: Gulf Coast Commercial Group, Inc.
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-0691 C3F

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

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 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html

www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 04/25/2019
Plat Name: Gotay Estates
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2019-0700 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3300	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	298Y	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)

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

088.0.1. Add note: All Lots shall have adequate wastewater collection service.

190.3. Add 'Marlene L. Gafrick, Secretary' as Secretary in the Planning Commission certificate.

194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Add 'Diane Trautman' as Harris County Clerk (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: 19
Action Date: 04/25/2019
Plat Name: Gotay Estates
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2019-0700 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 04/25/2019
Plat Name: Groves Sec 29
Developer: LH Groves LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-0681 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.0200	Total Reserve Acreage:	3.9080
Number of Lots:	43	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:	HC MUD 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: Approved
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)
Verify if restriction for reserve E is recreational
UVE should be checked at Hickory Arroyo Drive and Madera Run Pkwy.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 04/25/2019
Plat Name: Harper Woods partial replat no 1
Developer: Sullivan Brothers Builders, LTD.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0688 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.2670	Total Reserve Acreage:	1.0760
Number of Lots:	14	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	292E	ETJ

Conditions and Requirements for Approval

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

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

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

1) Provide chart showing that there is enough C.O.S to cover
Harper Woods Sec 1

2) Remove U.E's from 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
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 04/25/2019
Plat Name: Harper Woods partial replat no 2
Developer: Sullivan Brothers Builders, LTD.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0689 C3F

Staff Recommendation:
Defer Chapter 42 planning
standards

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

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.

- 1) Show F.H within 100' of the entrance, provide 10' waterline easement or show private water system note
- 2) Remove public utilities

For Your Information:

The below comments were made by other agencies during this review period. These comments 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. Make sure F.H. is shown. Master W.M. is required for 28' PVT, PAE.

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 23
Action Date: 04/25/2019
Plat Name: HCWCID 116 Water Plant Sec 1
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0724 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4307	Total Reserve Acreage:	1.4307
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	HARRIS COUNTY WCID 116
County	Zip	Key Map ©	City / ETJ
Harris	77069	330Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 24
Action Date: 04/25/2019
Plat Name: Hollister Meadows
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0595 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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.

134.6. The then-current fee in lieu of dedication shall be applied to this number (_24_units) of dwelling units.

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. Correct Parks table, there ate no existing dwelling units, so there is 24 incremental dwelling units.
2. Keep consistent font on face of plat.
3. 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: 24

Action Date: 04/25/2019

Plat Name: Hollister Meadows

Developer: Topaz Ventures, LLC

Applicant: PLS CONSTRUCTION LAYOUT, INC

App No/Type: 2019-0595 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

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: 25
Action Date: 04/25/2019
Plat Name: Inwood Park Village partial replat no 1
Developer: hettig-kahn companies
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-0685 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.7700	Total Reserve Acreage:	17.7700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	411R	City

Conditions and Requirements for Approval

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

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

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

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

1) Add multi family note

2) Show enlarged detail of the intersection and provide visibility triangle (as indicated on the markup)

For Your Information:

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

PWE Utility Analysis: A Wastewater 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

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

Parks and Recreation: Plat is subject to Park and Open Space Fees. Park and Open Space fee language is missing from plat.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 04/25/2019
Plat Name: Inwood Park Village partial replat no 2
Developer: hettig-kahn companies
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-0690 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.3430	Total Reserve Acreage:	4.3430
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	411R	City

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.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

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

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

1) Add multi family note

For Your Information:

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

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

Submit applications online at www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html

www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

Parks and Recreation: Missing multi-family parks and open space language on plat

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 04/25/2019
Plat Name: Katy Creek Ranch Sec 10
Developer: Academy Development
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0667 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.8810	Total Reserve Acreage:	5.2710
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:	Storm Sewer	Utility District:	Harris Fort Bend Counties MUD 5
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484R	ETJ

Conditions and Requirements for Approval

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament_185_cos.doc)

040.3. COS per lot and Summary Table must be shown on the face of the plat (184).

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

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

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (192)

Reserves B, C, and D may not be restricted to "Retaining Wall". Identify a Chapter 42 reserve restriction that would allow for retaining walls (42-190). Coordinate with Fort Bend County.

Verify Reserves C and D boundaries adjacent to, and/or along, Palm Ranch Drive.

Because an Amenities Plan is being used for COS within Reserve "A", please also provide a plat note stating that this subdivision's compensating open space includes an Open Space Amenities Plan. - The plat and Amenities Plan will be recorded simultaneously.

Add Plat Note:

(xx) This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve. Ref. No. OSAP-_____.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 04/25/2019
Plat Name: Katy Creek Ranch Sec 10
Developer: Academy Development
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0667 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 04/16/09:

Parking can be accommodated along the proposed streets and along Lake Drive which is the minimum 26' wide.

Fort Bend Engineer: 1) Variances through Fort Bend County will be required at final platting

2) The L6 measurement appears incorrect

3) Label all reserves

4) Add bearings and distances for all required callouts

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

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: 28
Action Date: 04/25/2019
Plat Name: Katy Pointe Sec 3
Developer: TELEPHONE INVESTMENTS, INC.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0680 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	13.0860	Total Reserve Acreage:	0.1270
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445E	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
149. Change street name ending(s) as indicated on the marked file copy. (133-134). Karedia Hill requires a suffix.
209. Applicant has requested that this item be deferred for two weeks.

Include the strip of land, shown as drainage easement on the GP, with the final plat or record this area simultaneously with this plat.

Extend Manesia Meadow Lane to the General Plan boundary to the north.

For Your Information:

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

PWE Utility Analysis: Approved
Addressing: Karesia Hill is missing the street suffix. Please add it to the plat drawing
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 by separate instrument will need to be recorded prior to plat recordation
Add a suffix to Karedia Hill



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 04/25/2019
Plat Name: Kuykendahl Memorial Baptist Church
Developer: Airline Memorial Baptist Church
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0665 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	13.9710	Total Reserve Acreage:	13.9650
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	290K	ETJ

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. ____ 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)

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: 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)

Label 10 foot building line along Avalon Lake Crest Drive

Avalon Lake Crest Drive will need to be recorded prior to or simultaneously with this plat.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 04/25/2019
Plat Name: Newport Sec 6 partial replat no 1 and extension
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0727 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.6920	Total Reserve Acreage:	0.7087
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	NEWPORT MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	379T	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.

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: 31
Action Date: 04/25/2019
Plat Name: Orange Spring Homes
Developer: M&G Construction
Applicant: Level Up
App No/Type: 2019-0636 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9235	Total Reserve Acreage:	0.0138
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and Requirements for Approval

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

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 a fire hydrant within 100' of the entrance to the subdivision from Laverne Street.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 04/25/2019
Plat Name: Orange Spring Homes
Developer: M&G Construction
Applicant: Level Up
App No/Type: 2019-0636 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 04/25/2019
Plat Name: Patterson Park
Developer: Martinez Guy & Maybok
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-0698 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1210	Total Reserve Acreage:	1.1210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	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.

139. Provide for widening of Patterson Street local street. (122)

158. Provide for the dedication of widening for Patterson Street as indicated on the marked file copy.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 04/25/2019
Plat Name: Patterson Park
Developer: Martinez Guy & Maybok
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-0698 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html www.publicworks.houstontx.gov/pds/development.html
City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - this plat will require a Plat Release letter prior to recordation.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 04/25/2019
Plat Name: Porter Pixel Place
Developer: HomeSmiths, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0752 C3F

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.

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

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

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

For Your Information:

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

PWE Traffic: 04/16/09:
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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html www.publicworks.houstontx.gov/pds/development.html

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 04/25/2019
Plat Name: Quinn Way partial replat no 1
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0709 C3F

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.

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 Plat Note:

(xx) The Planning Commission granted a variance to allow for a single-family residential lot to provide a dual building line of 6.8' along Beall Street and allow a portion of a second story patio/balcony to encroach 3.1' x 4.0' into the 10' building line for the life of the structure.

For Your Information:

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

PWE Utility Analysis: A Wastewater 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 04/25/2019
Plat Name: Royal Brook At Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2019-0664 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

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.

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 to parks and open space table: "Greenbelt Acreage remaining from Royal Brook Reserve = 1.12 ac"; Correct Sec 20 to Sec 10

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 04/25/2019
Plat Name: Royal Brook At Kingwood Sec 10
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2019-0664 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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: Correct Section 20 to be Section 10. Add row in table to reflect remaining acreage from Reserve A after Section 10 Dedication Required acreage is deducted. Correct row "I" to reflect 11.94 acres.

See PD markup for changes to be made to Park Table.

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 04/25/2019
Plat Name: Sam Houston Distribution Center
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0511 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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.

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.

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

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 1 ft reserved and note.
2. Label Windmill Rd inside plat.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 04/25/2019
Plat Name: Sam Houston Distribution Center
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0511 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: Flood Control review - No comments.

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

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

UVE should be checked 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 Road should be paved to the west to connect to existing pavement or there are any other natives for adequate traffic circulation.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 04/25/2019
Plat Name: Shadyvilla Addition No 1 partial replat no 4
Developer: Cunningham Development
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0746 C3F

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.
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: 04/17/19:

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 04/25/2019
Plat Name: Southwest Logistics Park Sec 2
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0722 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	84.2440	Total Reserve Acreage:	83.6440
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	77085	571T	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: 04/16/09:

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html

www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Label drainage easement on the western boundary as Channel C150-00-00 and include HCFCD Easement section at the northwest corner of the plat (with corrected Clerk File #), also include Key Map information on the Vicinity Map (see uploaded PDF).

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 04/25/2019
Plat Name: Spring Valley Creek Sec 1
Developer: SPRING VALLEY CREEK, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2019-0702 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	3.6288	Total Reserve Acreage:	0.7870
Number of Lots:	30	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	77055	450V	City

Conditions and Requirements for Approval

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament_185_cos.doc)

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.

Provide a fire hydrant within 100' of the entrance of Ojeman Road.

Because an Amenities Plan is being used for COS within Reserve "C", please also provide a plat note stating that this subdivision's compensating open space includes an Open Space Amenities Plan. - The plat and Amenities Plan will be recorded simultaneously.

Add plat note (xx) This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve. Ref. No. OSAP-_____.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html www.publicworks.houstontx.gov/pds/development.html
Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: Plat notes # 11 should be 26 dwelling units.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 04/25/2019
Plat Name: Traces Sec 1 partial replat no 5
Developer: RAJ DEVELOPMENT CORP
Applicant: Bowden Land Services
App No/Type: 2019-0490 C3F

Staff Recommendation:
 Defer County Request

Total Acreage:	15.0602	Total Reserve Acreage:	0.1801
Number of Lots:	98	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	HARRIS COUNTY MUD 180
County	Zip	Key Map ©	City / ETJ
Harris	77066	371J	ETJ

Conditions and Requirements for Approval

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

023. Single-family residential lots in the suburban area shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout. Add BL 158 illustration and notes on the plat. (158)

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

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

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

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

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

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

208. Staff requests a two week deferral per County 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 04/25/2019
Plat Name: Traces Sec 1 partial replat no 5
Developer: RAJ DEVELOPMENT CORP
Applicant: Bowden Land Services
App No/Type: 2019-0490 C3F

Staff Recommendation:
Defer County Request

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Renumber lots per block on plat
Provide note about the temporary drainage easement
Driveways for Lot 46, Block 2 and Lot 98, Block 4 should be located at tangent section of Klein Orchard Drive.
Driveways for Lot 56, Block 2 and Lot 82, Block 4 should be located at tangent section of Magnolia Trace Drive. Driveways for Lot 74 & 75, Block 3 should be located at tangent section of Summer Orchard Drive.
Plat is requested to be deferred for further review of centerline for Magnolia Trace Drive. Shift centerline for Magnolia Trace Drive approximately 5 feet to the east to line up with centerline to the north.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 04/25/2019
Plat Name: Ventana Lakes East Sec 3
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-0730 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.9600	Total Reserve Acreage:	2.1508
Number of Lots:	85	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	445G	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Exxon Corporation and United Gas Pipe Line Company)
- 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.
- 047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.
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: 41
Action Date: 04/25/2019
Plat Name: Ventana Lakes East Sec 3
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-0730 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Provide INO letter for pipeline recording prior to plat recordation

UVE should be checked at Ginosa Trail and Peek Road.

SB left turn lane will be required on Peek Road at Ginosa Trail.

Traffic signal warrant analysis should be provided to determine traffic control at the intersection of Ginosa Trail/Grand Ventana Drive and Peek Road.

ALL-WAY Stop Warrant Analysis per TMUTCD Section 2B.07 should be provided to determine traffic control at the intersection of Castello Lakes Drive and Magliana Lane.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 04/25/2019
Plat Name: Ventana Lakes East Sec 4
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-0732 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.9000	Total Reserve Acreage:	2.2875
Number of Lots:	139	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	77449	445C	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.

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: 42
Action Date: 04/25/2019
Plat Name: Ventana Lakes East Sec 4
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-0732 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer:

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

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

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

UVE should be checked at Cortona Ridge Drive and Peek Road.

SB left turn lane will be required on Peek Road at Cortona Ridge Drive.

City Engineer: Make sure that the subdivision has detention.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 04/25/2019
Plat Name: Vistas of Klein Lake Sec 4
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0721 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1583	Total Reserve Acreage:	0.1583
Number of Lots:	0	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	77379	290Y	ETJ

Conditions and Requirements for Approval

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

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

052. Vistas of Klein Lake Sec 3 must be recorded simultaneously with this plat.

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.

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)



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 04/25/2019
Plat Name: Westheimer Gardens partial replat no 3
Developer: Bowden Survey
Applicant: Bowden Land Services
App No/Type: 2019-0704 C3F

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.
- 059.1. Acreage in title and on plat must match at recordation.
- 134.09. Add to general notes on face of plat: This property(s) is located in Park Sector number 9.
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: 04/17/19:

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html

www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

Parks and Recreation: Staff recommendation for "Parks Fees Required" should be "yes". Parks sector is incorrect on plat.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 04/25/2019
Plat Name: Windermere partial replat no 1
Developer: Morningside North, LLC
Applicant: C.L. Davis & Company
App No/Type: 2019-0706 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4797	Total Reserve Acreage:	0.4797
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77005	532C	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: 04/17/19:

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html

www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 04/25/2019
Plat Name: Windrow Sec 2
Developer: Pulte Homes of Texas, L.P.
Applicant: Costello, Inc.
App No/Type: 2019-0734 C3F

Staff Recommendation:
Defer County request

Total Acreage:	24.5300	Total Reserve Acreage:	2.0000
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325E	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)
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)
023. The BL requirement for a single family residential lot in the ETJ shall be 20-foot for a garage or carport facing the street. (42-156)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
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)
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.
157. Provide streets names for each street. (133-134)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
208. Staff requests a two week deferral per County's request to allow time for the applicant to provide revised information before noon next Wednesday.
- Future detention channel (shown on current GP) must be platted with adjacent section.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46

Action Date: 04/25/2019

Plat Name: Windrow Sec 2

Developer: Pulte Homes of Texas, L.P.

Applicant: Costello, Inc.

App No/Type: 2019-0734 C3F

Staff Recommendation:

Defer County request

PWE Traffic: 04/16/09:

Parking can be accommodated along the proposed streets.

Harris County Flood Control District: Flood Control review - Plat need to show Channel L119-00-00 and HCFCF Fee at the southeastern boundary (see uploaded PDF).

City Engineer: Make sure that the subdivision has detention.

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

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

Change street name for Costrell Drive along 90 degree bend

Barley Field Drive needs to be 60 feet at intersection

Coordinate with traffic about driveway locations for lots 1,3 –block 1 lot 30-block 2 lots 5, 9, 19 and 20-block 3 lot 12, 17-block 4 lots 1, 20 and 42-block 5 lot 31-block 6

County is recommending deferral.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 47
Action Date: 04/25/2019
Plat Name: Woodridge Forest Sec 8
Developer: LJA Engineering Inc
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0742 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	13.5940	Total Reserve Acreage:	6.4830
Number of Lots:	28	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:	WOODRIDGE MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296T	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
023. The BL requirement for a single family residential lot in the ETJ shall be 20-foot for a garage or carport facing the street. (42-156)
047. Make minor corrections and additions as indicated on the marked file copy.
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 48
Action Date: 04/25/2019
Plat Name: Acre Homes partial replat no 1
Developer: Sullivan Brothers Builders
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0672 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.8000	Total Reserve Acreage:	2.5000
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576Q	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.

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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)

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.

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

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

1. City liens must be addressed prior to recordation of this plat. Contact Freddie Garcia. 611 Walker 18th Floor Houston, TX 77002. 832-393-9114

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 04/25/2019
Plat Name: Acre Homes partial replat no 1
Developer: Sullivan Brothers Builders
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0672 C3R

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: 04/17/19:

Parking can be accommodated along the proposed streets.

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

Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - Show and label channel C106-12-00 on the eastern boundary of the plat with top of banks and include Key Map information on the Vicinity Map (see uploaded PDF).

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 04/25/2019
Plat Name: Anita Homes
Developer: Arabelle Properties
Applicant: Level Up
App No/Type: 2019-0717 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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	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.

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. City liens must be addressed prior to recordation of this plat. Contact Houston Permitting Center - Code Enforcement Department 832-394-9000 or Freddie Garcia - 611 Walker 18th Floor Houston, TX 77002. 832-393-9114.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/25/2019
Plat Name: Anita Homes
Developer: Arabelle Properties
Applicant: Level Up
App No/Type: 2019-0717 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 04/16/09:

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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 collection eligibility.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 04/25/2019
Plat Name: Axe and Hammer at Blueberry
Developer: Antares Vinco
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0679 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1711	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	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.

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.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50

Action Date: 04/25/2019

Plat Name: Axe and Hammer at Blueberry

Developer: Antares Vinco

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2019-0679 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%.

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

Parks and Recreation: Number of dwelling units is incorrect in notes located below Parks Table on plat.

Solid Waste: The SWP depicts container placement on an open ditch. Section 39-63 of the municipal code of ordinances requires the location of placement pads on a flat surface free of obstructions.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 51
Action Date: 04/25/2019
Plat Name: Bleker Place
Developer: Homefront Texas Properties
Applicant: Level Up
App No/Type: 2019-0714 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1722	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	494B	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 Traffic: 04/17/19:
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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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 collection eligibility.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 04/25/2019
Plat Name: Braemar Village
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-0624 C3R

Staff Recommendation:
Defer Applicant request

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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
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.
- 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)
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)
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52

Action Date: 04/25/2019

Plat Name: Braemar Village

Developer: Pulte Group

Applicant: IDS Engineering Group

App No/Type: 2019-0624 C3R

Staff Recommendation:

Defer Applicant request

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 04/25/2019
Plat Name: Buck Street Boys Dupleduex
Developer: Buck Street Boys LLC
Applicant: Field Data Srvice, Inc
App No/Type: 2019-0673 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1254	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	77020	494G	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.

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

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

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

1. Coordinate with Solid Waste regarding collection eligibility.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 04/25/2019
Plat Name: Buck Street Boys Dupleduex
Developer: Buck Street Boys LLC
Applicant: Field Data Srvice, Inc
App No/Type: 2019-0673 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%.

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

Parks and Recreation: Number of DU's is correct on plat notes, but incorrect in Parks Table

Solid Waste: Please submit a Solid Waste Plan to determine SWMD collection eligibility.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 04/25/2019
Plat Name: Buck Street Boys Dupletrois
Developer: BUCK STREET BOYS LLC
Applicant: Field Data Srvce, Inc
App No/Type: 2019-0674 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1492	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	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.

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

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

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

1. Coordinate with Solid Waste in regards to collection eligibility

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/25/2019
Plat Name: Buck Street Boys Dupletrois
Developer: BUCK STREET BOYS LLC
Applicant: Field Data Srvce, Inc
App No/Type: 2019-0674 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 04/17/19:

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 collection eligibility.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 04/25/2019
Plat Name: Columbia Homes
Developer: ROBELS HOLDINGS HARRIS COUNTY, LP
Applicant: RSG Engineering
App No/Type: 2019-0586 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2727	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	453S	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)

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

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

1. Provide CPL/Title dated within 30 days of application submittal. Include all restrictive deeds/covenants.
2. Add Centerpoint note.
3. Show ROW record information on plat.
4. Correct "Fee in lieu of dedication.." note to show 1 dwelling unit.

For Your Information:

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

Solid Waste: Please submit a Solid Waste Plan to determine SWMD collection eligibility.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 04/25/2019
Plat Name: Delz Business Park Sec 1
Developer: Rebel Equipment Company
Applicant: The Pinnell Group, LLC
App No/Type: 2019-0670 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4749	Total Reserve Acreage:	1.4647
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

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

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

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

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

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

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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 04/25/2019
Plat Name: Dolly Wright Villas
Developer: 1944 DOLLY WRIGHT DEVELOPMENT, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2019-0696 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1914	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	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.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 04/25/2019
Plat Name: Dolly Wright Villas
Developer: 1944 DOLLY WRIGHT DEVELOPMENT, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2019-0696 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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: No of dwelling units is incorrect in "Plat Notes" on plat.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 04/25/2019
Plat Name: Drennan Street Landing
Developer: JMB IV, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0720 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	77003	494N	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)

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

134.6. The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 04/25/2019
Plat Name: Drennan Street Landing
Developer: JMB IV, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0720 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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: 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 04/25/2019
Plat Name: Duelos Development
Developer: Manuel Enriquez Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0719 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.8002	Total Reserve Acreage:	4.8002
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	77093	413V	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)

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

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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.

Parks and Recreation: Missing multi-family parks and open space language on plat.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 04/25/2019
Plat Name: Eastmoor partial replat no 1
Developer: Masjid of al Islam
Applicant: Surv-Tex surveying Inc.
App No/Type: 2019-0695 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2755	Total Reserve Acreage:	0.2640
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	534Y	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.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 04/25/2019
Plat Name: Eastmoor partial replat no 1
Developer: Masjid of al Islam
Applicant: Surv-Tex surveying Inc.
App No/Type: 2019-0695 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 04/25/2019
Plat Name: Fullerton Commercial Center
Developer: Doa Tran Investment LLC
Applicant: Surv-Tex surveying Inc.
App No/Type: 2019-0694 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.4940	Total Reserve Acreage:	0.4940
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	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.

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)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

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

1) Either provide 25' B.L or meet the transit corridor performance standards.

2) Remove the structure from the 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: 04/23/19:

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html

www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

Make sure that 10' clearance

between public utility to the building foundation.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 04/25/2019
Plat Name: Fulton Development
Developer: Homes by Sabrina LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-0731 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3937	Total Reserve Acreage:	0.3937
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	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)

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

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

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: 04/25/2019

Plat Name: Fulton Development

Developer: Homes by Sabrina LLC

Applicant: PLS CONSTRUCTION LAYOUT, INC

App No/Type: 2019-0731 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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

Parks and Recreation: Missing parks sector number and parks sector fees for multi-family language on plat.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 04/25/2019
Plat Name: Green Oaks Reserve
Developer: Texas Annual Conference of the United Methodist Church
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-0728 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7329	Total Reserve Acreage:	1.7329
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77067	372N	City/ETJ

Conditions and Requirements for Approval

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

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

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 Eng.: Joint TIA review and county approval of the driveway is required.

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html

www.publicworks.houstontx.gov/pds/development.html

City Engineer: Detention is required.

No building is allowed within any public utilities.

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 04/25/2019
Plat Name: Heights Landings
Developer: S and I
Applicant: Replat Specialists
App No/Type: 2019-0536 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1721	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	493A	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.

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) Visibility Triangle Plat Note:

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

2) Extend 17' G.B.L 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64

Action Date: 04/25/2019

Plat Name: Heights Landings

Developer: S and I

Applicant: Replat Specialists

App No/Type: 2019-0536 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%.

Parks and Recreation: Parks Sector number is incorrect on plat.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 04/25/2019
Plat Name: Huerta Estates
Developer: RLS Surveying
Applicant: RLS Surveying
App No/Type: 2019-0598 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3444	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410X	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

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

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

Harris County Flood Control District: Flood Control review - Correct the Key Map information, it is 410X.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 66
Action Date: 04/25/2019
Plat Name: JKM Acres
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2019-0683 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	4.5996	Total Reserve Acreage:	4.3116
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452E	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.

Lots 6A and 10 include a 30' portion that extends into the 70' HCFCDE along the north plat boundary. Additional documentation is requested to verify these portions have been acquired by the Harris County Flood Control District. Please coordinate with HCFCDD during the deferral period.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 04/17/19:

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.

In the floodplain, need drainage plan.

Harris County Flood Control District: Flood Control review - Label Channel E116-01-00 and show top of banks at the northern boundary of the plat (see uploaded PDF).

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 04/25/2019
Plat Name: Melrose Place Reserve
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0753 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2410	Total Reserve Acreage:	0.2410
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77098	492V	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.

141. Provide for widening of West Alabama collector street. Reference Major Thoroughfare and Freeway Plan. (122)

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

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

For Your Information:

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

PWE Traffic: 04/17/19:

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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html
www.publicworks.houstontx.gov/pds/development.html

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 04/25/2019
Plat Name: Muskrat Suzie
Developer: Lucy Modern Dwelling
Applicant: Lucy Modern Dwelling
App No/Type: 2019-0483 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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:

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 04/25/2019
Plat Name: Neighbors in Action Community Center Flaxman Street
Developer: Neighbors In Action
Applicant: Windrose
App No/Type: 2019-0745 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.2181
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77029	495J	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 www.houstonpermittingcenter.org/city-of-houston-permits/online-permits.html www.publicworks.houstontx.gov/pds/development.html
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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 04/25/2019
Plat Name: North Village Drive Street Dedication
Developer: Eastfield Realty, Inc
Applicant: C.L. Davis & Company
App No/Type: 2019-0603 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 04/25/2019
Plat Name: Terry Lofts
Developer: H-TEX Homes
Applicant: Field Data Service, Inc
App No/Type: 2019-0671 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	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: 04/16/09:

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%.

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: 04/25/2019
Plat Name: Timber Crossing North
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0678 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.0900	Total Reserve Acreage:	0.9100
Number of Lots:	33	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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
023. The BL requirement for a single family residential lot in the ETJ shall be 20-foot for a garage or carport facing the street. (42-156)
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)
065. Provide specific reason(s) for replat on the face of the plat.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 04/25/2019
Plat Name: Timber Crossing North
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0678 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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 Willow Timber Drive and Ella Blvd, and at Darbydale Drive and Willow Timber Drive.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 04/25/2019
Plat Name: Uhaul Houston Easthaven
Developer: UHaul Real Estate
Applicant: Red Plains Surveying
App No/Type: 2019-0309 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

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.
B.L. is missing.

Parks and Recreation: N/A Commercial Use



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 04/25/2019
Plat Name: Waterview Syntergy
Developer: Interfin Waterview, LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-0692 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.9900	Total Reserve Acreage:	10.9900
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:	FB C MUD 134A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526X	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)

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74

Action Date: 04/25/2019

Plat Name: Waterview Synergy

Developer: Interfin Waterview, LLC, a Texas limited liability company

Applicant: BGE, Inc.

App No/Type: 2019-0692 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Remove "boulevard" from West Bellfort. The street has no suffix
2) Show the boundaries of the Drainage and Detention Easement along the southern boundary of the plat
3) Update precinct 1 commissioner to Vincent M. Morales, Jr.
4) Update precinct 4 commissioner to Ken R. DeMerchant
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: Approve
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 04/25/2019
Plat Name: Woodlyn Court
Developer: SRRE Developers & Builders LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0654 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):	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.
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)

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 04/25/2019
Plat Name: Woodlyn Court
Developer: SRRE Developers & Builders LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0654 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 04/16/09:
AutoTurn analysis shows parking space will function 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 76
Action Date: 04/25/2019
Plat Name: De Los Angeles
Developer: Plan Express
Applicant: PlanExpress
App No/Type: 2019-0472 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3100	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	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.

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.

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

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

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

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

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

Houston Planning Commission

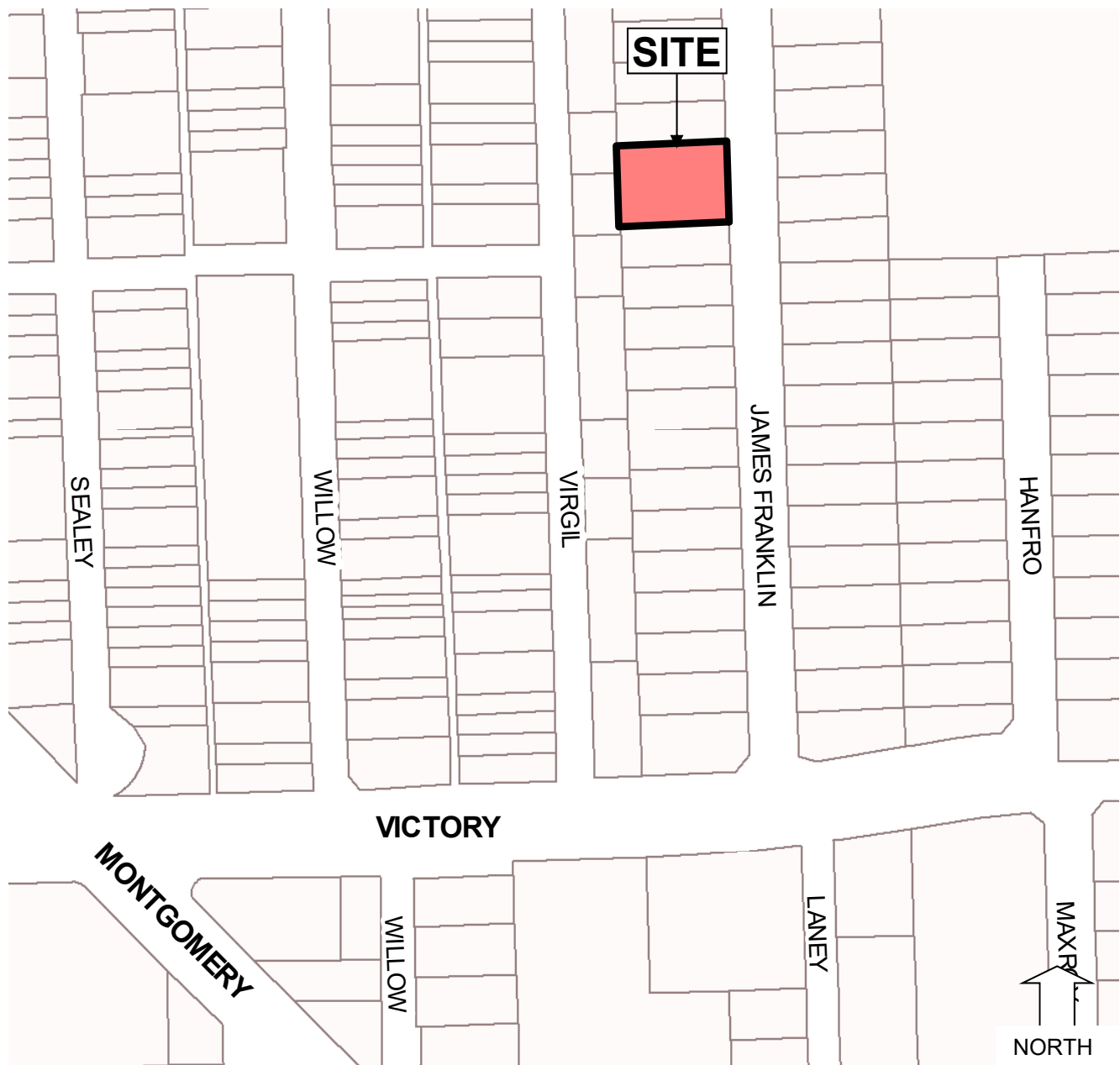
ITEM: 76

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: De Los Angeles

Applicant: PlanExpress



C – Public Hearings

Site Location

Houston Planning Commission

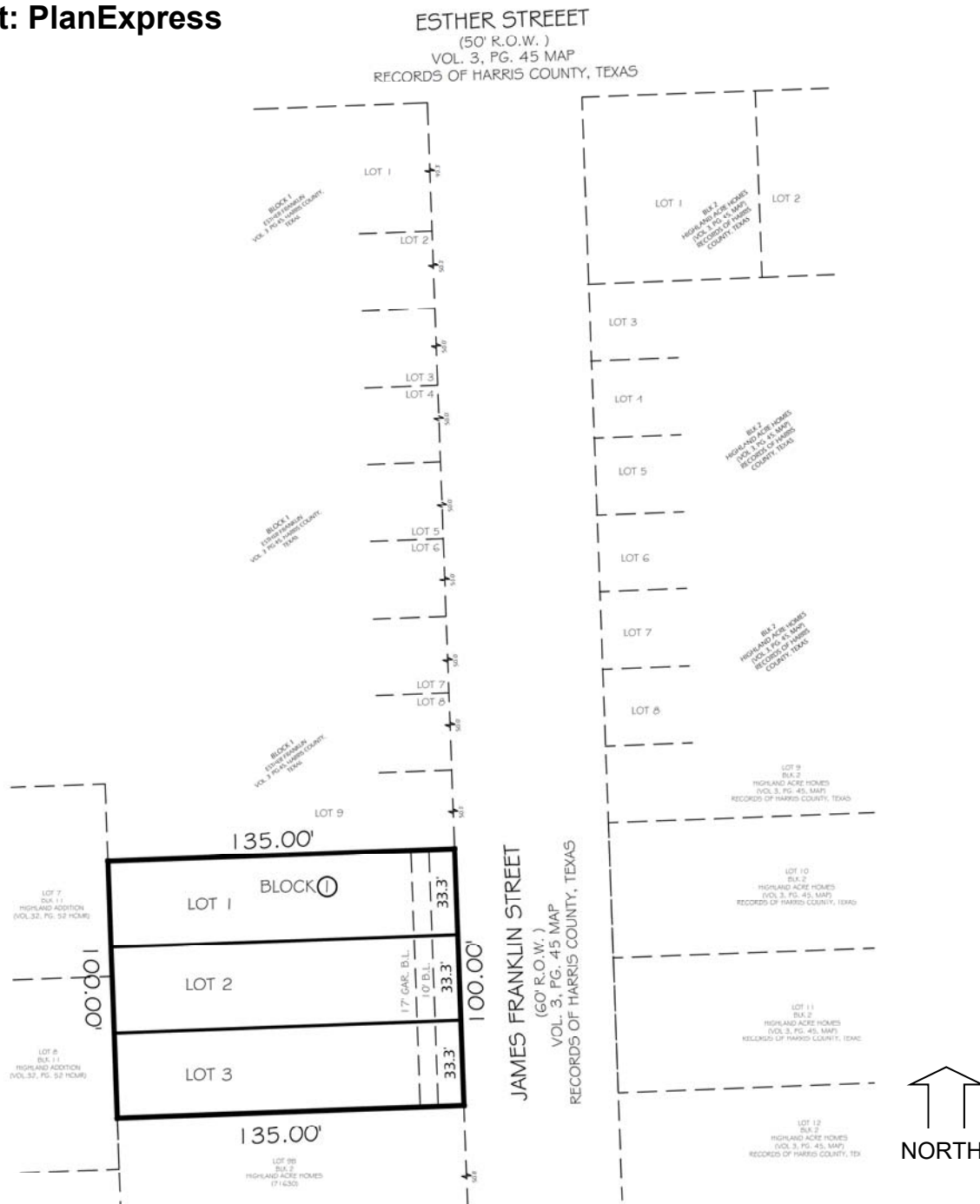
ITEM: 76

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: De Los Angeles

Applicant: PlanExpress



C – Public Hearings

Subdivision

Houston Planning Commission

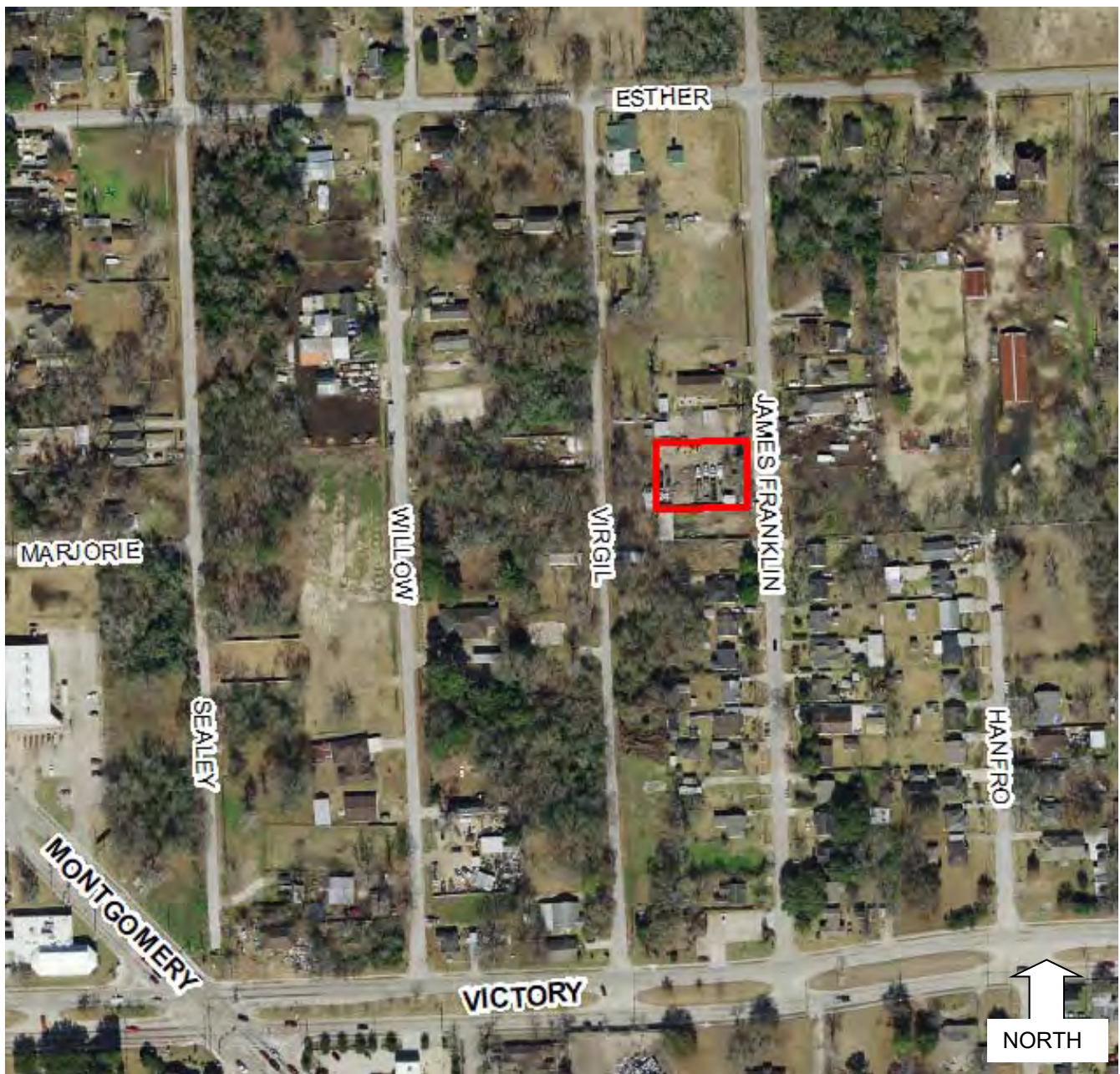
ITEM: 76

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: De Los Angeles

Applicant: PlanExpress



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

April 2, 2019

Dear Property Owner:

Reference Number: 2019-0472

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Esther Franklin**". This proposal includes the replatting of Lots 10 and 11, Block 1, as recorded in Volume 3, Page 45 of the Harris County Map Records. The new subdivision name is "**De Los Angeles**".

The property is located on the west side of James Franklin Street, south of Esther Drive and north of S. Victory Drive.

The purpose of the replat is to create 3 single family lots.

The applicant, Luis A. Ibarwen, with Plan Express, can be contacted at 281-501-2949.

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 25, 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: 77
Action Date: 04/25/2019
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

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 to continue to confer with legal concerning separately filed deed restrictions.

Review by Legal indicates that this plat will violate 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

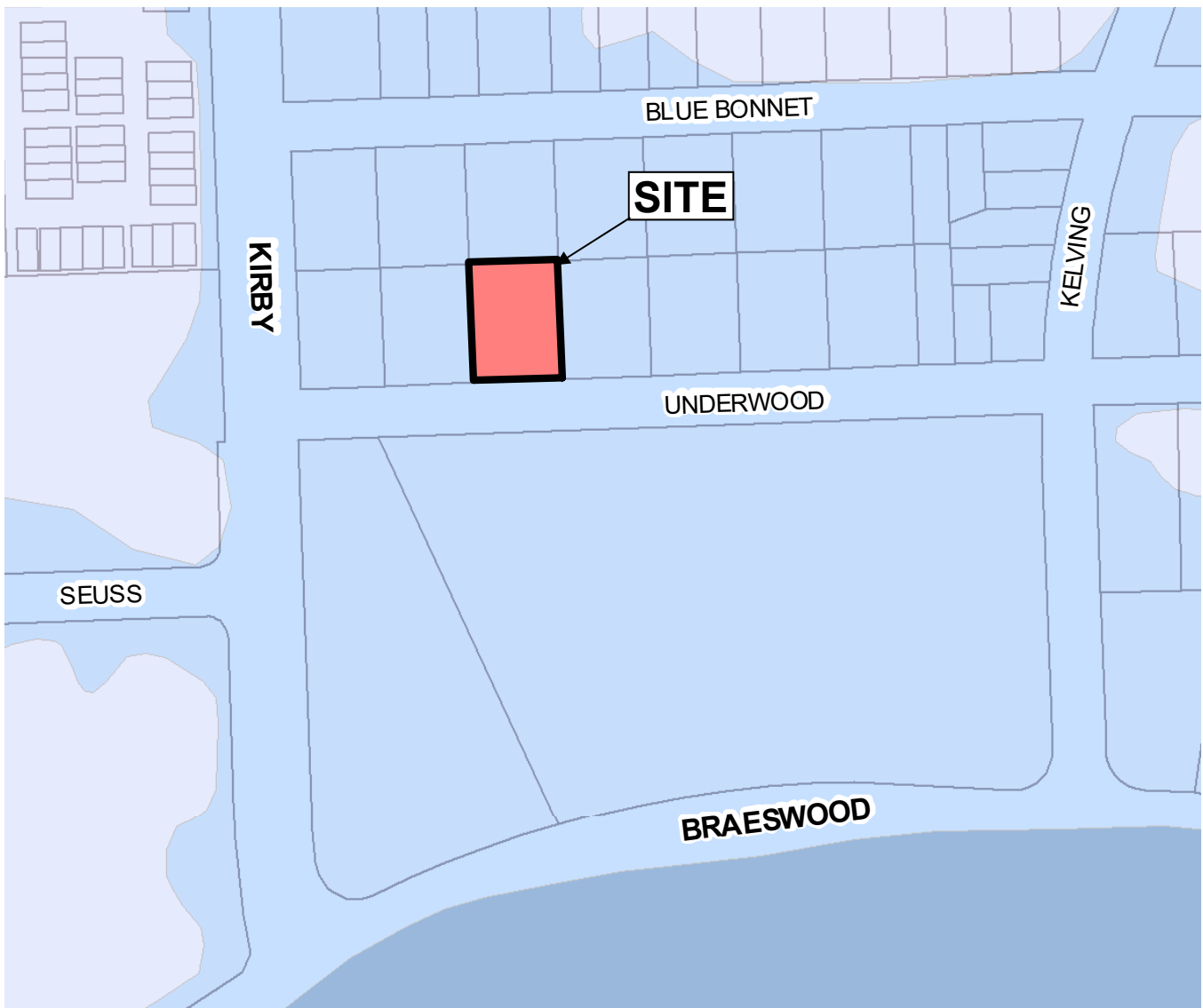
ITEM: 77

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Devon Estates partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings

Site Location

Houston Planning Commission

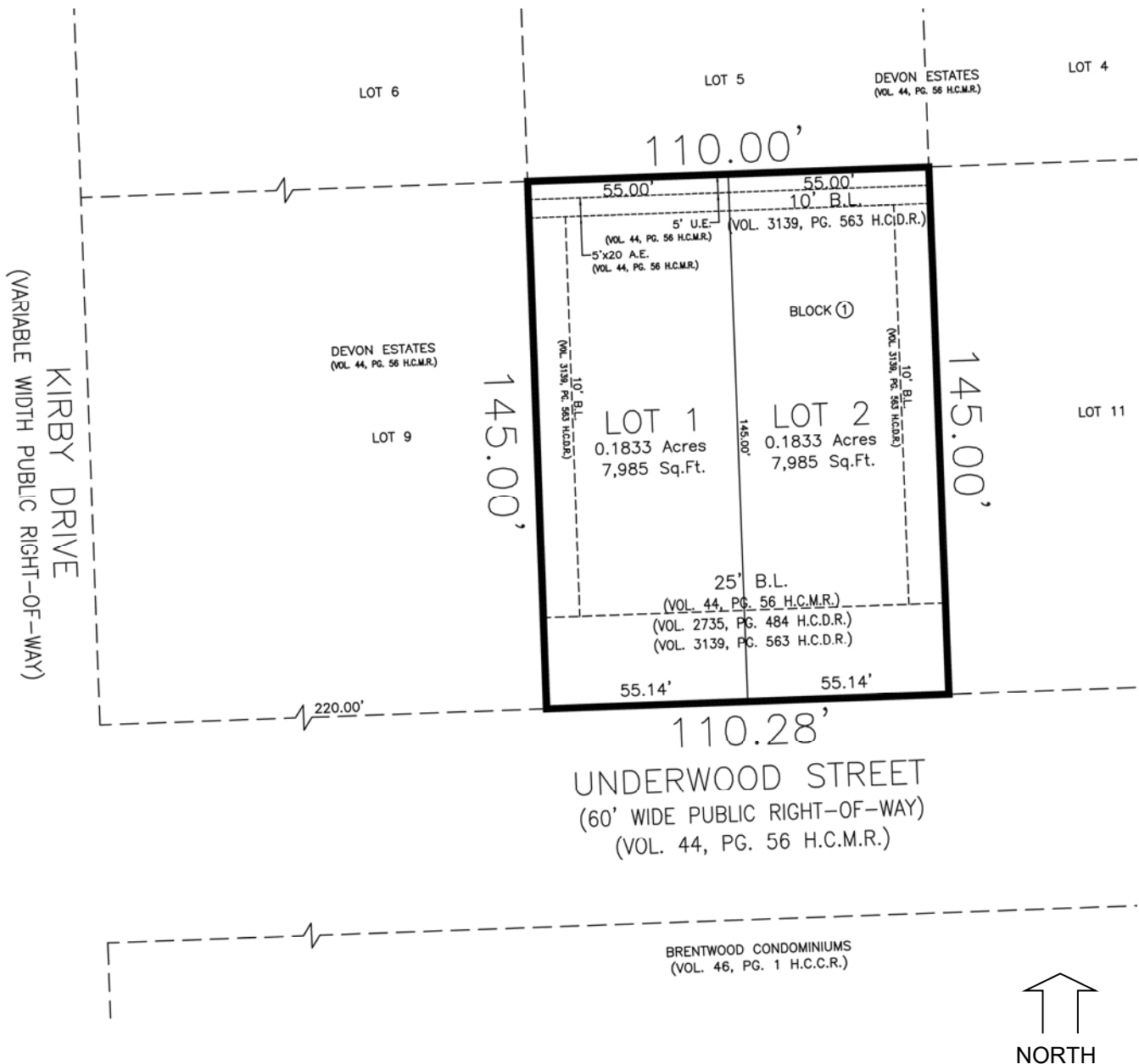
ITEM: 77

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Devon Estates partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings

Subdivision

Houston Planning Commission

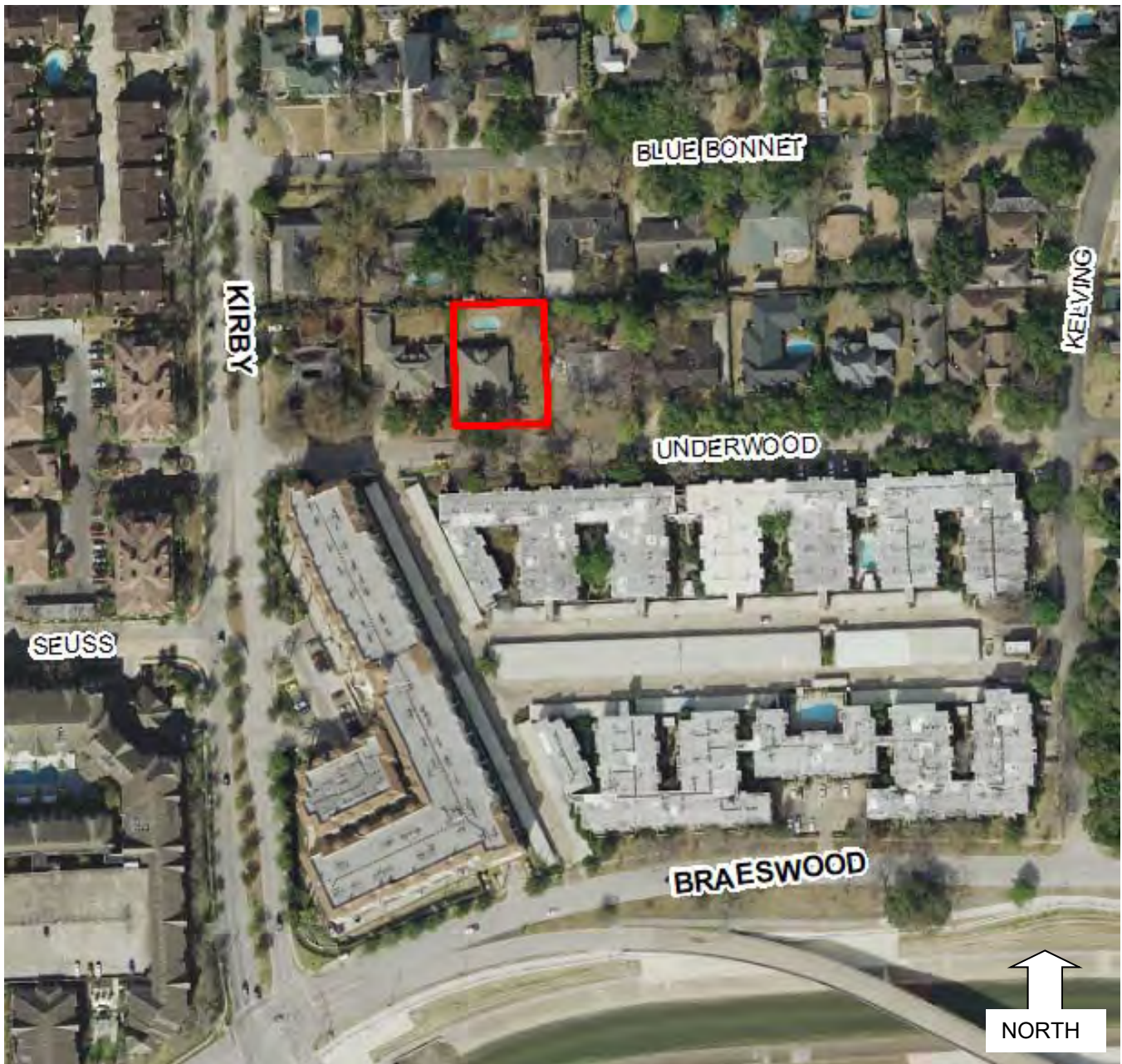
ITEM: 77

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Devon Estates partial replat no 1 (DEF 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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

See reverse side for useful information

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 04/25/2019
Plat Name: Eagle Landing Townhomes
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
App No/Type: 2019-0236 C3N

Staff Recommendation:
Defer Applicant request

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

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.

075. Add Single Family Residential note to the plat. (42-1)

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

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)

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

1. Street name Suffix does not meet street naming requirements.
2. Plat does not meet Ch. 42 intersection spacing requirements.
3. Add Adequate wastewater 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 04/25/2019
Plat Name: Eagle Landing Townhomes
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
App No/Type: 2019-0236 C3N

Staff Recommendation:
Defer Applicant request

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

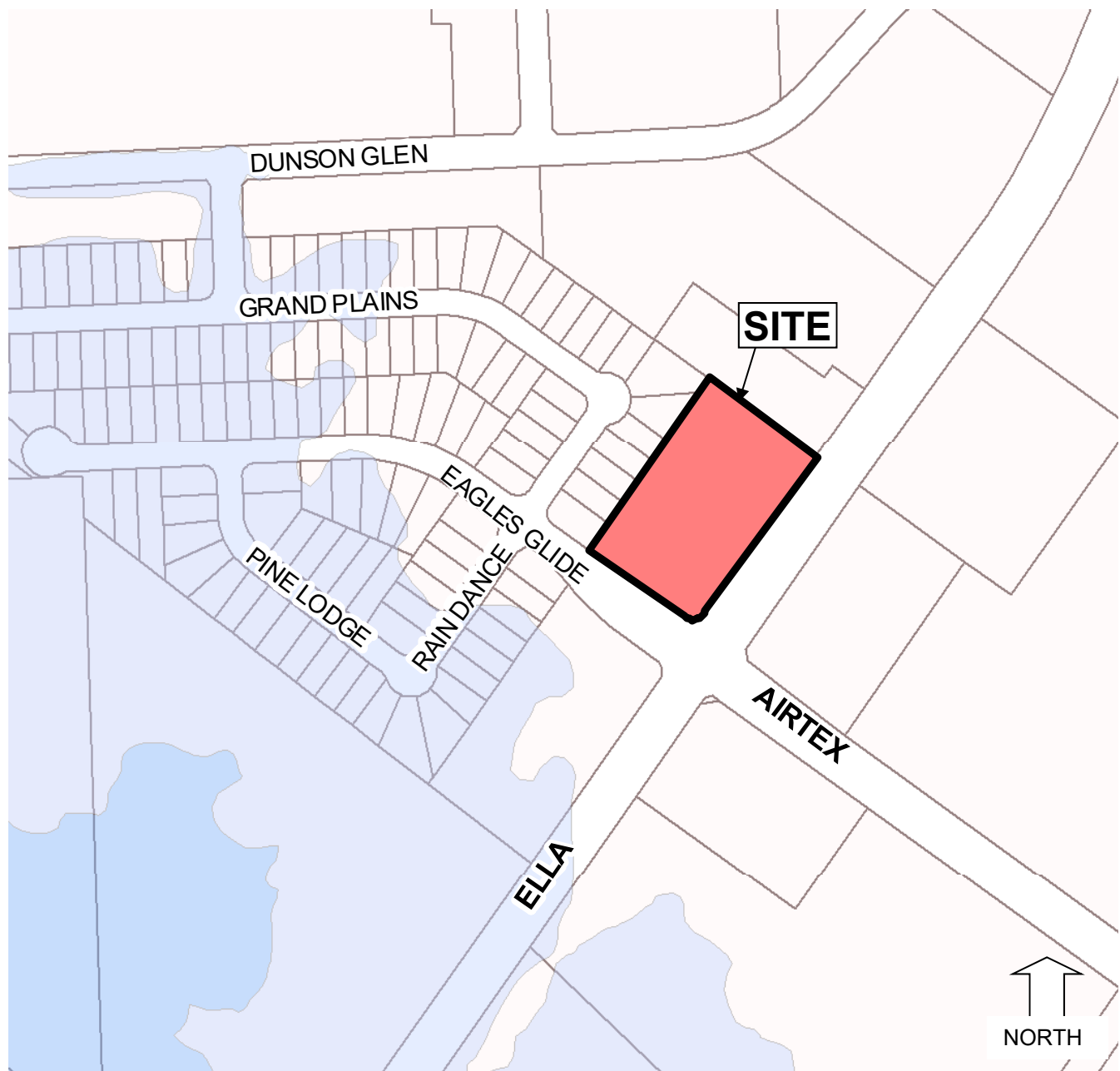
ITEM: 78

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Eagle Landing Townhomes (DEF 1)

Applicant: Miller Survey Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Eagle Landing Townhomes (DEF 1)

Applicant: Miller Survey Group



C – Public Hearings

Subdivision

Houston Planning Commission ITEM: 78

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Eagle Landing Townhomes (DEF 1)

Applicant: Miller Survey Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

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Public Hearing Notice



Margaret Wallace Brown
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
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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.

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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 04/25/2019
Plat Name: Gleannloch Farms Office Enclave
Developer: Gleannloch Farms 18, LLC
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No/Type: 2019-0552 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.8971	Total Reserve Acreage:	3.8971
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 383
County	Zip	Key Map ©	City / ETJ
Harris	77379	329D	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.

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: 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)

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

NB left turn lane will be required on Champion Forest Drive at proposed driveway in line with existing median opening at Kirkston Manor 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: 79

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Gleannloch Farms Office Enclave

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



C – Public Hearings

Site Location

Houston Planning Commission

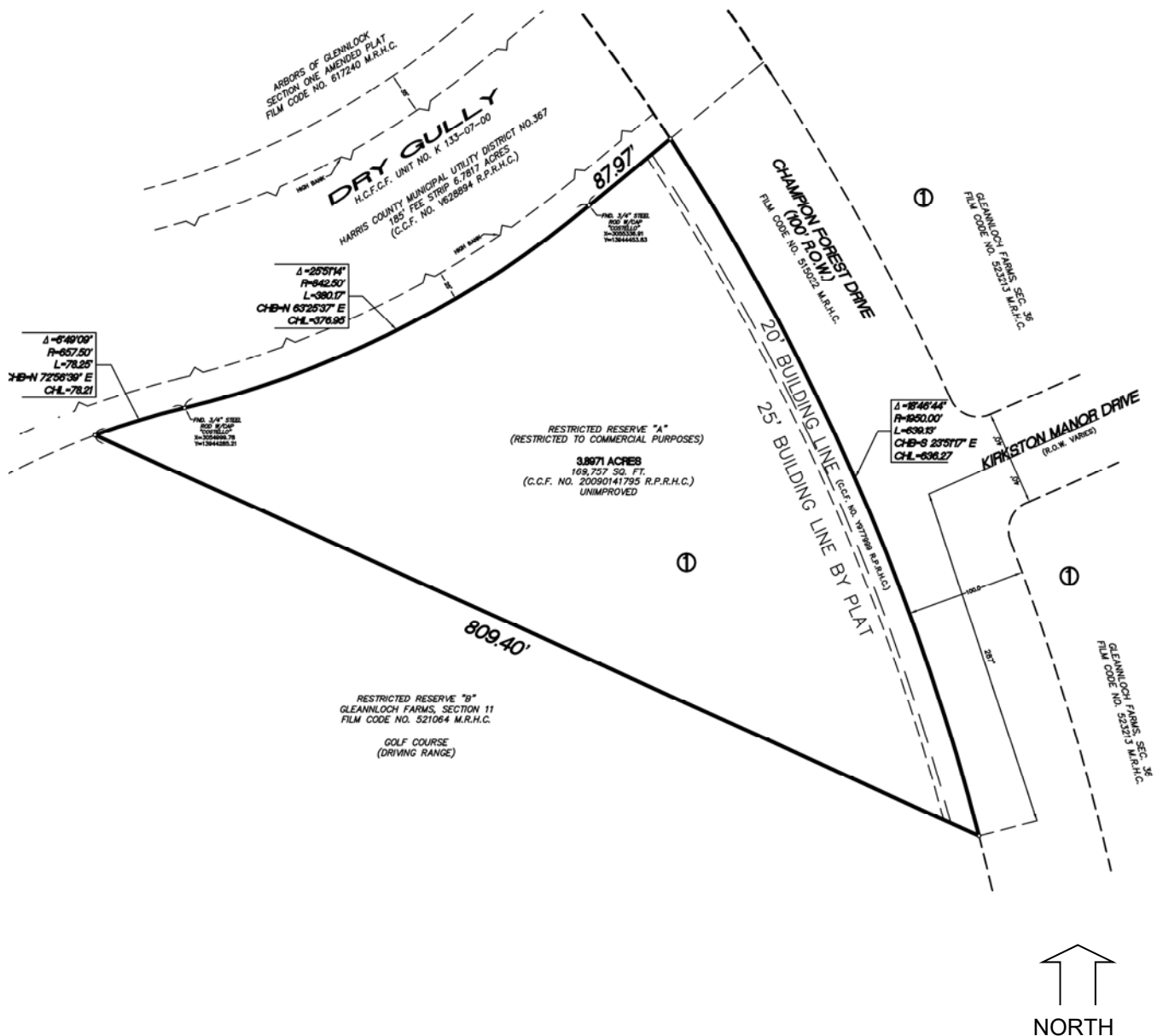
ITEM: 79

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Gleannloch Farms Office Enclave

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Gleannloch Farms Office Enclave

Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying



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

April 2, 2019

Dear Property Owner:

Reference Number: 2019-0552

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Chateau Fontaine Estates**". This proposal includes the replatting of Lot 1, Block 1 recorded in Film Code No. 638187 of the Map Records of Harris County. The new subdivision name is **Gleannloch Farms Office Enclave**.

The property is located south of Northpointe Boulevard, along the west side of Champion Forest Drive. The purpose of the replat is to create one (1) commercial reserve. The applicant, Vernon Smith, with John G. Thomas and Associates, Inc. dba Thomas Land Surveying, can be contacted at 832-515-7783.

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 25, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

See reverse side for useful information

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros
Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
Controller: Chris B. Brown

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 04/25/2019
Plat Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension
Developer: 3675 WTCJ Townhomes, LLC
Applicant: Richard Grothues Designs
App No/Type: 2019-0301 C3N

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	3.3026	Total Reserve Acreage:	0.6682
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452N	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.

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 the number of lots taking access from the shared driveway(as indicated 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.

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: Please, correct number of incremental dwelling units in Parks Table on plat.

PWE Utility Analysis: Detention is required.

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: 80

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs



C – Public Hearings with Variance Site Location

Houston Planning Commission

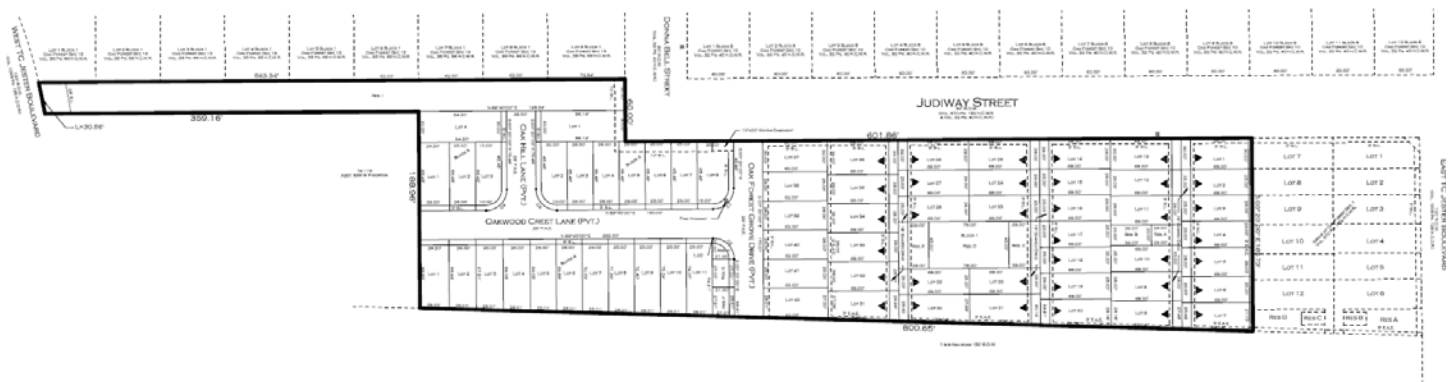
ITEM: 80

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs



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 3rd, 2019

Dear Property Owner:

Reference Number: 2019-0301

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Grove at Oak Forest Sec 1" and "Oak Forest Addition Sec 13". This proposal includes the replatting of Lots 13 through 36 and Reserves D through J of Block 1 and Reserve "A", Block 1 of Oak Forest Addition Sec 13 as recorded in Volume 670 Page 152 and Vol 35 Page 66 of the Harris County Map Records. The new subdivision name is " **Grove at Oak Forest Sec 1 partial replat no 1 and extension** ".

The property is located North of West 34th St, East of Tc Jester Blvd along Judiway St.

The purpose of the replat is to create sixty -five (65) lots and 9 reserves.

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 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 25th, 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.

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

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.

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



VARIANCE Request Information Form

Application Number: 2019-0301

Plat Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs

Date Submitted: 02/17/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow the replat of landscape reserves and parking reserves into single family lots

Chapter 42 Section: 193

Chapter 42 Reference:

"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 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;

The property is conforming to Chapter 42. The land currently restricted to landscape reserves are being relocated and enlarged within the same subdivision and will be accessible to all residents of the subdivision.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Chapter 42 Section 193 does not specifically mention the possibility of being able to replat a landscape reserve. Paragraph (c) sub section (2) is a little misleading with the use of "nonresidential" use in that one can construe that a landscape reserve is nonresidential. Without knowing the history of the use of "nonresidential" restrictions, one could interpret that this subsection would allow for the partial replat of a landscape reserve. The land currently reserved for landscape use will be relocated and the area of the reserves in total will be larger than the original. All landscape reserves will be accessible to all residents of the subdivision.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this section will be preserved in the fact that the landscape reserves are simply being relocated for a communal use. The use of the land will also allow for the amount of open space required by the reducing the density.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The variance will only rearrange the lots and reserves within the subdivision.

(5) Economic hardship is not the sole justification of the variance.

The number of lots and size of reserves will remain the same and therefore economics does not come into play.

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
Controller: Chris B. Brown



Application No: 2019-0301

Agenda Item: 80

PC Action Date: 04/25/2019

Plat Name: Grove at Oak Forest Sec 1 partial replat no 1 and extension

Applicant: Richard Grothues Designs

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-193

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Sec. 42-193 To partially replat landscape reserves and parking reserves into single family lots.;

Basis of Recommendation:

The site is located in Houston's corporate limits, East of TC Jester, West of Rosslyn road, South of Judiway St.

The purpose of the replat is to create 65 lots and 9 reserves.

The applicant is seeking a variance to replat of landscape and parking reserves into single family lots. Staff is in support of the request.

This is a partial replat of the Grove at Oak Forest Sec 1 subdivision which was recorded in December of 2014 with 36 lots and 10 reserves taking access from shared driveways. Only the homes along the most easterly portion of the plat where sold and developed and the remaining lots are under the developers control. In Jan 2018 the Planning Commission approved this same layout.

The only difference is this proposal has one additional lot. Unfortunately, the applicant was not able to record the plat in a timely manner and it expired.

Since then the applicant returned to the Planning Commission later that year with the proposal displayed on the screen showing 20 narrow front loading single family lots. There was a lot of concerns regarding traffic, flooding and parking with this layout. The developer decided not to move forward with the front loaders but instead converted back to the origin layout that received approval previously.

The variance is required due to relocating the parking and landscaping reserves from the South end of the block to the center of the block, making the parking & landscaping reserve more accessible to the homeowners and guest. If the entire subdivision of the original Grove at Oak Forest Sec 1 plat where be replatted, the variance would not be required. The plat is required to provide 10 parking spaces and 15 have been provided on site.

Staff has not received any protest for this item. Review by legal department indicates that this plat does not violate any restrictions on the face of the plat or those filed separately. Staff's recommendation is to Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The applicant is replatting larger lots with larger frontages and the landscape and parking reserves are not required for the development.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application would make this project infeasible because the applicant has chosen to do a different lot layout with larger lots and the landscape and parking reserves are not required.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The applicant chose a different lot layout and the landscape and parking reserves are not required for the development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The larger lot sizes, larger lot frontages will be in keeping with the residential character of the neighborhood and the intent and general purposes of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare of the residents. The applicant is choosing a different layout type with larger lots and lot frontages and is in keeping with the residential character of the neighborhood.

(5) Economic hardship is not the sole justification of the variance.

If the entire subdivision of the original Grove at Oak Forest Sec 1 plat would be replatted, the variance would not be required. The applicant is platting larger lots with larger frontages and the landscape and parking reserves are not required for this development. Economic hardship is not the sole justification of the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 04/25/2019
Plat Name: Hyde Park partial replat no 8
Developer: Highgate Ventures, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0523 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3587	Total Reserve Acreage:	0.0044
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) Add visibility triangle note.

For Your Information:

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

PWE 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.
between public utility to the building foundation.

Make sure that 10' clearance

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Hyde Park partial replat no 8

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

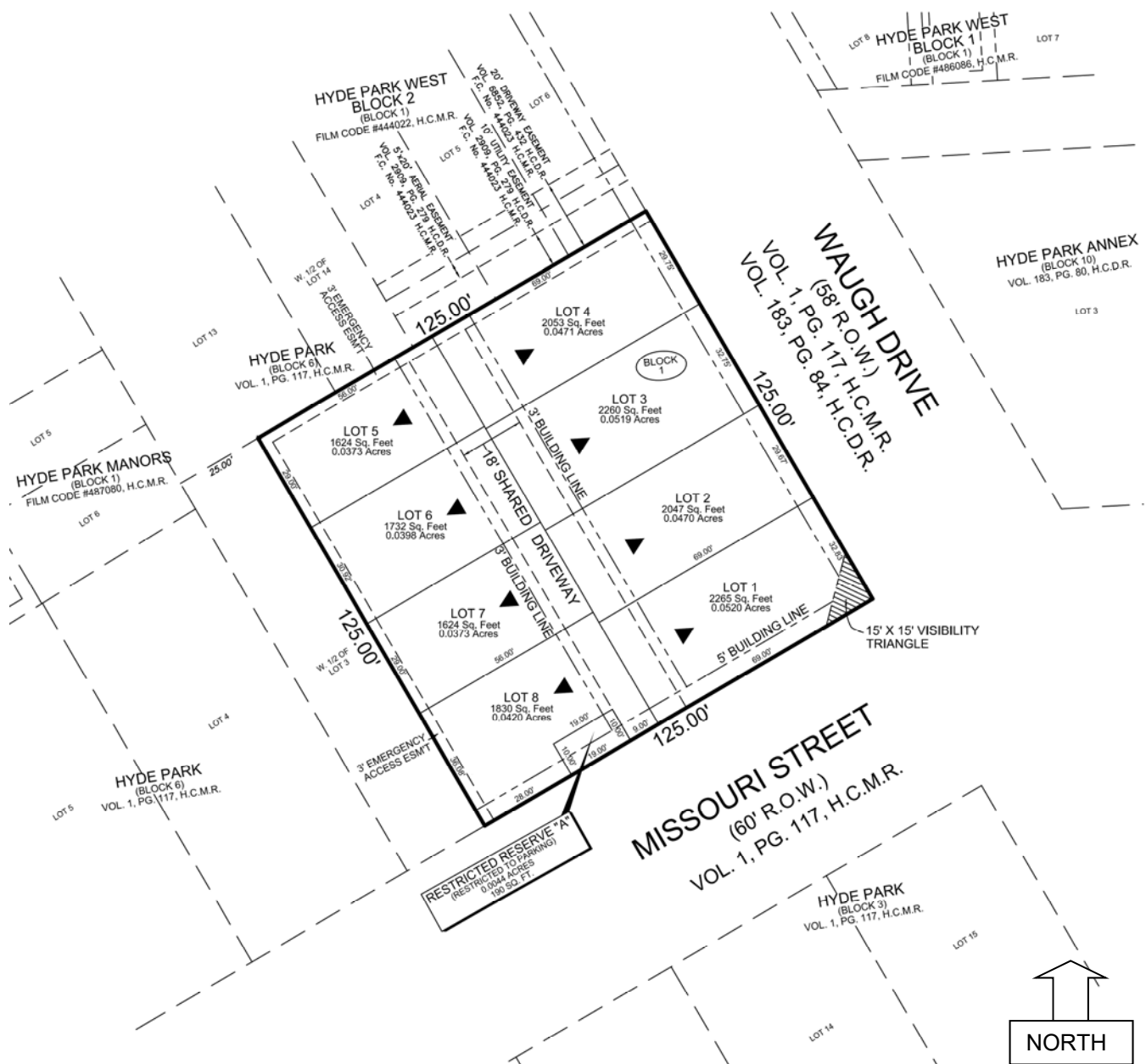
ITEM: 81

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Hyde Park partial replat no 8

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Hyde Park partial replat no 8

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

April 2, 2019

Dear Property Owner:

Reference Number: 2019-0523

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Hyde Park". This proposal includes the replatting of Lots One (1), Two (2), and the East one-half of Lot Three (3) of Block 6, as recorded in Vol. 1, Pg. 117 of the Harris County Map Records. The new subdivision name is **"Hyde Park partial replat no 8"**.

The property is located at the northwest intersection of Missouri St and Waugh Dr, North of Westheimer Rd. The purpose of the replat is to create 8 lots and 1 reserve.

The applicant, Kevin Kolb, with Total Surveyors Inc., can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, April 25th, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

See reverse side for useful information

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 04/25/2019
Plat Name: Lantana Sec 1 partial replat no 1
Developer: M/I Homes of Houston LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0518 C3N

Staff Recommendation:
Withdraw

Total Acreage:	1.6390	Total Reserve Acreage:	1.6390
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	406N	ETJ

Conditions and Requirements for Approval

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Off-street parking analysis will be required at the time property is developed for recreational facilities.

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

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Lantana Sec 1 partial replat no 1

Applicant: LJA Engineering Inc.



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 82

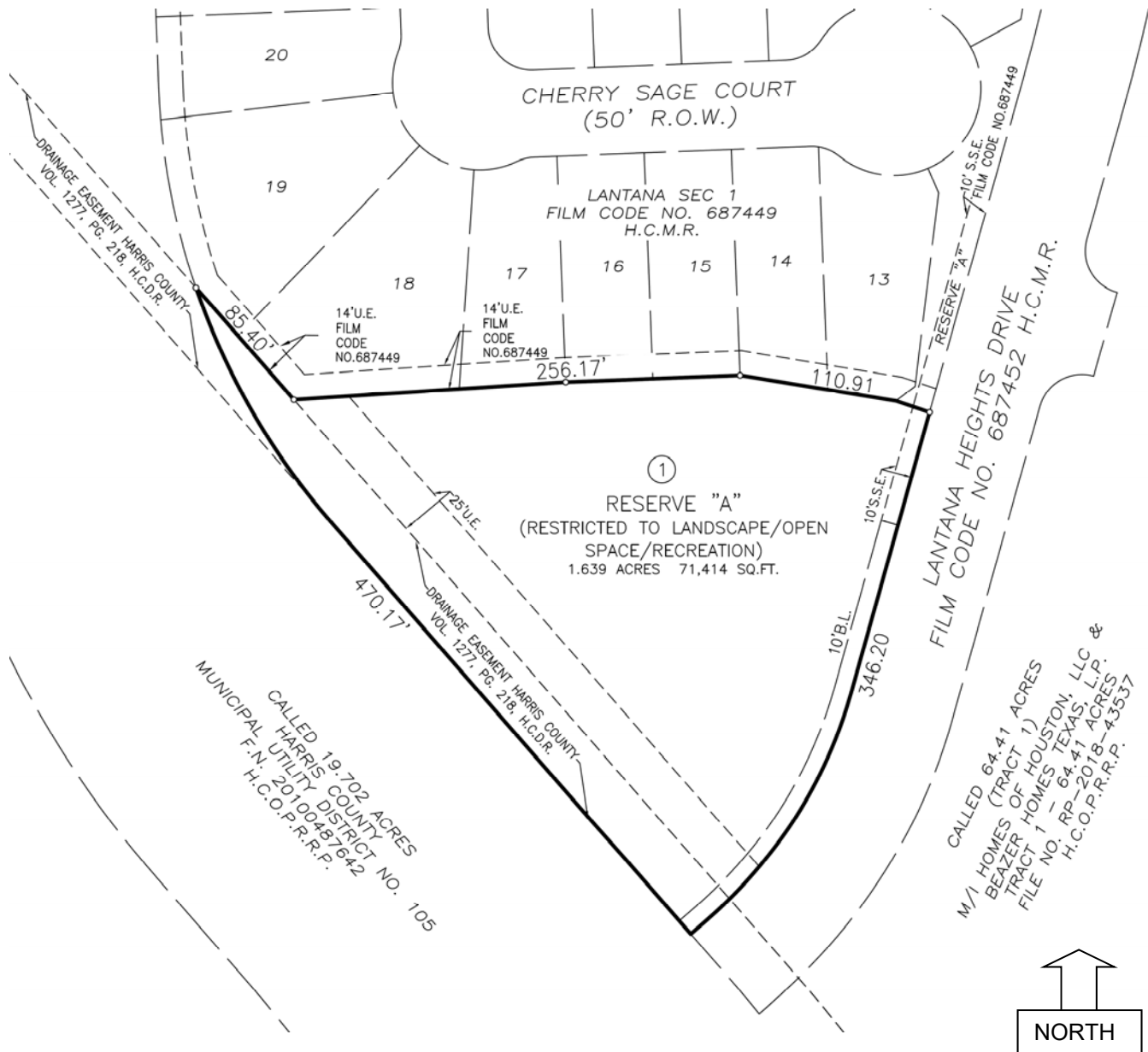
ITEM: 82

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Lantana Sec 1 partial replat no 1

Applicant: LJA Engineering Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Lantana Sec 1 partial replat no 1

Applicant: LJA Engineering 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: 20189-0518

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Lantana Sec 1**". This proposal includes the replatting of Reserve B of Block 1, as recorded in Volume 687 Page 449 of the Harris County Map Records. The new subdivision name is "**Lantana Sec 1 partial replat no 1**".

The property is located at the south of Freeman Road and west of Westgreen Boulevard. The purpose of the replat is to remove "drainage" use from the landscape, open space & recreation reserve.

The applicant, Adaris Socarras, with LJA Engineering, Inc.- (West Houston Office), can be contacted at 713-358-8847.

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 25, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

See reverse side for useful information

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros
Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
Controller: Chris B. Brown

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 04/25/2019
Plat Name: Macgregor Terrace Sec 2 partial replat no 1
Developer: Charles D. Gooden Consulting Engineers
Applicant: United Engineers, Inc.
App No/Type: 2019-0473 C3N

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	1.2658	Total Reserve Acreage:	0.0500
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	534J	City

Conditions and Requirements for Approval

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050. Cannot plat a shared driveway over existing public utility easements. Coordinate with PWE for the relocation of 10' Sanitary Sewer easements and 10 Utility Easement and 5 AE crossing the proposed shared driveway.

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.

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety. Provide written approval from centerpoint for the relocation of the 10 utility easements crossing the proposed shared driveway.

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

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

Provide a site plan and elevations. Provide a site plan in accordance with 42-157c(2)a-c and each dwelling unit on a lot that is adjacent to public street has front door that faces the public street and provides pedestrian access to the 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: 83
Action Date: 04/25/2019
Plat Name: Macgregor Terrace Sec 2 partial replat no 1
Developer: Charles D. Gooden Consulting Engineers
Applicant: United Engineers, Inc.
App No/Type: 2019-0473 C3N

Staff Recommendation:
Defer Additional
information reqd

PWE Traffic: 04/23/19:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

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

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

Parks and Recreation: Parks Sector is incorrect in Parks and Open Space notes on plat

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

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 4/25/2019

Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1

Applicant: United Engineers, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

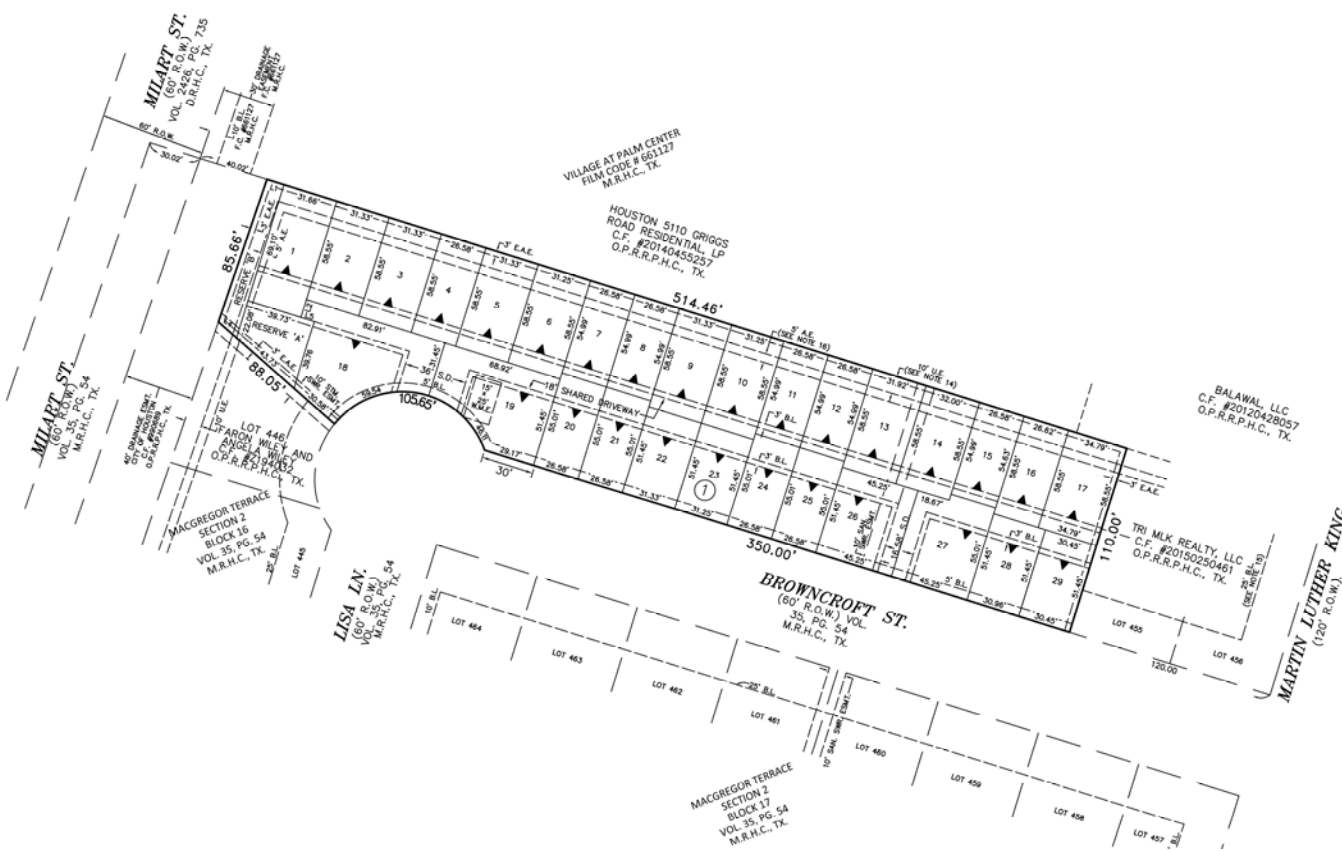
ITEM: 83

Planning and Development Department

Meeting Date: 4/25/2019

Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1

Applicant: United Engineers, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 4/25/2019

Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1

Applicant: United Engineers, 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

April 2, 2019

Dear Property Owner:

Reference Number: 2019-0473

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**MacGregor Terrace Sec 2**". This proposal includes the replatting of all of Lots 447 thru 454, Block 16, as recorded in Volume 35, Page 54 of the Harris County Map Records. The new subdivision name is "**MacGregor Terrace Sec 2 partial replat no 1**".

The property is located east at Milart Street at the northern intersection of Browncroft Street and Lisa Lane. The purpose of the replat is to create twenty-nine (29) single-family residential lots and two (2) restricted reserves in a shared driveway.

The applicant, Eddie Allen, with United Engineers, Inc., on behalf of Charles D. Gooden Consulting Engineers, can be contacted at 713-271-2900.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, April 25, 2018 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

See reverse side for useful information

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.
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- **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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Planning Department Staff Authority and Obligation

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 04/25/2019
Plat Name: Newport Sec 7 partial replat no 4
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0465 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.2000	Total Reserve Acreage:	0.0000
Number of Lots:	73	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:	NEWPORT MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419B	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 04/25/2019
Plat Name: Newport Sec 7 partial replat no 4
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0465 C3N

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, it is 419B.

City Engineer: Make sure that the subdivision has detention.

Addressing: Please add proposed street names in PlatTracker

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

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

Partial replat no 3 will need to be recorded prior to or simultaneously with this plat

Verify block numbers.

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

Houston Planning Commission

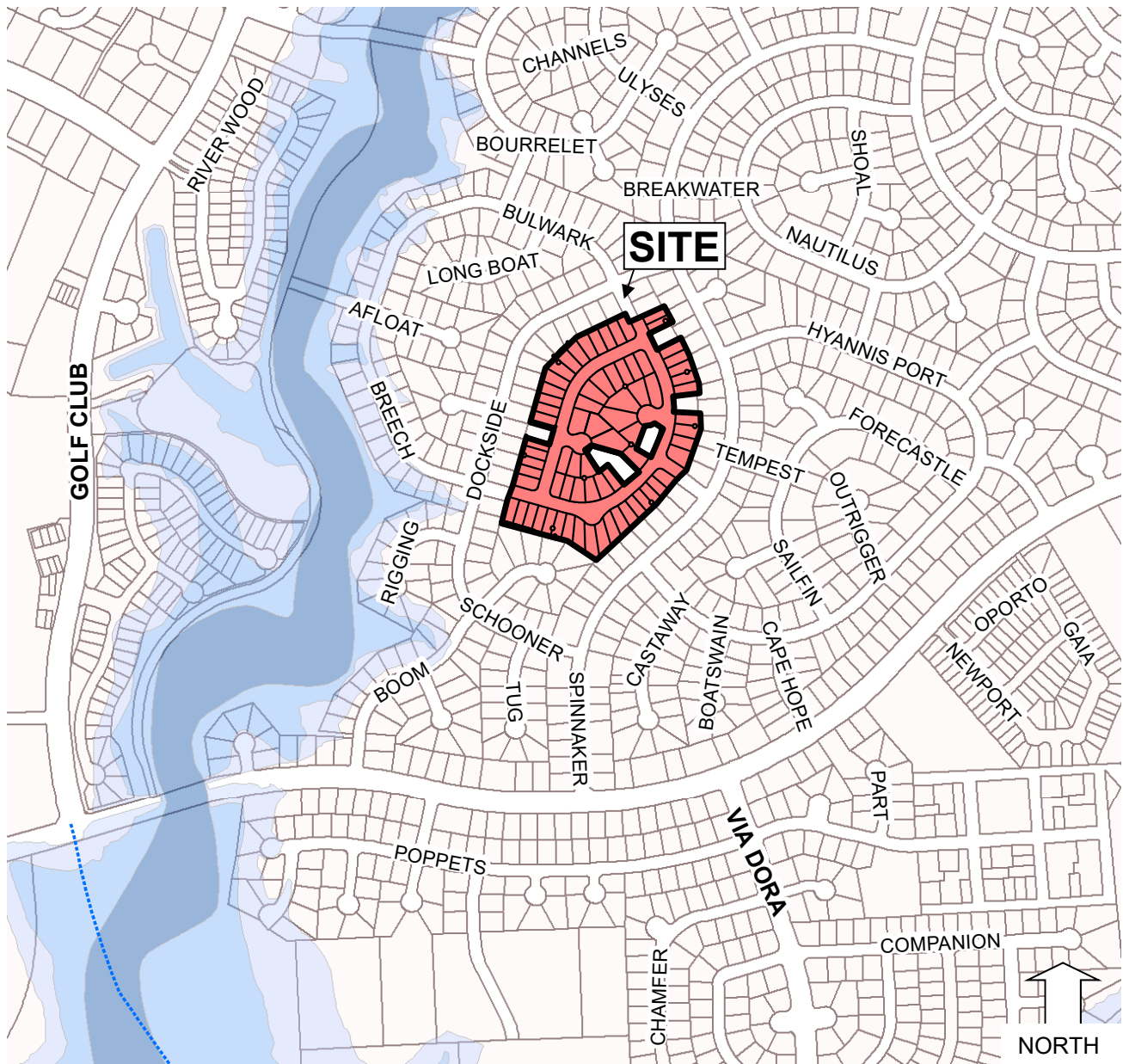
ITEM: 84

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Newport Sec 7 partial replat no 4

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



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Newport Sec 7 partial replat no 4

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



C – Public Hearings

Subdivision

Houston Planning Commission

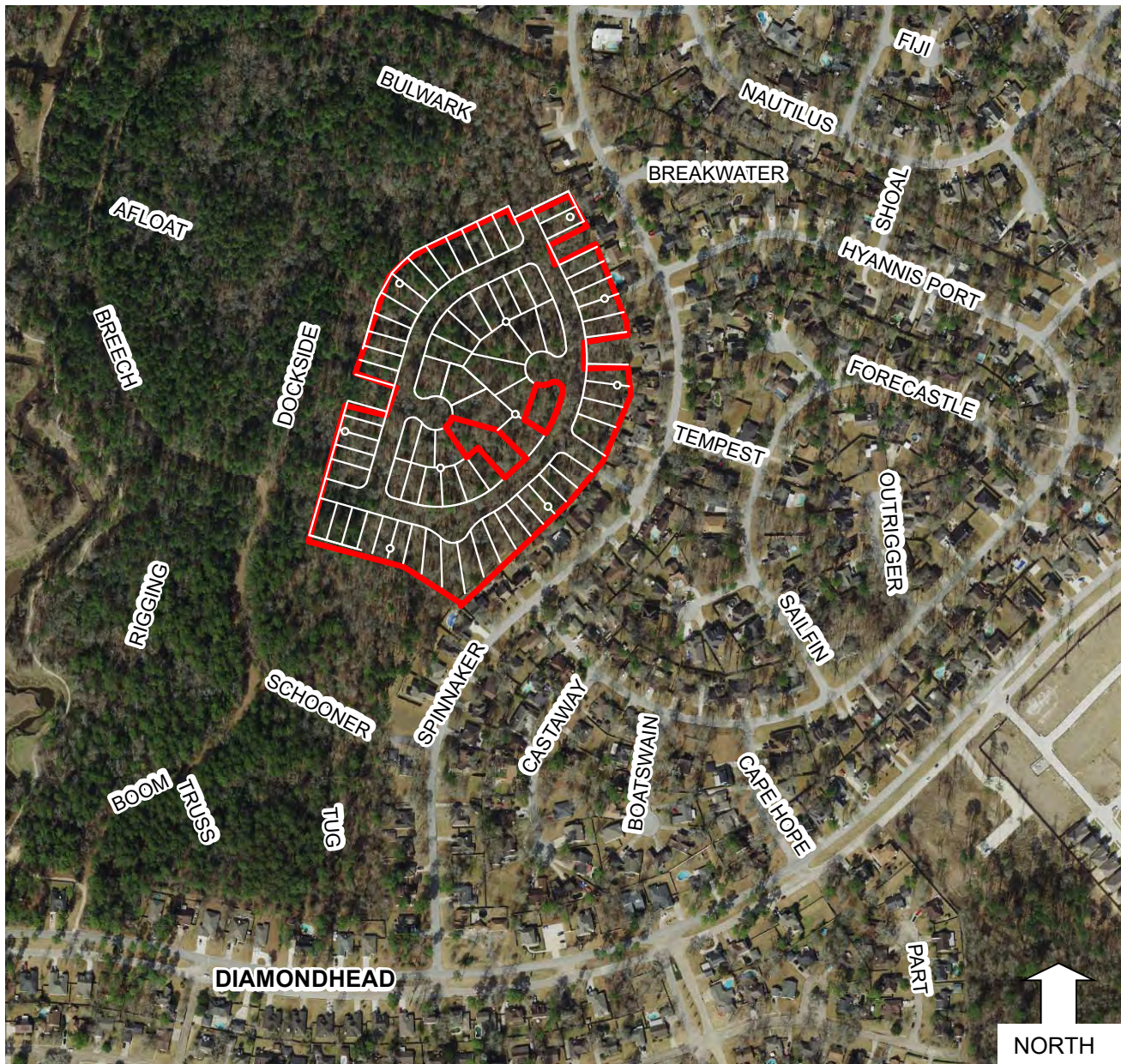
ITEM: 84

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Newport Sec 7 partial replat no 4

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



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
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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

April 1, 2019

Dear Property Owner:

Reference Number: 2019-0465

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of **"Newport Section 7"**. This proposal includes the replatting of all or part of lots 15-17 and 19-26 in block 8; all of lots 1-8, 10-16, 17, and 19-22 in block 9; a portion of lot 2, all of lots 3, 5-7, and 9-11 in block 10; and all of lots 1-11 in block 11; all of Awning Court, Barge Way, and Yaw Court, and a portion of Breech Drive, Tempest Street, and Bulwark Drive as recorded in VOL. 206, PG. 134-146, of the Map/Deed Records of Harris County. The new subdivision name is **"Newport Sec 7 partial replat no 4."**

The property is located West of Spinnaker Drive and North of Diamond Boulevard South.

The purpose of the replat is to create 73 lots.

The applicant, LJA Engineering, Inc., on behalf of Friendswood Development can be contacted at 713-358-8536.

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 25, 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 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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- **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

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 04/25/2019
Plat Name: Summerlyn Terrace replat no 1
Developer: Pulte Homes of Texas L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0532 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1800	Total Reserve Acreage:	0.4310
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	10	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	77080	450U	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 073.1. Revise reason for replat.
- Drainage Plan required at Final submittal
- Provide Parking Exhibit

For Your Information:

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

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

Houston Planning Commission

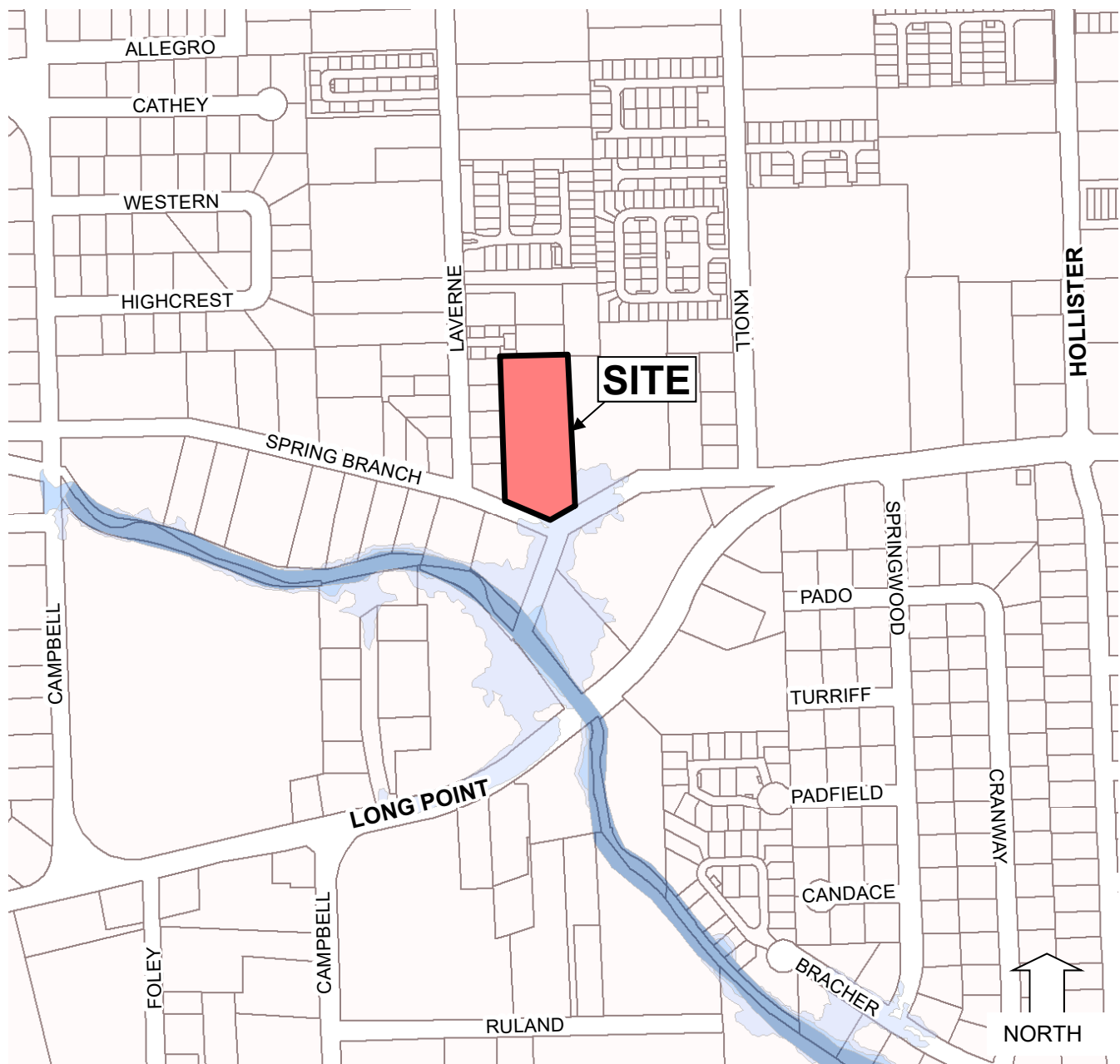
ITEM: 85

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Summerlyn Terrace replat no 1

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



C – Public Hearings

Site Location

Houston Planning Commission

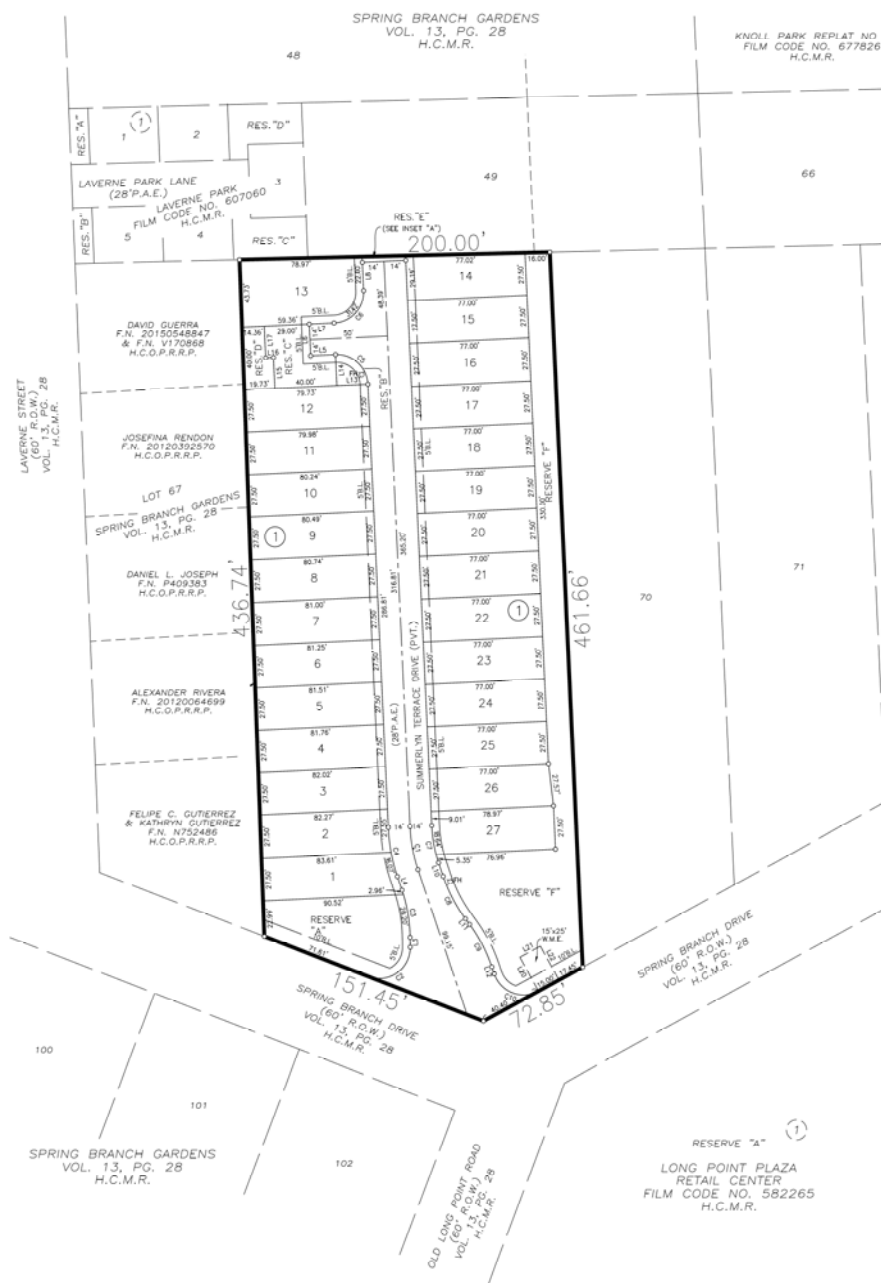
ITEM: 85

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Summerlyn Terrace replat no 1

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



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Summerlyn Terrace replat no 1

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

April 3rd, 2019

Dear Property Owner:

Reference Number: 2019-0532

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Summerlyn Terrace**". This proposal includes the replatting of all Lots 1 through 27 and Reserves "A-D" of Block 1, as recorded in Film Code 687199 of the Harris County Map Records. The new subdivision name is "**Summerlyn Terrace replat no 1**".

The property is located East of Lavern Street, North of Long Pont Road along Spring Branch Dr. The purpose of the replat is to create 27 lots and 6 reserves. The applicant, Laurie Chapa, with LJA Engineering, Inc., on behalf of Pulte Homes of Texas L.P can be contacted at 713-953-5173.

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 25, 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

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

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 04/25/2019
Plat Name: Traces Sec 1 partial replat no 6
Developer: Mint Homes
Applicant: Tetra Surveys
App No/Type: 2019-0351 C3N

Staff Recommendation:
Defer for further study and
review

Total Acreage:	4.5128	Total Reserve Acreage:	0.2064
Number of Lots:	39	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 180
County	Zip	Key Map ©	City / ETJ
Harris	77066	371J	ETJ

Conditions and Requirements for Approval

071. Subdivision platting standards do not conform to those required by Harris County. Contact staff and/or HCEO for the appropriate requirements.

159. Provide centerline tie.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

1. Deferred per county.

For Your Information:

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

PWE Utility Analysis: Approved

City Engineer: Make sure that the subdivision has detention.

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

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

Plat is requested to be deferred for further review of Centerline for Magnolia Trace 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

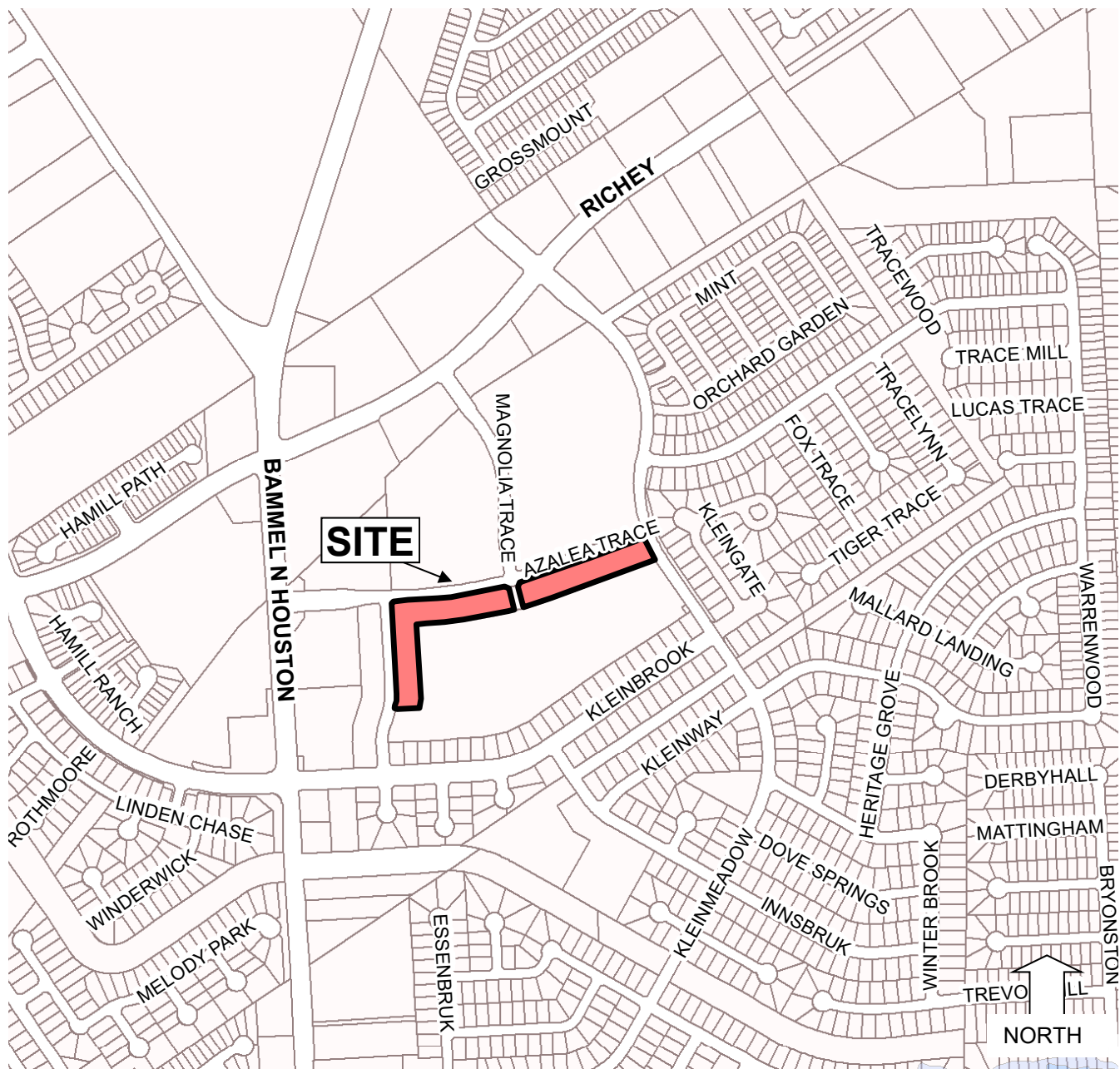
ITEM: 86

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Traces Sec 1 partial replat no 6

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

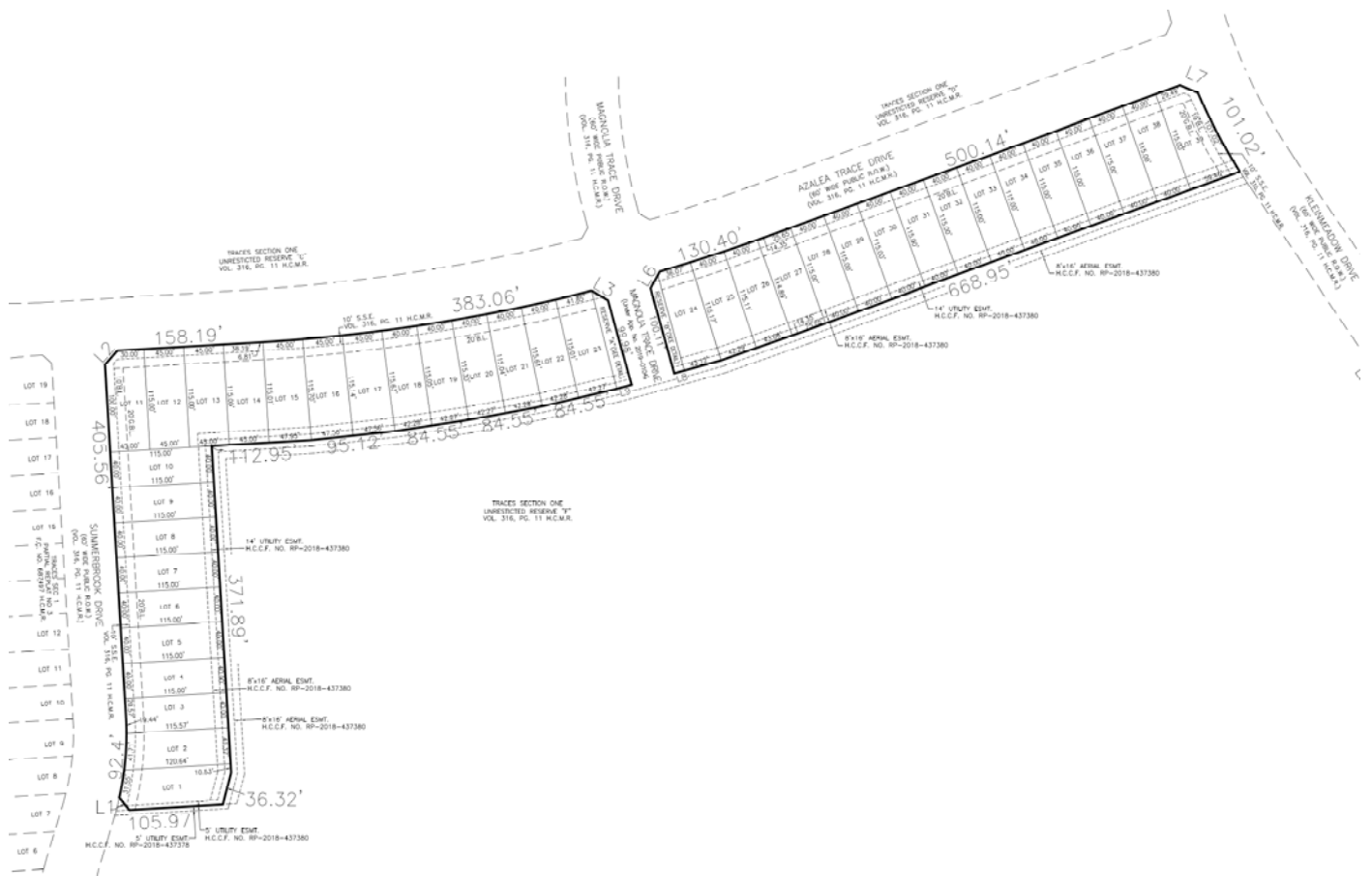
ITEM: 86

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Traces Sec 1 partial replat no 6

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

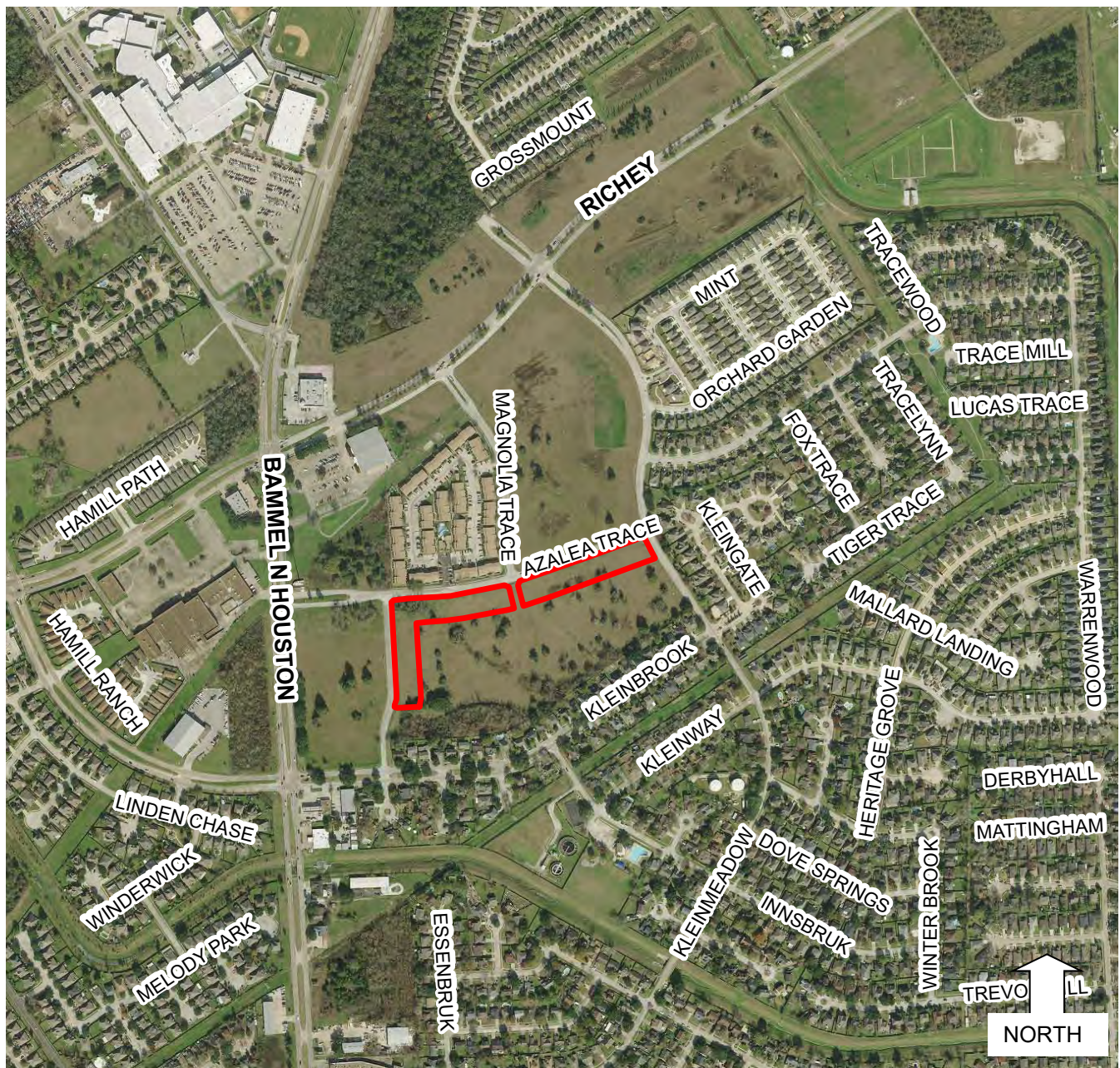
ITEM: 86

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Traces Sec 1 partial replat no 6

Applicant: Tetra Surveys



C – Public Hearings

Aerial

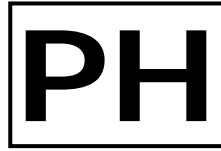


CITY OF HOUSTON
Planning and Development

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

April 2, 2019

Dear Property Owner:

Reference Number: 2019-0351

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of **"Traces Sec 1 partial replat no 2"**. This proposal includes the replatting of all of lots 1 through 39 and reserves A and B, Block 1, as recorded at Film Code No. 687078 of the Harris County Map Records. The new subdivision name is **"Traces Sec 1 partial replat no 6"**.

The property is located at Azalea Trace Drive east along Summerbrook Drive west of Kleinmeadow Drive.

The purpose of the replat is to create 39 single family residential lots and 2 reserves.

The applicant, Paul Coyne, with Tetra Surveys, on behalf of Mint Homes, can be contacted at 713-462-6100 Ext 0099.

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 25, 2018 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

See reverse side for useful information

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 04/25/2019
Plat Name: Bellfort Farms GP
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No/Type: 2019-0708 GP

Staff Recommendation:
Defer Applicant request

Total Acreage:	54.7400	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:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525Z	ETJ

Conditions and Requirements for Approval

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

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

Two points of access are required for a subdivision with more than 150 single-family residential lots.

For Your Information:

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

Fort Bend Engineer: 1) ROW dedication for West Bellfort will be required at the time of platting
2) Remove "Road" from West Bellfort, as there is no street suffix
3) Block length variance at the time of platting will be required
4) Can the proposed ROW connect to Winding Path Way in lieu of a 30' emergency access easement?

PWE Utility Analysis: Approve

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

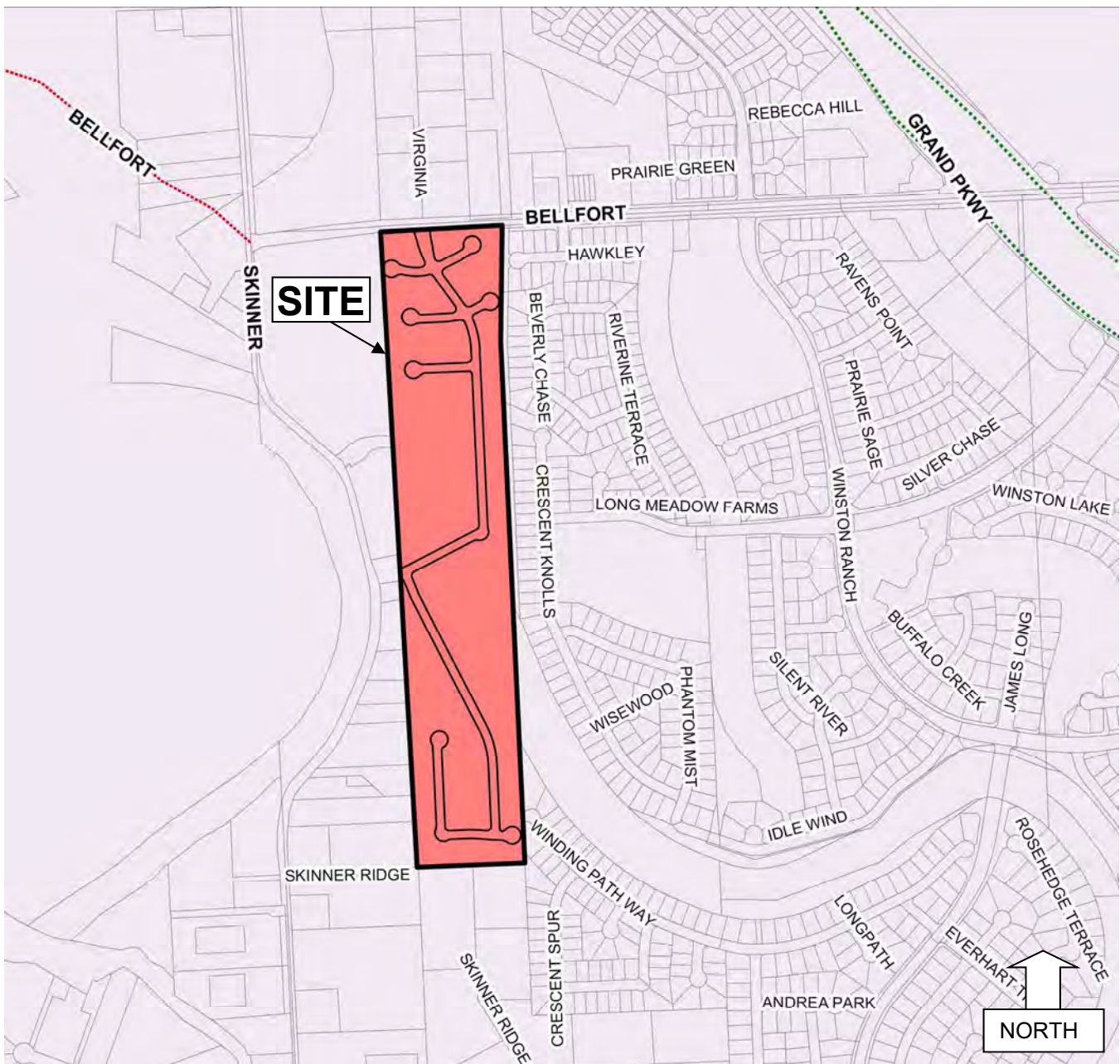
ITEM: 87

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Belfort Farms GP

Applicant: Pape-Dawson Engineers



D – Variances

Site Location

Houston Planning Commission

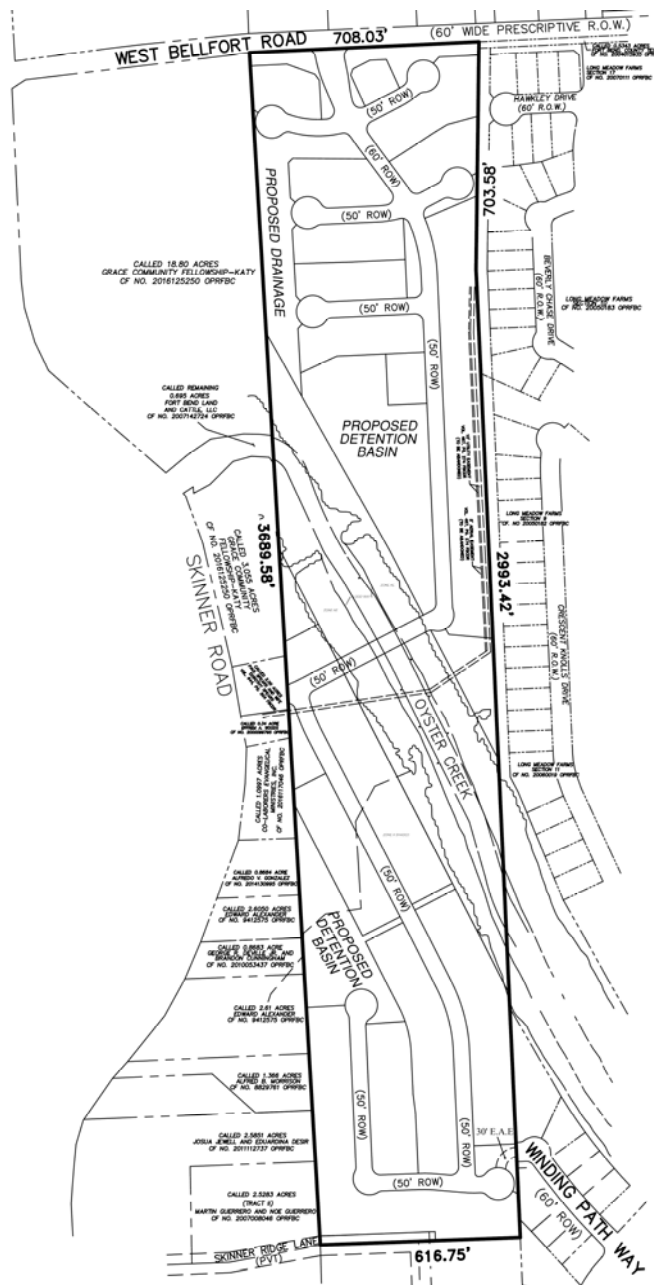
ITEM: 87

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Bellfort Farms GP

Applicant: Pape-Dawson Engineers



Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 04/25/2019

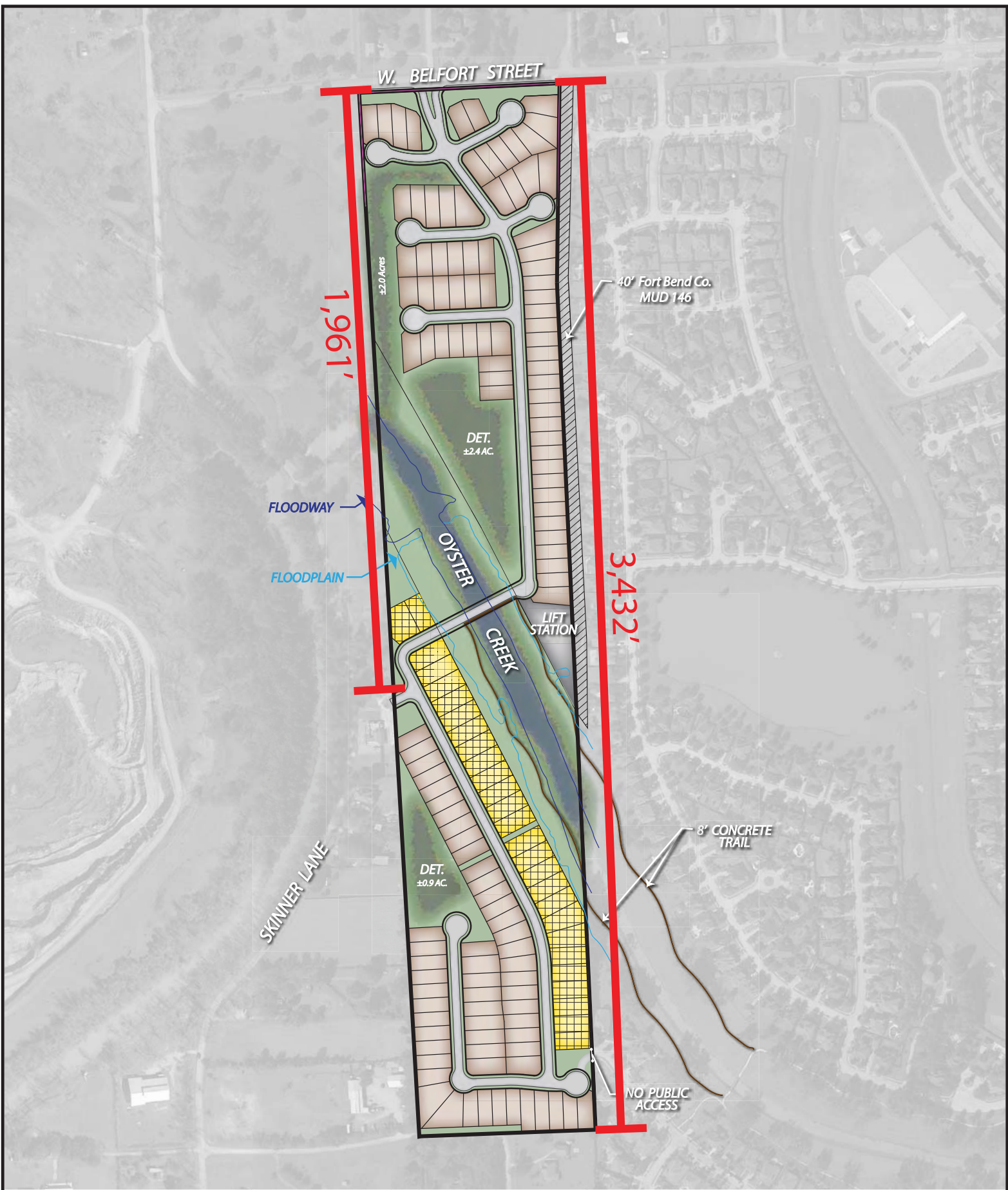
Subdivision Name: Belfort Farms GP

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



LOT SUMMARY

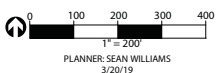
50'x120'	126 LOTS
60'x120'	27 LOTS
TOTAL = 153 LOTS	

SCHEMATIC PLAN FOR CREEKSIDE

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10550 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10192874





VARIANCE Request Information Form

Application Number: 2019-0708

Plat Name: Bellfort Farms GP

Applicant: Pape-Dawson Engineers

Date Submitted: 04/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow for an intersection spacing exceeding 1,400' feet along the Western plat boundary and along the eastern plat boundary and to not extend Winding Path Way

Chapter 42 Section: 128.134

Chapter 42 Reference:

(1) Each local street shall intersect with a street that meets the requirements of subsection(b) at least every 1,400 feet; A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Long Meadow Farms bounds this property to the East, along with an existing Oyster Creek. With Long Meadow Farms built out and the location of Oyster Creek, it is unlikely that a street would ever be extended through the existing lots of Long Meadow Farms and existing Oyster Creek. Oyster Creek and proposed drainage bounds this property to the West, along with existing lots adjacent to Western boundary. Due to the existing conditions bordering and proposed drainage, a proposed stub street will exceed the 1,400' along Western boundary. Therefore, the provision of a street "stub" would be placed 1,961' from the Northern street West Bellfort along the Western boundary line.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending East from the subject site would have to tie into an existing subdivision, Long Meadow Farms, which is already built out. A stub street is proposed on the Western boundary but would exceed the 1,400' due to proposed drainage and Oyster Creek. The proposed street would be 1,961' from West Bellfort that is along the Northern boundary of proposed Creekside development.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

In addition to providing adequate circulation, the proposed street pattern will allow for sufficient ingress/egress for residents as well as police, fire, and emergency vehicles and will not pose any threat to the public health, safety, or general welfare.

(5) Economic hardship is not the sole justification of the variance.

The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question.



Application No: 2019-0708

Agenda Item: 87

PC Action Date: 04/25/2019

Plat Name: Belfort Farms GP

Applicant: Pape-Dawson Engineers

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 128.134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow for an intersection spacing exceeding 1,400' feet along the Western plat boundary and along the eastern plat boundary and to not extend Winding Path Way ;

Basis of Recommendation:

The property is located in Houston's ETJ, in Fort Bend County, south of West Belfort Street, east of Skinner Lane and southwest of West Grand Parkway South.

The applicant is requesting two variances:

1. To exceed 1400' intersection spacing along the western boundary and
2. Not to extend or terminate Winding Path Way with a cul-de-sac.

Staff's recommendation is to defer the GP per the applicant's request to allow more time to provide revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 04/25/2019
Plat Name: Cypresswood Landing GP
Developer: Benchmark Aquisitions,LLC
Applicant: EHRA
App No/Type: 2019-0641 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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.

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 04/25/2019
Plat Name: Cypresswood Landing GP
Developer: Benchmark Aquisitions,LLC
Applicant: EHRA
App No/Type: 2019-0641 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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.

Montaque Drive can not be separated because of emergency responders. Connect street or change street name and submit a partial replat of birnam wood Sec 5 with a street name change. New recorded street name will be required before final approval of Cypresswood Landing Sec 1

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

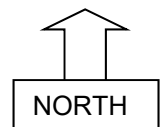
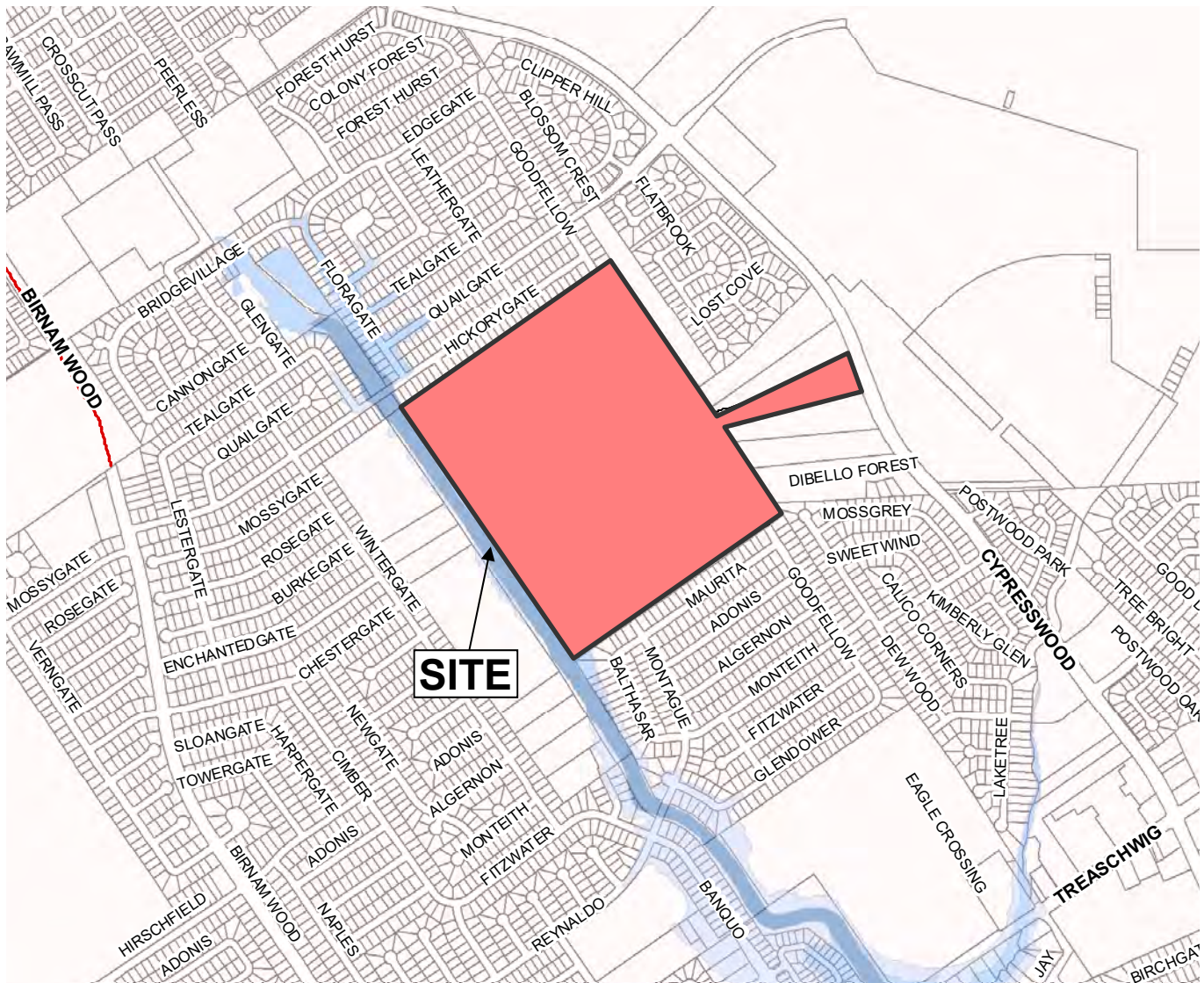
ITEM: 88

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Cypresswood Landing GP (DEF 1)

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

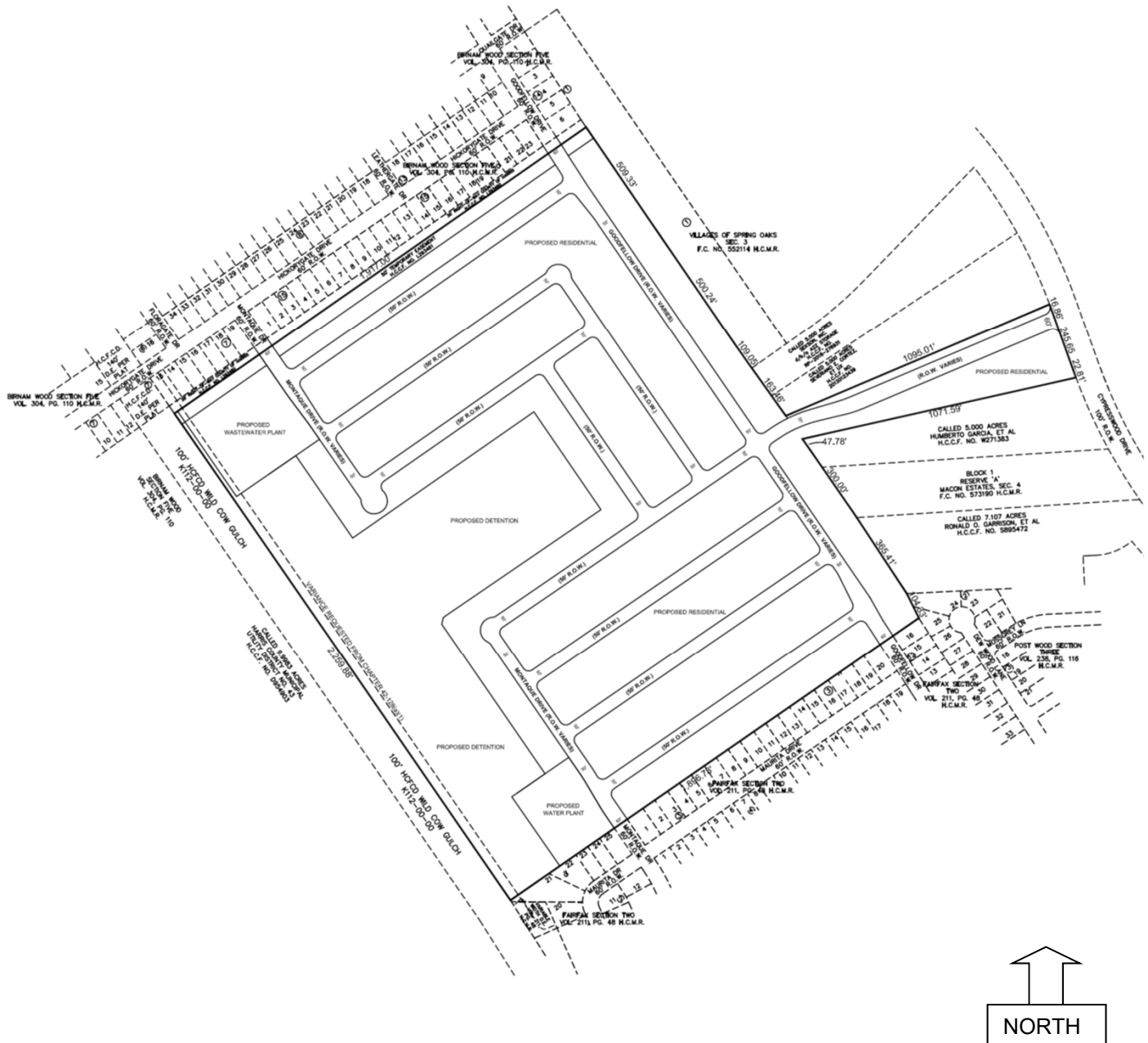
ITEM: 88

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Cypresswood Landing GP (DEF 1)

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Cypresswood Landing GP (DEF 1)

Applicant: EHRA



D – Variances

Aerial



VARIANCE Request Information Form

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: 88

PC Action Date: 04/25/2019

Plat Name: Cypresswood Landing GP

Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed 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 Reynaldo Drive by not providing an east-west street along the southwestern boundary.

Staff is in support of the request.

Cypresswood Landing GP proposes a single-family residential community with a main entry taken from major thoroughfare Cypresswood Boulevard. Four existing stub streets located along the northwestern and southeastern boundaries will be extended into the property providing adequate access and internal traffic circulation.

The southwestern boundary measures about 2,259' and one east-west public street is required along the southwestern boundary to meet the minimum intersection spacing requirement. However, it is impractical to require this public street due to the existing 140' wide drainage channel located immediately west along the southwestern boundary.

The required east-west street would not significantly improve the overall traffic circulation. Traffic circulation will be addressed by the existing adjacent street pattern.

Harris County Engineering Office has no objections to the variance.

Staff's recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The southwestern boundary measures about 2,259' and one east-west public street is required along the southwestern boundary to meet the minimum intersection spacing requirement. However, it is impractical to require this public street due to the existing 140' wide drainage channel located immediately west along the southwestern boundary.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing 140' wide drainage channel was not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The required east-west street along the southwestern boundary would not significantly improve the overall traffic circulation. Traffic circulation is already addressed by the adjacent street pattern.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The future residential development will have multiple street connections to the north, east and south. The existing adjacent street pattern provides adequate traffic circulation within the general area.

(5) Economic hardship is not the sole justification of the variance.

The justification for granting the variance is based on the existing adjacent street pattern that already provides adequate access and traffic circulation within the general area.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 04/25/2019
Plat Name: Cypresswood Landing Sec 1
Developer: Benchmark Aquisitions,LLC
Applicant: EHRA
App No/Type: 2019-0738 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	42.0100	Total Reserve Acreage:	5.6600
Number of Lots:	292	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

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

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

052. East/West ROW connection to Cypresswood Drive 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)

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

085. The minimum acceptable lot width shall be 20 feet. (187)

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (188)

159. Provide centerline ties as shown in markup.

1. Continue and Connect Montague Drive through plat, Or coordinate with County Commissioners Court in regards to changing the name of the northern Montague Drive stub street prior to final submittal.
2. Properly address flag lots and add build-to line.
3. Verify lot size table and correct the COS table accordingly.
4. Provide Adequate wastewater note.
5. Hatch and dash Drainage dedication appropriately.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 89
Action Date: 04/25/2019
Plat Name: Cypresswood Landing Sec 1
Developer: Benchmark Aquisitions,LLC
Applicant: EHRA
App No/Type: 2019-0738 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Addressing: Montague Dr should a direct extension from Maurita Dr to Hickorygate Dr
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)
Change suffix for Dragons Blood Court
Montague Drive can not be separated because of emergency responders. Connect street or change street name and submit a partial replat of birnam wood Sec 5 with a street name change. New recorded street name will be required before final approval of Cypresswood Landing Sec 1
Extend Chankiri drive to Cypresswood Drive within section 1 plat boundary
Driveway for Lot 23, Block 4 should be located along Rainbow Eucalyptus Drive. Driveways for Lots 16 & 17, Block 5 and Lots 58 & 59, Block 6 should be located at long Chankiri Drive. Shared driveway will be required for Lots 84 & 85, Block 6 as their frontage is not adequate to have separate driveway.

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

Houston Planning Commission

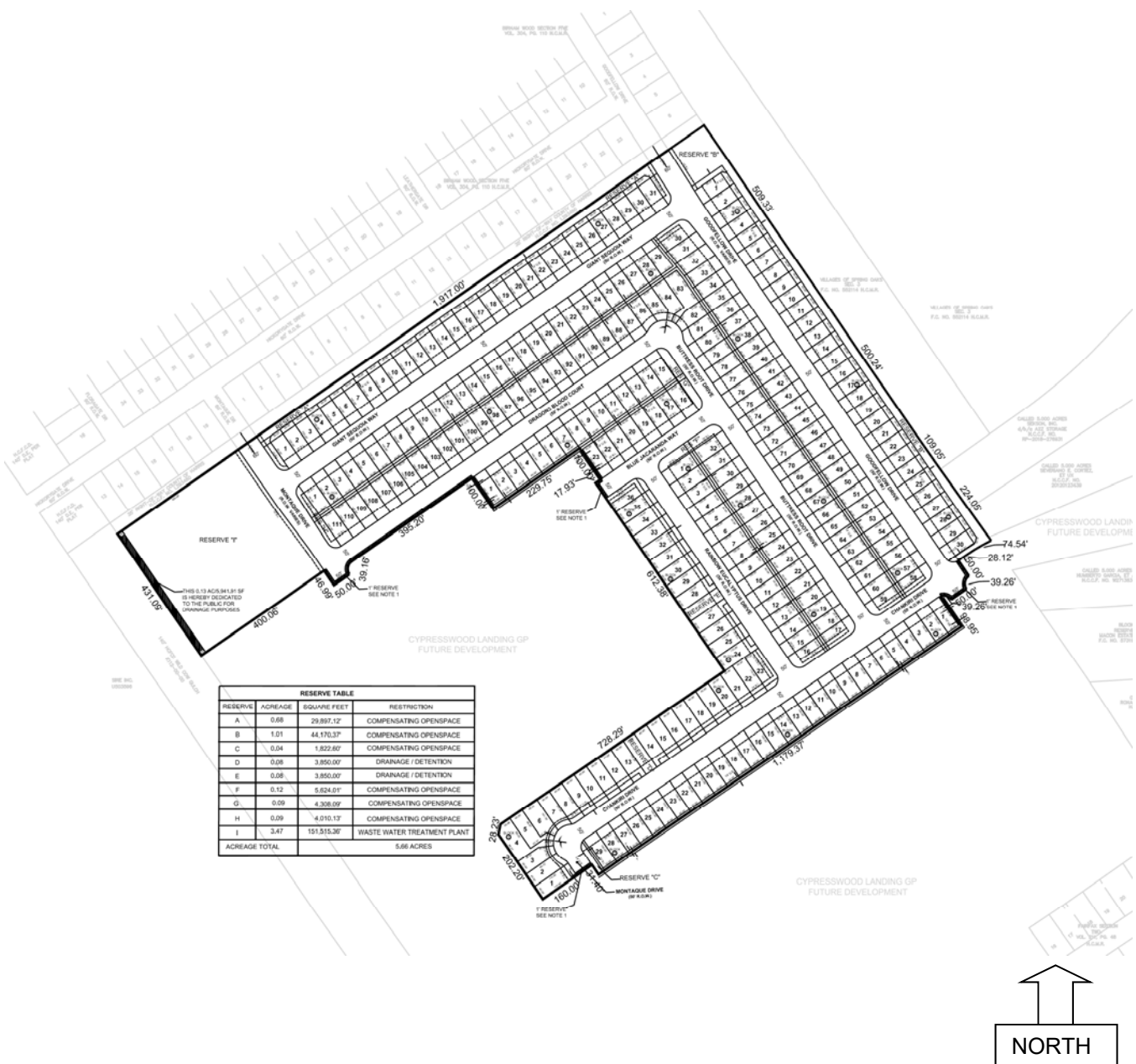
ITEM: 89

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Cypresswood Landing Sec 1

Applicant: EHRA



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 04/25/2019
Plat Name: Emancipation Villas
Developer: Houston RT Investors, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-0565 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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

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)

Add variance note: The Planning Commission granted a variance to allow "a reduced building line of 15 feet along Emancipation Avenue" subject to specific conditions on 04/25/2019 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: 90
Action Date: 04/25/2019
Plat Name: Emancipation Villas
Developer: Houston RT Investors, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-0565 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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%.

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

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Emancipation Villas (DEF 1)

Applicant: Pioneer Engineering, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Emancipation Villas (DEF 1)

Applicant: Pioneer Engineering, LLC



D – Variances

Subdivision

Houston Planning Commission

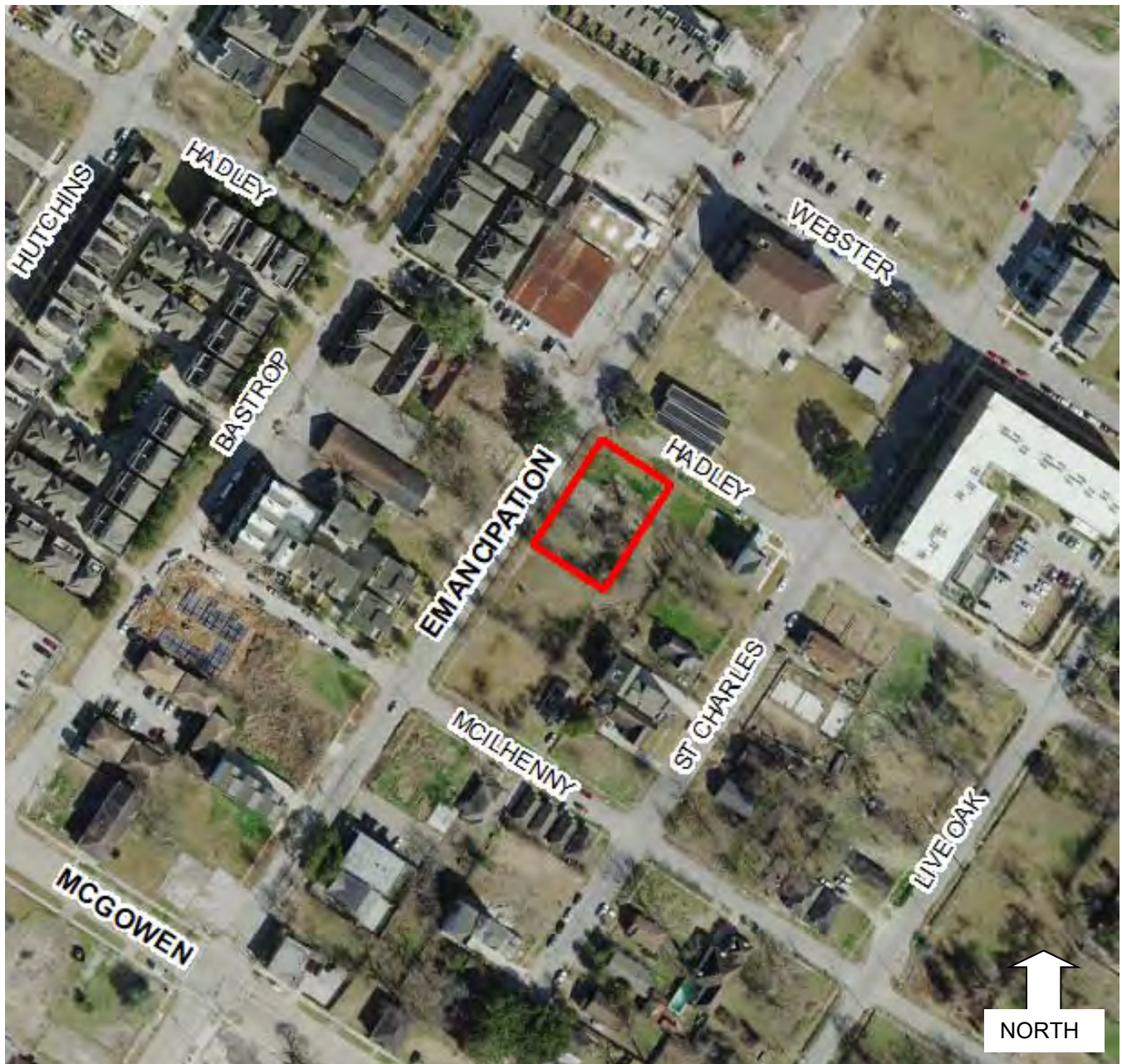
ITEM: 90

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Emancipation Villas (DEF 1)

Applicant: Pioneer Engineering, LLC



D – Variances

Aerial

REV.	DATE	DESCRIPTION
03/06/19		FOR PLAT APPROVAL
04/09/19		FOR PLAT APPROVAL



9610 Long Point Rd. Suite 220
Houston, Texas 77055
281.685.9561 Phone
832.767.6272 Fax
jose@metrolivingstudio.com
metrolivingstudio.com

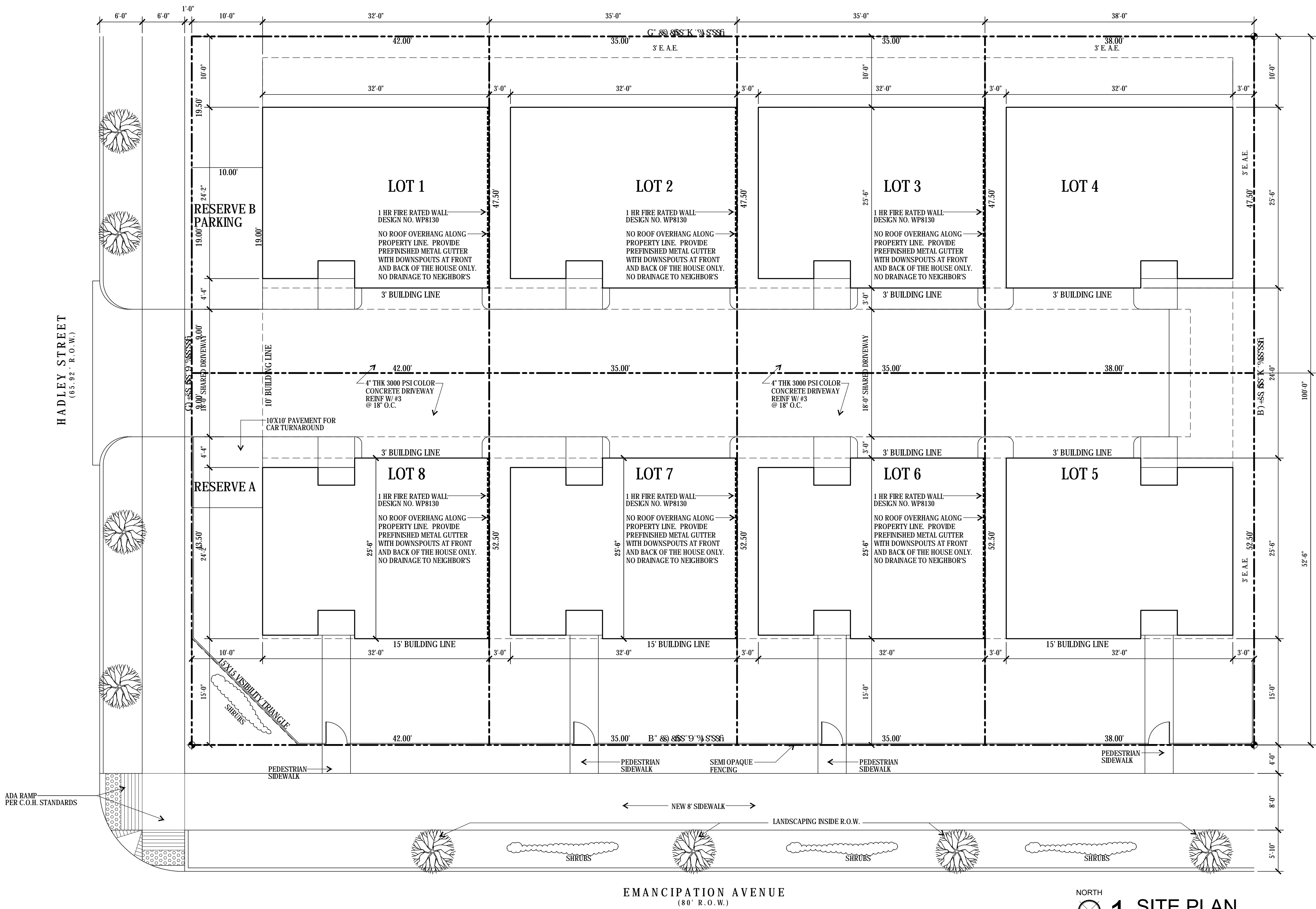
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2015. ALL RIGHTS RESERVED.

The designers of Metro Living LLC are not, and do not represent to be, licensed architects. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional". In Texas the practice of Commercial and Residential Design by a designer who is not a licensed architect is limited and permitted by exemptions to the Architect statute Chapter 1051. The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

SHEET TITLE:
SITE PLAN

SHEET NO:

A1.00



42-186 Parking for SF Use

No. of Proposed Lots	No. of Additional Parking Required	No. of On-Street parking	No. of On-Site parking
8	1	0	1

LOT SIZE AND COVERAGE TABLE

LOT NO.	LOT AREA (S.F.)	BLDG. COVERAGE (S.F.)	MAXIMUM 60% COVERAGE	ACTUAL SQUARE FOOTAGE (S.F.)
PROPOSED 1	1,805	1,083	60%	762
PROPOSED 2	1,663	998	60%	762
PROPOSED 3	1,663	998	60%	762
PROPOSED 4	1,805	1,083	60%	762
PROPOSED 5	1,995	1,197	60%	762
PROPOSED 6	1,838	1,103	60%	762
PROPOSED 7	1,838	1,103	60%	762
PROPOSED 8	2,205	1,323	60%	762

DWELLING UNIT DENSITY TABLE

TOTAL NO. DWELLINGS	TOTAL GROSS ACREAGE (AC.)	TOTAL PROJECT DENSITY
8	0.344	23.26 UNITS/ACRE

GENERAL NOTES:

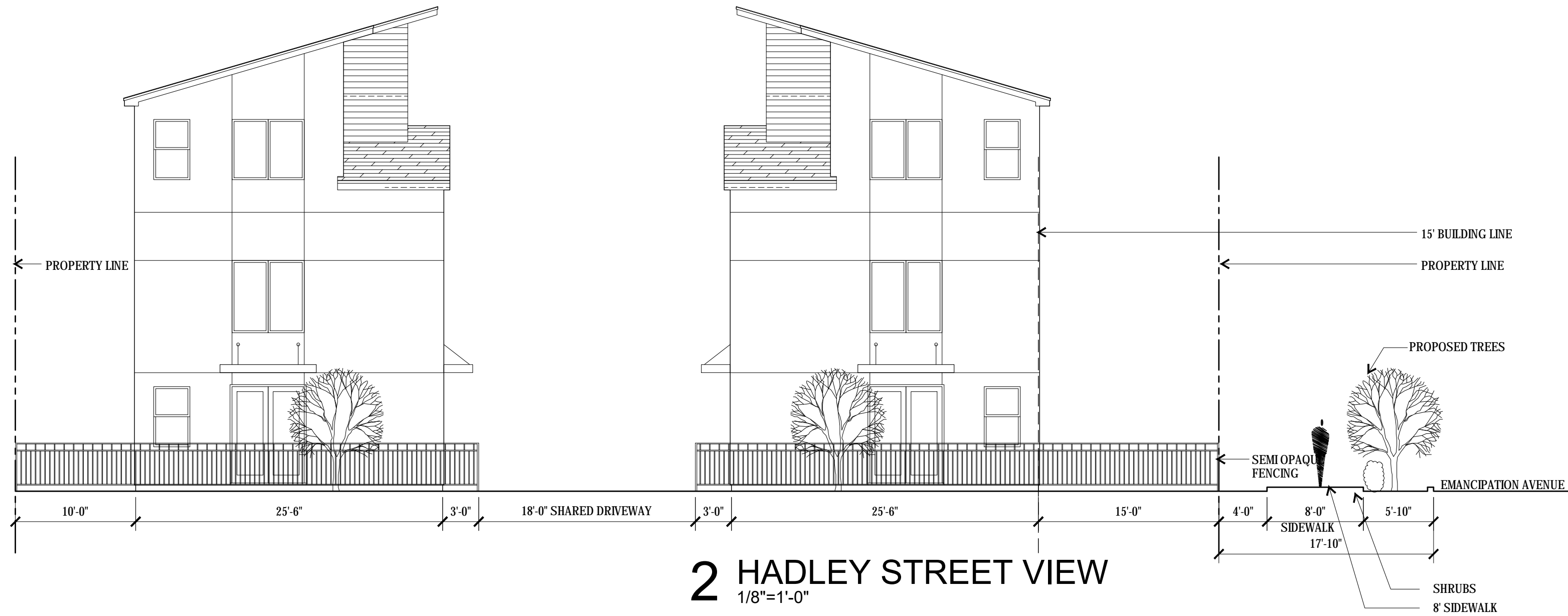
- ALL ROOF PENETRATIONS (I.E. PLUMBING AND GAS VENTS, ETC.) ARE TO BE RESTRICTED TO THE REAR ROOF AREA ONLY, UNDER NO CIRCUMSTANCES SHALL THERE BE ROOF PENETRATIONS AT THE ROOF FACING THE STREET.
- ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION FENCING, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC., SHALL BE IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENT GUIDELINES.
- CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
- EXISTING DRIVEWAYS TO BE REMOVED AND REPLACE NEW CURB PER CITY OF HOUSTON STANDARDS

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.

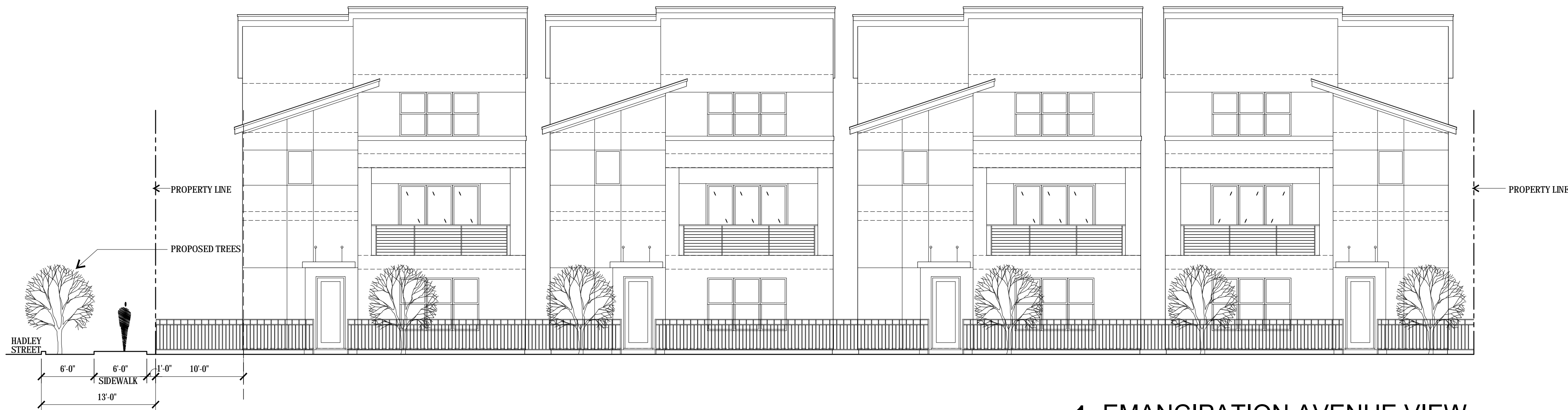
LEGAL DESCRIPTION

A SUBDIVISION OF 0.344 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 8, 9, AND 10, IN BLOCK 2, OF HOLMAN 10 ACRES LOT 2, IN THE I.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 8 LOTS AND 1 RESERVE
8 LOTS 1 RESERVE 1 BLOCK



2 HADLEY STREET VIEW
1/8"=1'-0"

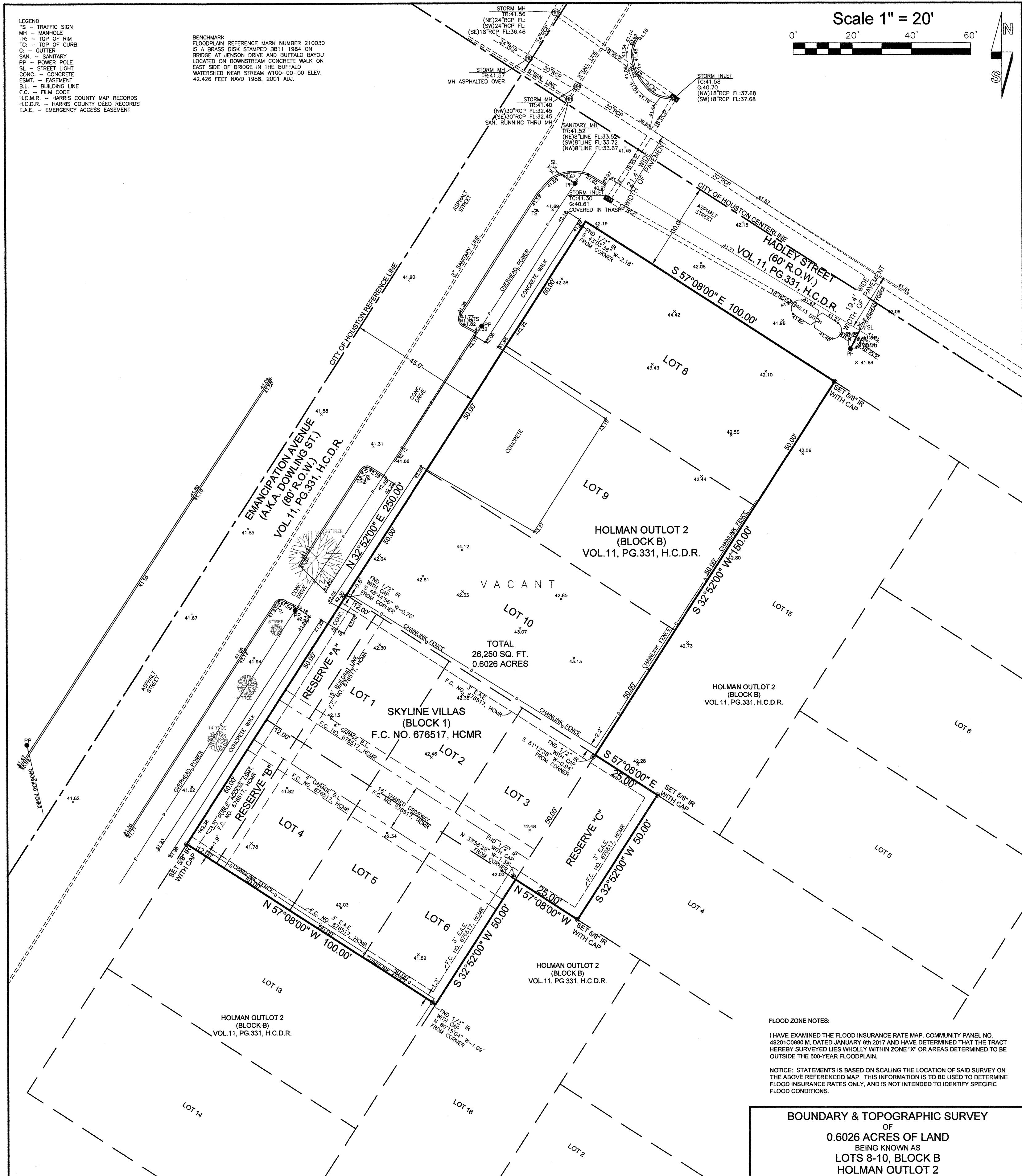


1 EMANCIPATION AVENUE VIEW
1/8"=1'-0"

LEGEND
TS - TRAFFIC SIGN
MH - MANHOLE
TR - TOP OF RIM
TC - TOP OF CURB
G - GUTTER
SAN. - SANITARY
PP - POWER POLE
SL - STREET LIGHT
CONC. - CONCRETE
ESMT. - EASEMENT
B.L. - BUILDING LINE
F.C. - FIRM CODE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
E.A.E. - EMERGENCY ACCESS EASEMENT

BENCHMARK
FLOODPLAIN REFERENCE MARK NUMBER 210030
IS A BRASS DISK STAMPED BB11 1964 ON
BRIDGE AT JENSON DRIVE AND BUFFALO BAYOU
LOCATED ON DOWNSTREAM CONCRETE WALK ON
EAST SIDE OF BRIDGE IN THE BUFFALO
WATERSHED NEAR STREAM W100-00-00 ELEV.
42.426 FEET NAVD 1988, 2001 ADJ.

Scale 1" = 20'



FLOOD ZONE NOTES:

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C0880 M, DATED JANUARY 6th 2017 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "X" OR AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

NOTICE: STATEMENTS IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY, AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

GENERAL NOTES:

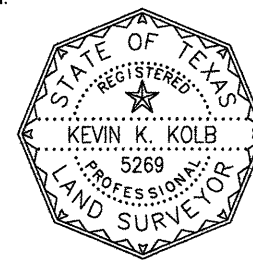
- ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, (TEXAS SOUTH CENTRAL 4204)
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS AND ANY OTHER DOCUMENT THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS NOT ABSTRACTED.
- THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
- THIS PROPERTY IS SUBJECT TO ANY BUILDING LINES, ZONING AND PLATTING LAWS AND ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, COUNTY OF HARRIS, TEXAS.

CERTIFICATION:

I, KEVIN K. KOLB, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY & TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

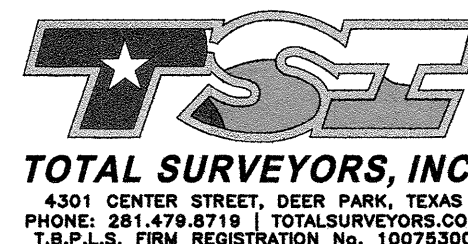
WITNESS MY HAND AND SEAL THIS THE 28TH DAY OF NOVEMBER, 2018.
(REVISED (PAVED PAVEMENT) WITH HADLEY) 4-24-19

KEVIN K. KOLB, P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5269



BOUNDARY & TOPOGRAPHIC SURVEY
OF
0.6026 ACRES OF LAND
BEING KNOWN AS
LOTS 8-10, BLOCK B
HOLMAN OUTLOT 2
AS RECORDED UNDER VOLUME 11, PAGE 331 OF THE
DEED RECORDS OF HARRIS COUNTY, TEXAS
AND
LOTS 1-6 AND RESERVES A-C, BLOCK 1
SKYLINE VILLAS
AS RECORDED UNDER FILM CODE NO. 676517 OF THE
MAP RECORDS OF HARRIS COUNTY, TEXAS
AND BEING FURTHER SITUATED WITHIN THE
J.S. HOLMAN SURVEY, A-323
HARRIS COUNTY, TEXAS

PROPERTY ADDRESS: 2301-2309 EMANCIPATION AVE. HOUSTON, TX 77003



DATE: NOVEMBER, 2018

DRAWN BY: D. MOON
CHECKED BY: KEV

SCALE: 1" = 20'
JOB NO. 18-314

SHEET 1 OF 1



VARIANCE Request Information Form

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: 90

PC Action Date: 04/25/2019

Plat Name: Emancipation Villas

Applicant: Pioneer Engineering, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 requesting a variance for a reduced building line of 15 feet along emancipation avenue instead of the required 25 feet. Staff is in support of the request.

This application was deferred last planning Commission. During the two-week deferral period the applicant revised the proposed layout from front loaders along Hadley street and a shared driveway taking access from Emancipation Avenue to a shared driveway taking access from Hadley Street. Also, the applicant met with the Greater South East Management District and the Emancipation Economic Development Council which are not support of this variance as they are promoting commercial and mixed-use development along this corridor.

Along Emancipation Avenue, the applicant is providing a 17 feet 10 inch pedestrian realm. The applicant is proposing a five feet ten inch safety buffer and agreed to increase the unobstructed sidewalk width from six feet to eight feet along Emancipation Avenue which is what is being established for the Walkable Places Emancipation pilot area. Along Hadley Street, the applicant is providing a 13-foot pedestrian realm with a six-foot unobstructed sidewalk and a six-foot safety buffer. For both streets the applicant is providing 3-inch caliper trees. All the proposed residential structure will have a pedestrian access connecting directly to the sidewalk along emancipation Avenue.

In 2015 a similar variance was granted for the plat south of the proposed plat "Skyline Villas". The site plan shows a 15-foot building line and a six-foot sidewalk. Because this property is own by the same owner, the applicant expressed in writing that the owner will provide an eight-foot sidewalk along this development to keep the sidewalk width consistent along this portion of the block which represents 70% of the block face.

Staff recommendation it to grant the 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 applicant was originally proposing front loaders along Hadley Street and a shared driveway taking access from Emancipation avenue. The applicant decided to change the layout to a shared driveway taking access from Hadley Street and no curb cuts along Emancipation avenue. The applicant will improve the pedestrian realm along both streets. Along Emancipation Avenue, the applicant is providing a 17 feet 10 inches pedestrian realm. The applicant is proposing five feet ten-inch safety buffer and agreed to increase the unobstructed sidewalk width from six feet to eight feet along Emancipation Avenue which is what is being established for the Walkable Places Emancipation pilot area. Along Hadley Street, the applicant is providing a 13-foot pedestrian realm with a six-foot unobstructed sidewalk and a six-foot safety buffer. For both streets the applicant is providing 3-inch caliper trees. All the proposed residential structure will have a pedestrian access connecting directly to the sidewalk along emancipation Avenue. Strict application of the ordinance could result on a project with higher vehicular conflict between pedestrians and cars with more curb cuts and less improvements on the pedestrian realm.

(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 proposing a project that aligns with the Walkable Places pilot area rules for Emancipation avenue. To bring the buildings closer to the street, a direct pedestrian connection from the residential structure to the sidewalk, wider sidewalks and safety buffer to separate cars from pedestrians.

(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 10 inches and to the proposed structures is 32 feet 10 inches. These setbacks in combination with the pedestrian improvements and safety buffer will maintain and preserve the intent of this chapter providing a safe environment for pedestrians and vehicles.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is proposing wider sidewalks (8 feet for emancipation - 6 feet for Hadley) than the required by the ordinance (6 feet for Emancipation - 5 feet for Hadley) and a safety buffer for both streets with 3-inch caliper trees. This proposed improvements and just providing one curb cut along Hadley Street and no curb cuts along Emancipation Avenue will create a safer environment for pedestrians and vehicles.

(5) Economic hardship is not the sole justification of the variance.

The applicant is providing pedestrian improvements along both streets and decided to reduce the number of lot from nine to eight to eliminate the proposed curb cut along Emancipation Avenue and reduce the number of curb cuts along Hadley Street from three to one.



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: 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 04/25/2019
Plat Name: Hamilton Enclave
Developer: Sabrenda Littls
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0451 C2R

Staff Recommendation:
Deny the requested
variance(s) and Approve
the plat subject to the
conditions listed

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)
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91

Action Date: 04/25/2019

Plat Name: Hamilton Enclave

Developer: Sabrenda Littls

Applicant: Owens Management Systems, LLC

App No/Type: 2019-0451 C2R

Staff Recommendation:

Deny the requested variance(s) and Approve the plat subject to the conditions listed

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

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

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

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

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

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Hamilton Enclave (DEF 2)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Subdivision

Houston Planning Commission

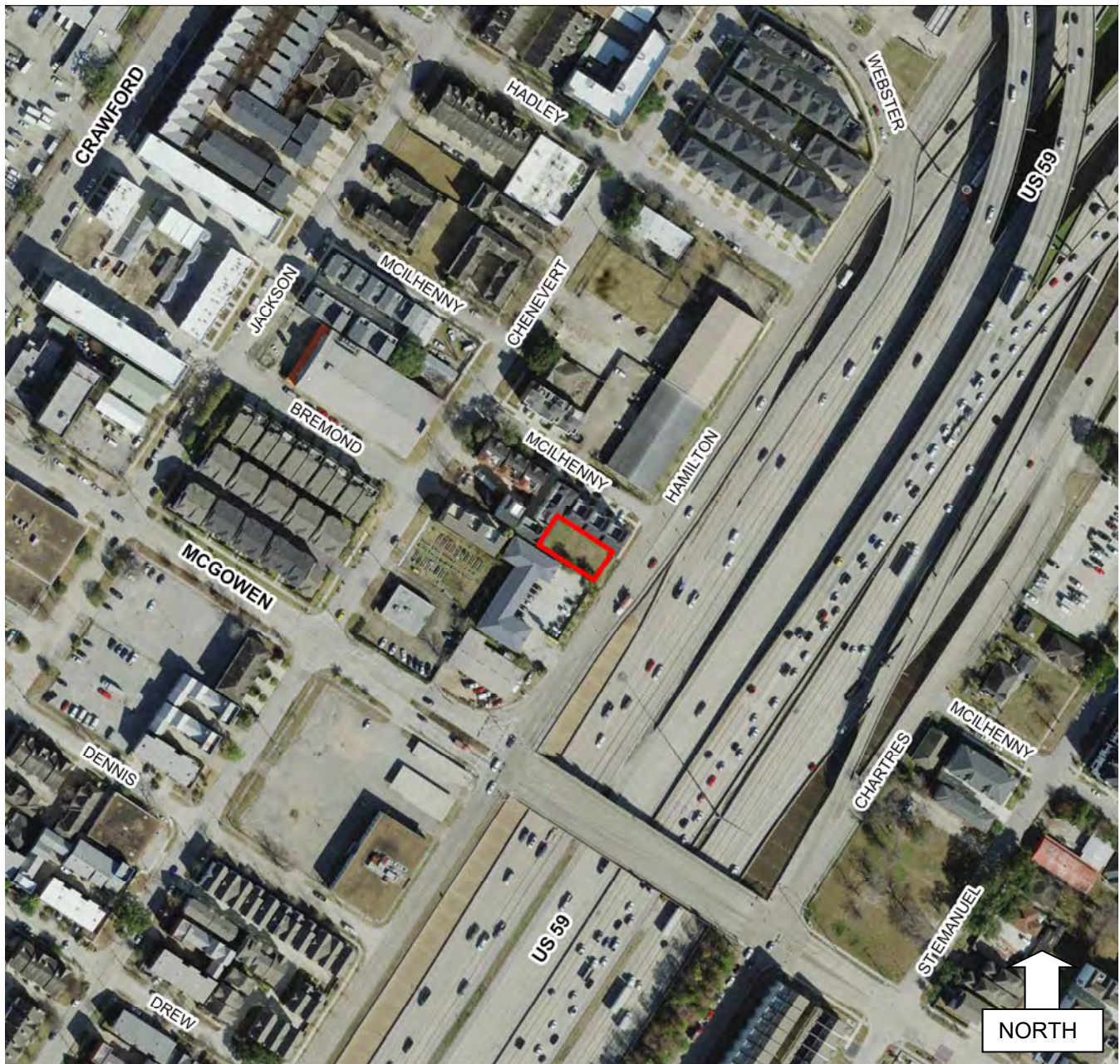
ITEM: 91

Planning and Development Department

Meeting Date: 04/25/2019

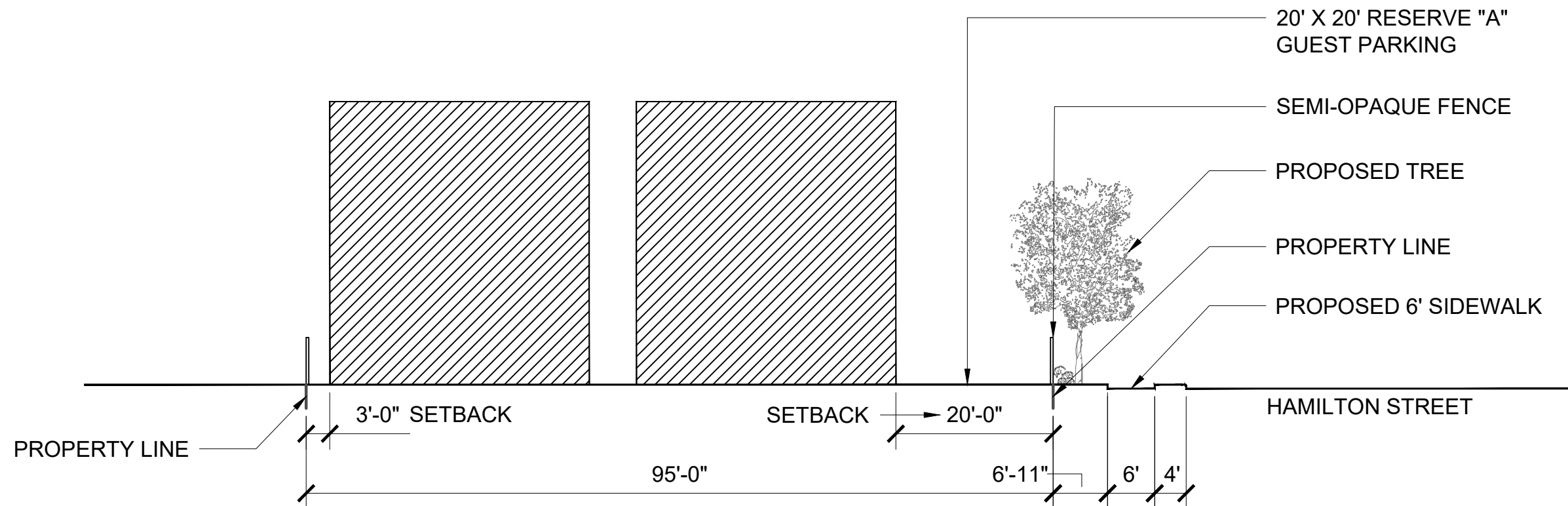
Subdivision Name: Hamilton Enclave (DEF 2)

Applicant: Owens Management Systems, LLC



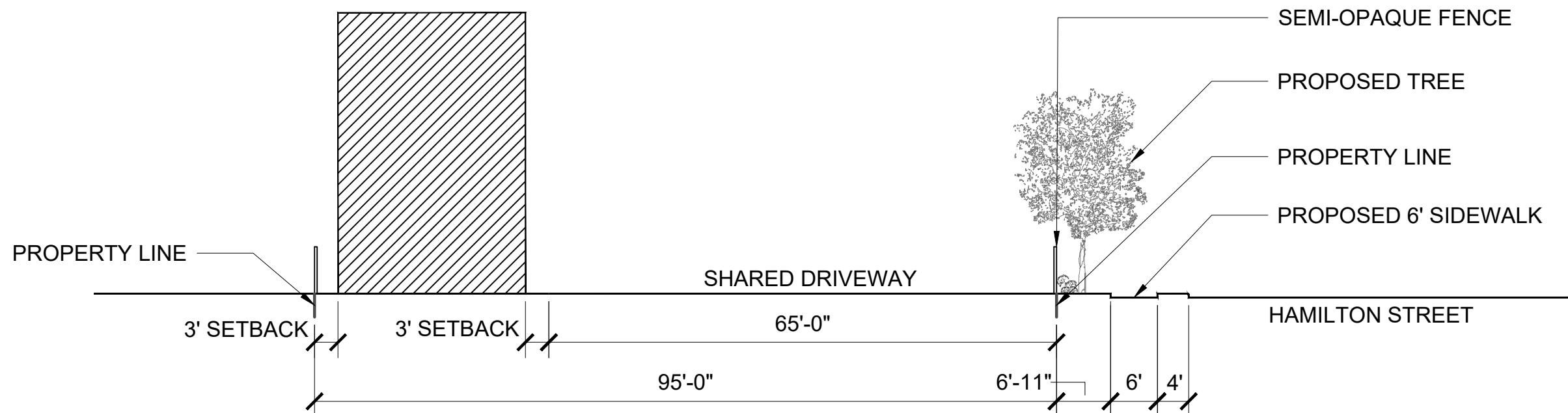
D – Variances

Aerial



PROFILE OF HAMILTON ENCLAVE
SCALE: 1/16" = 1'-0"

2



PROFILE OF HAMILTON ENCLAVE
SCALE: 1/16" = 1'-0"

1

A2.0 ELEVATIONS



VARIANCE Request Information Form

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:

A variance is sought for 20' building line along the service road of a major thoroughfare for residential lots with shared driveway.

Chapter 42 Section: 145, 152

Chapter 42 Reference:

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 Hamilton Street for on-ramp to US 59 feeder, 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. Both garages are parallel 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;

Hamilton Street is the feeder along US 59 South. In 1968, TXDOT took 5 feet from Lot 13 via condemnation to create 28.7' paved section of Hamilton Street. The on-ramp to 59 South is located in front of the proposed replat. Hamilton is elevated above the main lanes of US 59 South.

(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 approximately 17'. The 20' building line provides 37 feet to the structure. The pedestrian improvements include a new 6' sidewalk, 2 – 31/2" caliper trees and shrubs as a landscape buffer. There are 5 feet from the back of curb to the sidewalk. 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.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

No parking is allowed along Hamilton Street. The 20 building line will allow for 2 guest parking spaces. Hamilton is a one-way street. Vehicles can only turn right onto Hamilton.

(5) Economic hardship is not the sole justification of the variance.

The 20' bl coupled with the 5' TXDOT ROW taking creates 25' from the property line. 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.

Application No: 2019-0451

Agenda Item: 91

PC Action Date: 04/25/2019

Plat Name: Hamilton Enclave

Applicant: Owens Management Systems, LLC

Staff Recommendation: Deny the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 145, 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is sought for 20' building line along the service road of a major thoroughfare for residential lots with shared driveway. ;

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 a variance to allow a reduced building line of 20 feet instead of the required 25 feet along Hamilton Street. Staff is not in support of the request. This application has been deferred twice. The applicant has changed the original request which was a reduced building line of 15 feet and parallel access from the shared driveway to the current request of a 20-foot building line.

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 providing a parking reserve that can accommodate two parking spaces to compensate the lack of on street parking along the feeder road. A six-foot sidewalk and a four-foot safety buffer are being proposed along Hamilton. 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 its reasonable use of the land. The applicant can provide the 25-foot building line and still have an adequate buildable area for future development. Also, providing the required building line will allow for the two proposed guest parking spaces to have more room for cars to maneuver in and out. Staff recommendation is to deny the variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The applicant can meet chapter 42 requirements by providing a 25-foot building line and still have an adequate buildable area that will not deprive its reasonable use of the land. There is a 4% difference on the buildable area going from a 20' BL to a 25' BL.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Chapter 42 requirements can be met and develop the property with two lots and a shared driveway. If the variance is granted, the circumstances supporting it will be a result of a hardship created by the applicant as the reason for the reduce building line is to have more buildable area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

There is no a big difference between a 20-foot and a 25-foot building line that will affect the applicant's ability to develop the site. Chapter 42 requirements for the building line can be met to provide a safe distance for cars going in and out of the site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Hamilton Road is a feeder road which is treated as a major thoroughfare. This requires a bigger set back as being part of TXDot right of way. The applicant is proposing two guest parking spaces within the building line area to compensate the lack of on street parking along Hamilton Road. Providing a 25-foot building line will give more room for cars to maneuver in and out of the parking spaces.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is the sole justification of the variance to allow a bigger buildable area. However, the difference in the maximum buildable area allowed by the ordinance doesn't change drastically when going from a 20 to a 25-foot building line. Is a four percent difference for lot 2 and no change for lot one.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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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.
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- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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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: 92

Action Date: 04/25/2019

Plat Name: Oakmont Crossing

Developer: Oakmont Homemade Food LLC

Applicant: Oakmont Homemade Food LLC

App No/Type: 2019-0368 C2R

Staff Recommendation:

Grant 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 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)

At permitting, if any portion of the sidewalk crosses the property boundary, dedicate pedestrian access easement by separate instrument.

**

Conditions of approval:

1) 8' unobstructed sidewalk on Pierce Street and Baldwin Street 2) 1.5' to min. 5' landscape buffer between sidewalk and curb 3) remove fence from right-of-way 4) preserve existing large-caliper street trees 5) art wall on Pierce Street 6) revision permit to Public Works.

**

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 4/25/2019. 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 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92

Action Date: 04/25/2019

Plat Name: Oakmont Crossing

Developer: Oakmont Homemade Food LLC

Applicant: Oakmont Homemade Food LLC

App No/Type: 2019-0368 C2R

Staff Recommendation:

Grant 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

Planning and Development Department

ITEM: 92

Meeting Date: 4/25/2019

Subdivision Name: Oakmont Crossing (DEF 2)

Applicant: Oakmont Homemade Food LLC



D – Variances

Site Location

Houston Planning Commission

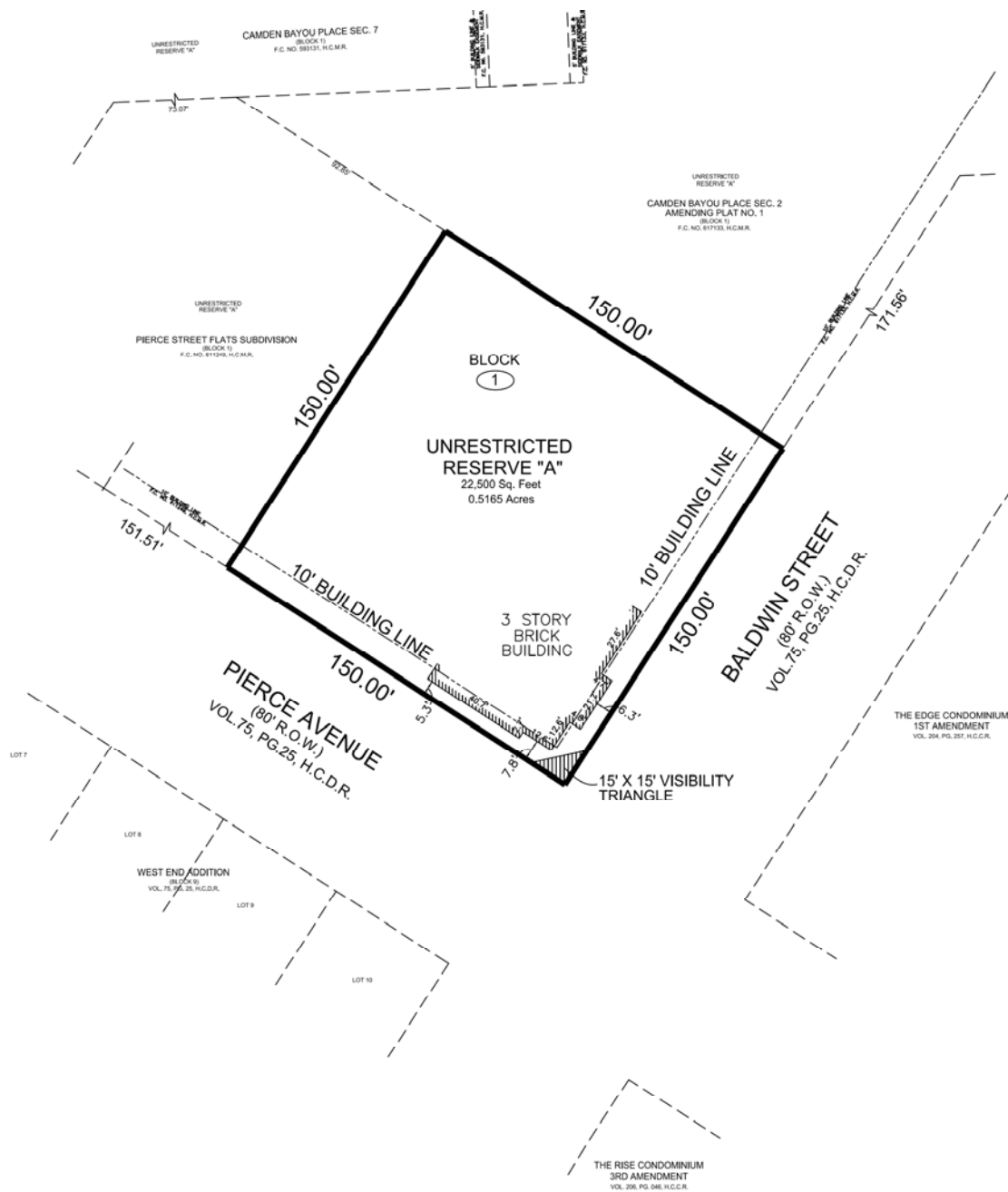
ITEM: 92

Planning and Development Department

Meeting Date: 4/25/2019

Subdivision Name: Oakmont Crossing (DEF 2)

Applicant: Oakmont Homemade Food LLC



D – Variances

Subdivision

Houston Planning Commission

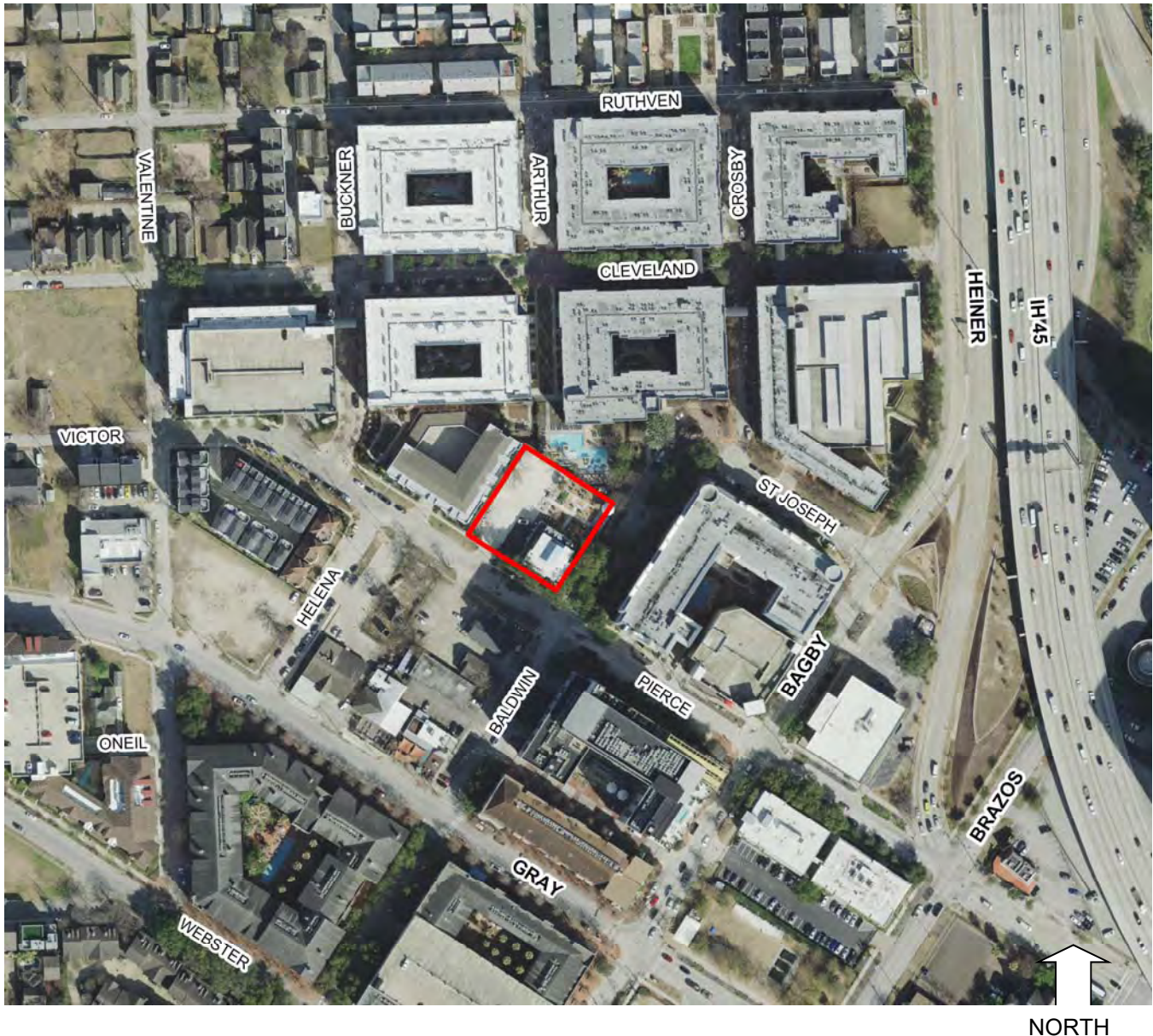
ITEM: 92

Planning and Development Department

Meeting Date: 4/25/2019

Subdivision Name: Oakmont Crossing (DEF 2)

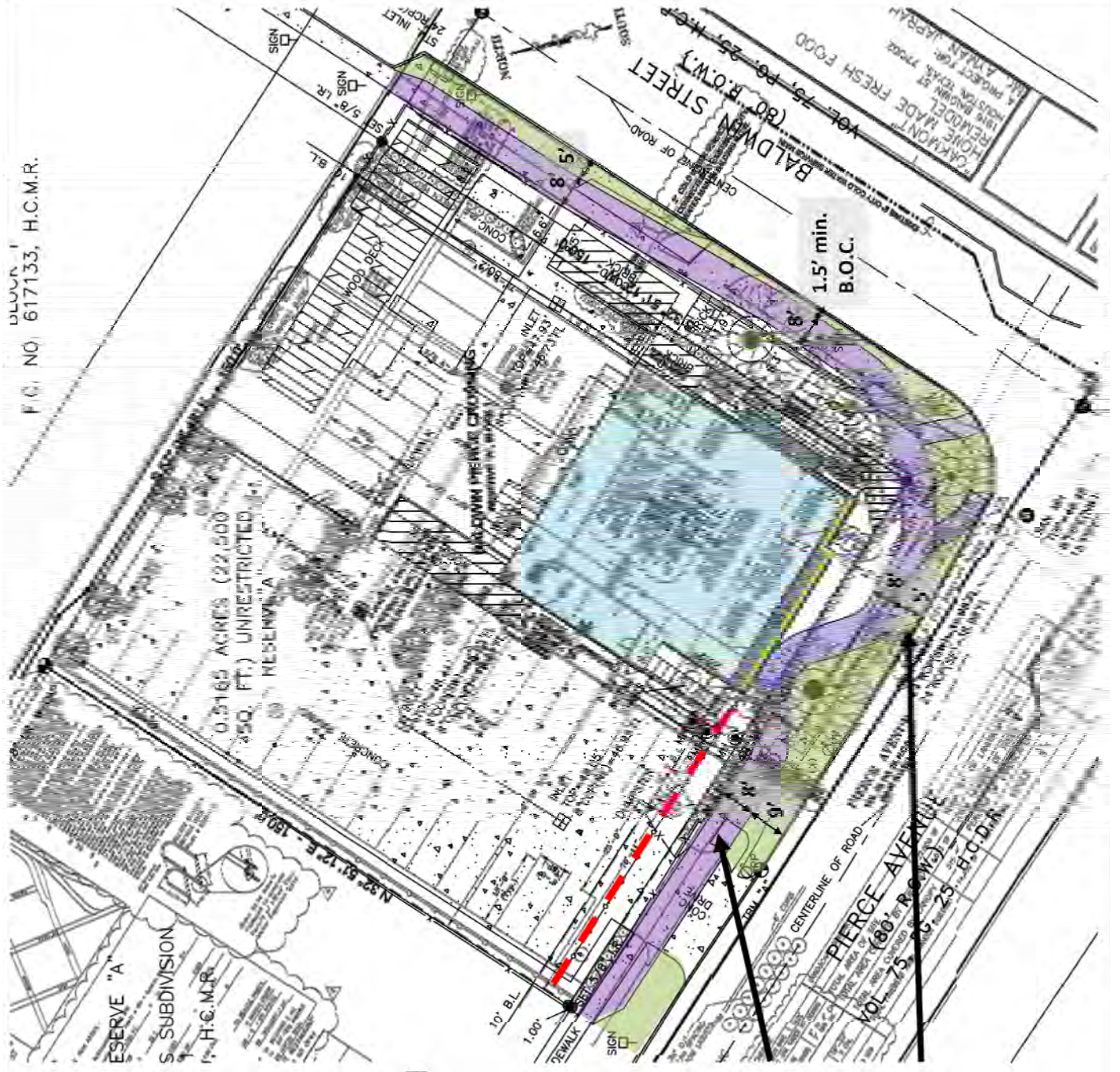
Applicant: Oakmont Homemade Food LLC



D – Variances

Aerial

BLUOR, 1
F.C. NO 617133, H.C.M.R.



Art wall

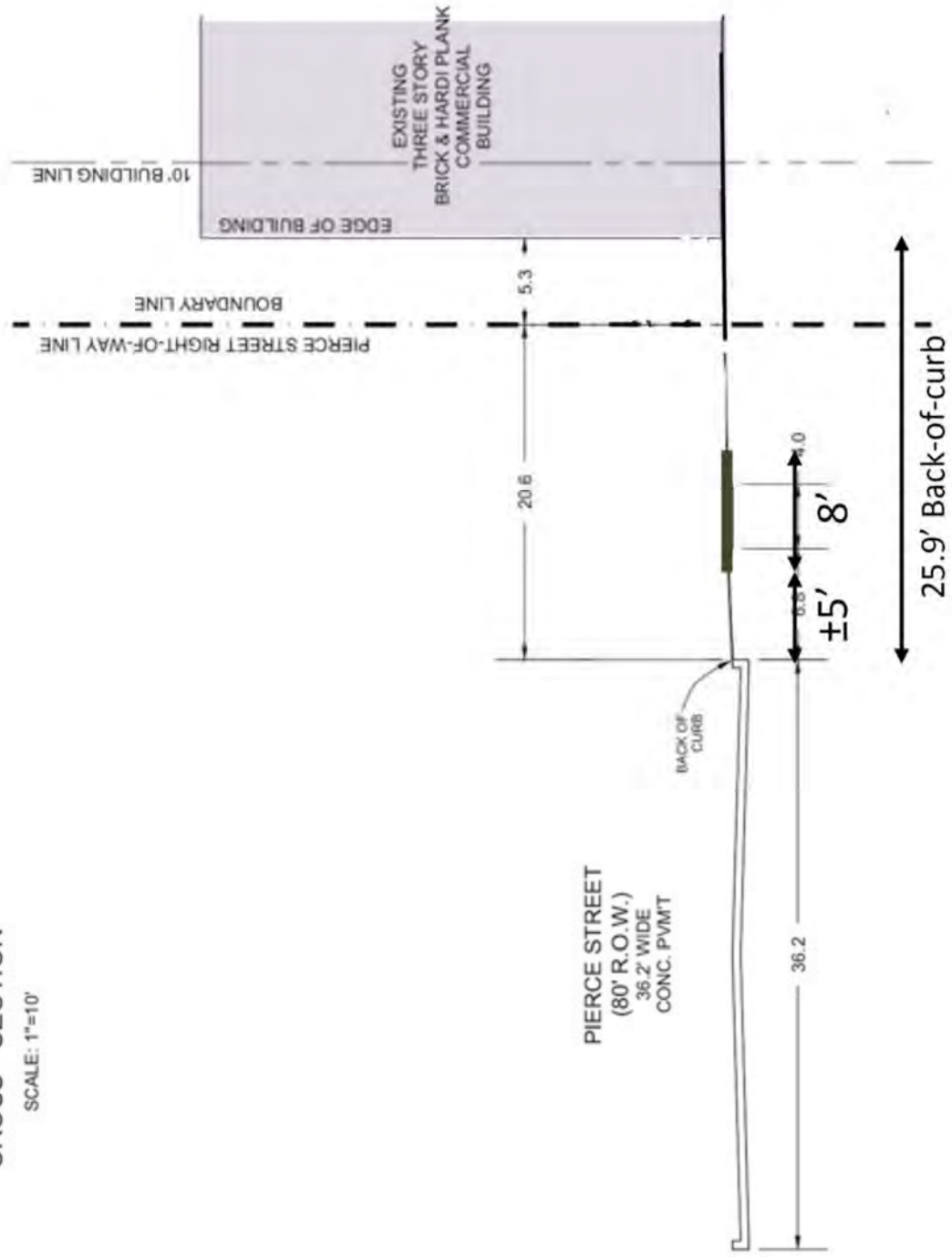
Relocated fence

8' unobstructed sidewalk

5' buffer (reduced at obstructions)

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: 92

PC Action Date: 04/25/2019

Plat Name: Oakmont Crossing

Applicant: Oakmont Homemade Food LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

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 Street of 5.3' and 7.8'.

Staff is 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.

This addition, an infill within the existing building, does not reduce the pedestrian realm on Pierce of 25.9 feet any further than the existing building. Moreover, the applicant proposes improvements to the pedestrian realm on both Pierce Street and Baldwin Street, consisting of an 8' unobstructed sidewalk, a landscape buffer between 1.5' to more than 5' depending on existing obstructions, the removal of the fence from the right-of-way (to be relocated at the rear of the property beginning at the building's edge), the preservation of the existing large-caliper street trees, and an art wall on Pierce Street. Additionally, the applicant will provide a revised as-built construction drawing set to Houston Public Works, Code Enforcement.

Therefore, staff recommends to grant the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 newly constructed three-story addition, which contains electrical, plumbing, and fire lines, to be demolished. Leaving this addition is not contrary to sound public policy as it does not encroach in any further into the pedestrian realm than the existing 1930s building.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

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 current condition and is actively working to remedy the problem.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained. The pedestrian realm from back-of-curb to the existing building is 25.9'. This is not being reduced by the addition.

(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.

Economic hardship is not the sole justification of the variance. The construction of the three-story addition is complete, still resulting in a pedestrian realm of 25.9'.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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Interim Director
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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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 04/25/2019
Plat Name: Settegast Ranch GP
Developer: SCI Shared Resources, LLC
Applicant: BGE, Inc.
App No/Type: 2019-0687 GP

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	112.0100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524X	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) ROW dedication for FM 359 will be required at platting
 2) Settegast Ranch will need to flair to 132' at the intersection with FM 359 at platting to accommodate future turn and through lanes
 3) Sunhollow Drive should be dedicated as public ROW at time of platting
 4) Contribution/construction of Settegast Ranch Road to be discussed with FBC Engineering
 PWE Utility Analysis: Approve
 City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
 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

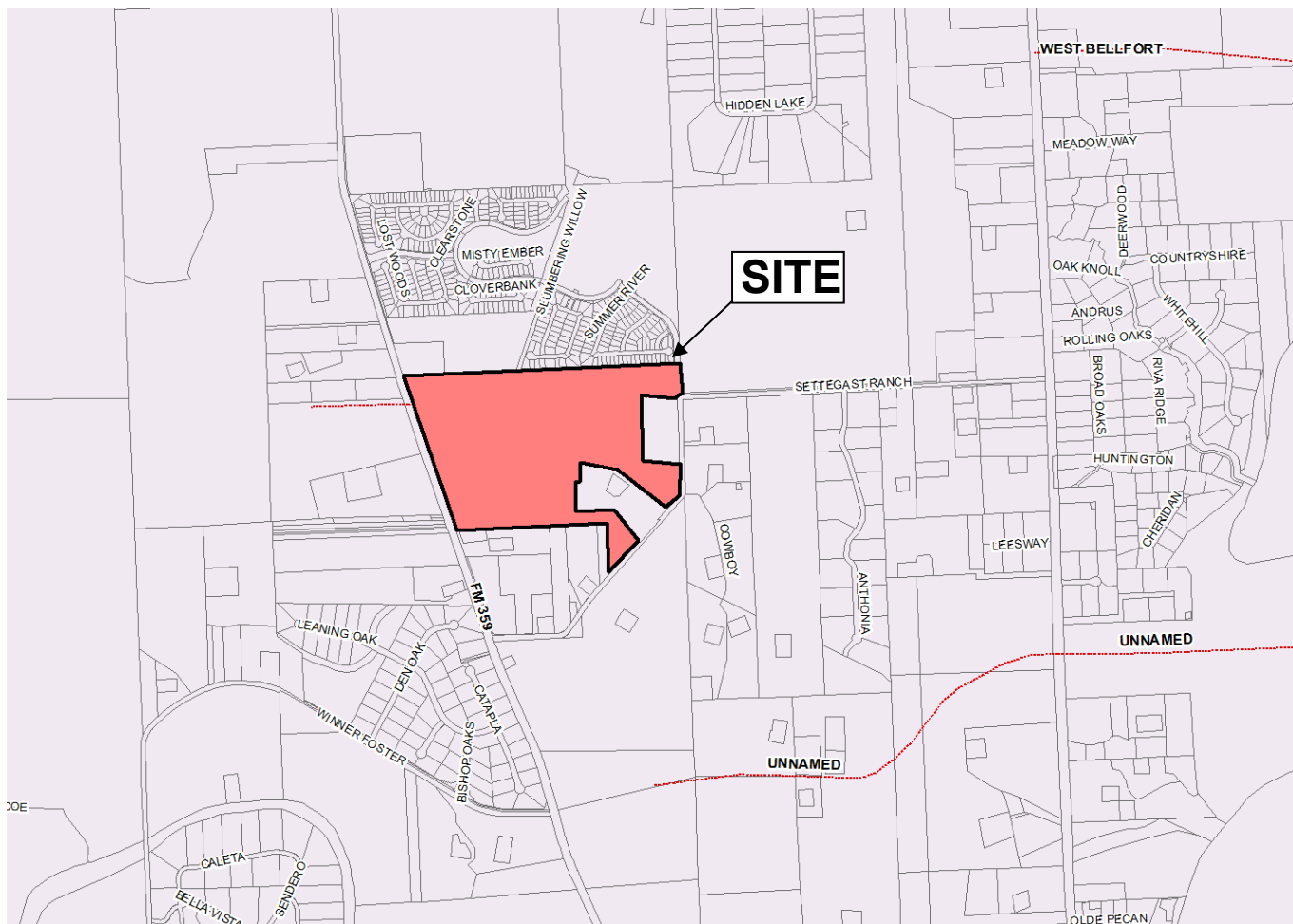
ITEM: 93

Planning and Development Department

Meeting Date: 4/25/2019

Subdivision Name: Settegast Ranch GP

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 4/25/2019

Subdivision Name: Settegast Ranch GP

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 4/25/2019

Subdivision Name: Settegast Ranch GP

Applicant: BGE, Inc.



D – Variances

Aerial



VARIANCE Request Information Form

Application Number: 2019-0687

Plat Name: Settegast Ranch GP

Applicant: BGE, Inc.

Date Submitted: 04/12/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the maximum block length on the south side of major thoroughfare Settegast Ranch Road and along the southern general plan boundary.

Chapter 42 Section: 127 & 128

Chapter 42 Reference:

42-127 (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128 (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Settegast Ranch General Plan is a mixed-use development in the City of Houston ETJ, within Fort Bend County. The current plans for the southern half of the general plan is to develop a commercial reserve that is restricted to cemetery and cemetery related uses. Settegast Ranch Road is a major thoroughfare that exists east of the subject tract and is also shown on the 2018 Major Thoroughfare and Freeway Plan to extend west through the subject tract and connect to F.M. 359. The general plan proposes to extend Settegast Ranch Road and to also extend Westernwood Lane, which is dedicated by Creekside Ranch Section 6, south to connect to Settegast Ranch Road. The application is requesting a variance to not extend Westernwood Lane beyond Settegast Ranch Road, as the existing local street and thoroughfare network will provide the necessary circulation and mixing the proposed use with a residential use would be inappropriate.

(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 existing street network will be sufficient to serve the existing developments surrounding the general plan, and major thoroughfare Settegast Ranch Road will provide connectivity from F.M. 723 to F.M. 359 and is therefore not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation of the area is upheld by the major thoroughfare and local street networks, and internal circulation will be provided for the general plan, 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;

Traffic circulation in the immediate area will be preserved, and not providing a north-south connection at this location will be more beneficial to the health, safety, and welfare of the neighboring property owners.

(5) Economic hardship is not the sole justification of the variance.

The existing conditions, particularly the thoroughfare and local street network are the justification for the variance, and not economic hardship.

Application No: 2019-0687

Agenda Item: 93

PC Action Date: 04/25/2019

Plat Name: Settegast Ranch GP

Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127 & 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the maximum block length on the south side of major thoroughfare Settegast Ranch Road and along the southern general plan boundary.;

Basis of Recommendation:

The site is located in Fort Bend County, east along FM 359. The applicant is requesting two variances;

- 1) To exceed 2600' intersection spacing requirements on the south side of Settegast Ranch Rd; and
- 2) To exceed 1400' intersection spacing requirements along the southern GP boundary. Staff is in support of the requests.

The General Plan is proposed to be a mixed-use development with the southern half of the GP proposed to be a cemetery. The applicant is extending Settegast Ranch Road west through the General Plan to connect to FM 359 in accordance with the Major Thoroughfare Plan. Intersection spacing will be approximately 3100' along the southern side of the Major Thoroughfare and about 1800' along the southern GP boundary.

Strict application of the ordinance would require a street intersection on the south side of Settegast Ranch Rd and a public street at 1400' along the southern boundary as indicated by the white arrows.

The overall area is adequately served by the existing and proposed local street and major thoroughfare network and requiring to provide a street through the subject site will not significantly improve traffic circulation in the area.

The residential development to the north will connect to Settegast Ranch Rd, and have increased access to both FM 359 and FM 723 without directing residential traffic through the proposed cemetery use to the south.

Fort Bend County has voiced no objection to this request. Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would require a street intersection to extend south of Settegast Ranch Rd. through the proposed cemetery, as well as a public street intersection at 1400' along the southern GP boundary. The GP proposes to extend the 100' ROW Major Thoroughfare, Settegast Ranch Rd, west to connect to FM 359 in accordance with the Major Thoroughfare and Freeway Plan. The GP also proposes to extend recorded local streets, Westernwood Lane and Sunhollow Drive, from the residential development to the north to connect to Settegast Ranch Rd. The overall area is adequately served by the existing and proposed local street and major thoroughfare network and requiring to provide a street through the subject site will not significantly improve traffic circulation in the area and may direct residential traffic through the proposed cemetery unnecessarily.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are the existing local and MTF network and not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Adequate traffic circulation in the overall area will be provided by the existing and proposed MTF and local road network including the extension of Settegast Ranch Rd which will connect FM 732 with FM 359.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Adequate traffic circulation will be preserved with the MTF grid. The residential development to the north will have increased access to FM 359 and FM 723 with local street extensions to Settegast Ranch Rd without going through the proposed cemetery. Not providing a street south through the subject site will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The existing conditions of the site and the local street and MTF network are the justification for granting the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 04/25/2019
Plat Name: Towne Lake North GP
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-0751 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	632.0000	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:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	367J	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.

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94

Action Date: 04/25/2019

Plat Name: Towne Lake North GP

Developer: CW SCOA West, L.P., a Texas Limited Partnership

Applicant: EHRA

App No/Type: 2019-0751 GP

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

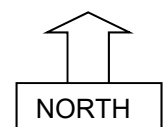
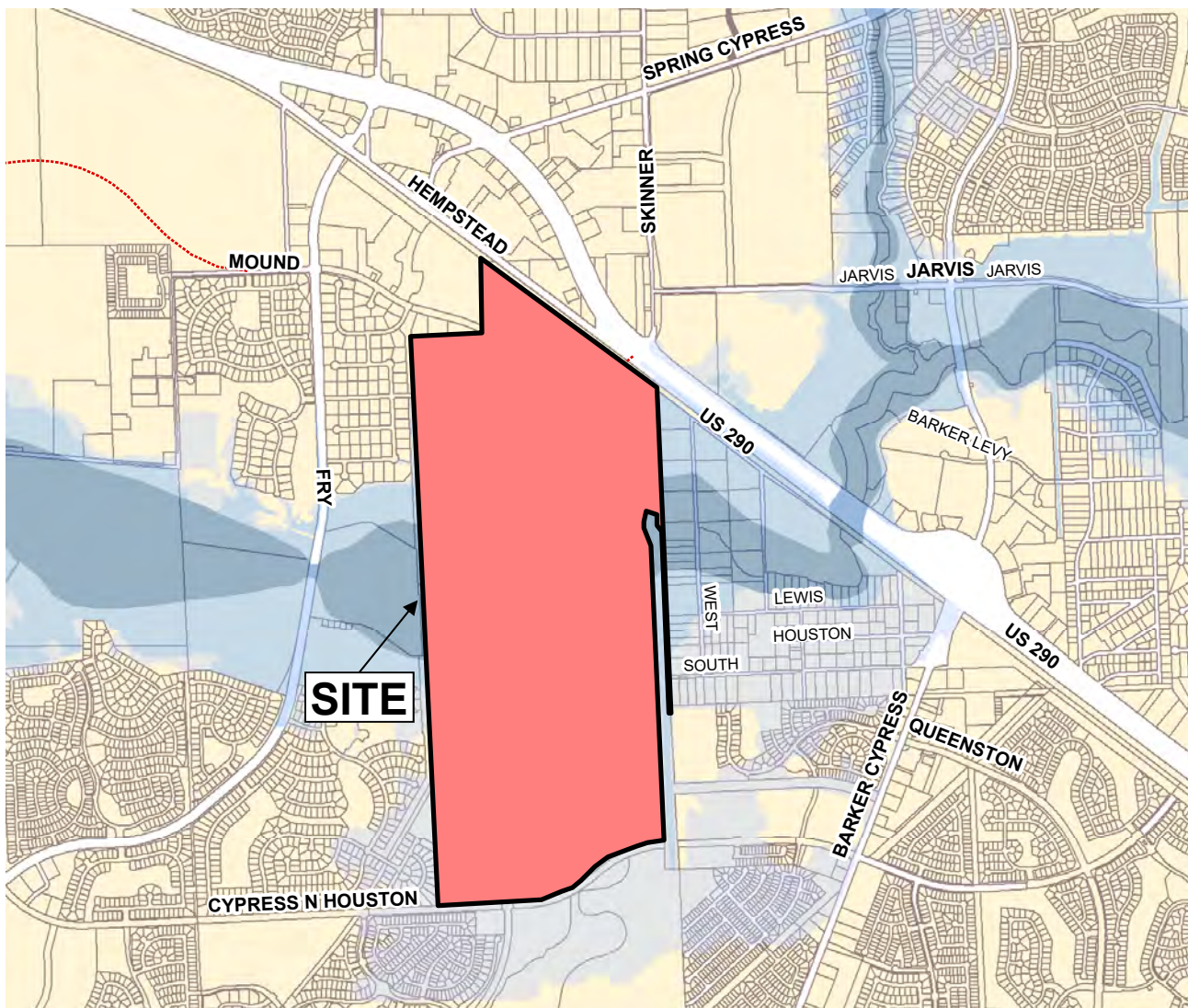
ITEM: 94

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Towne Lake North GP

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

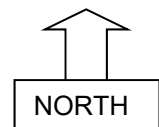
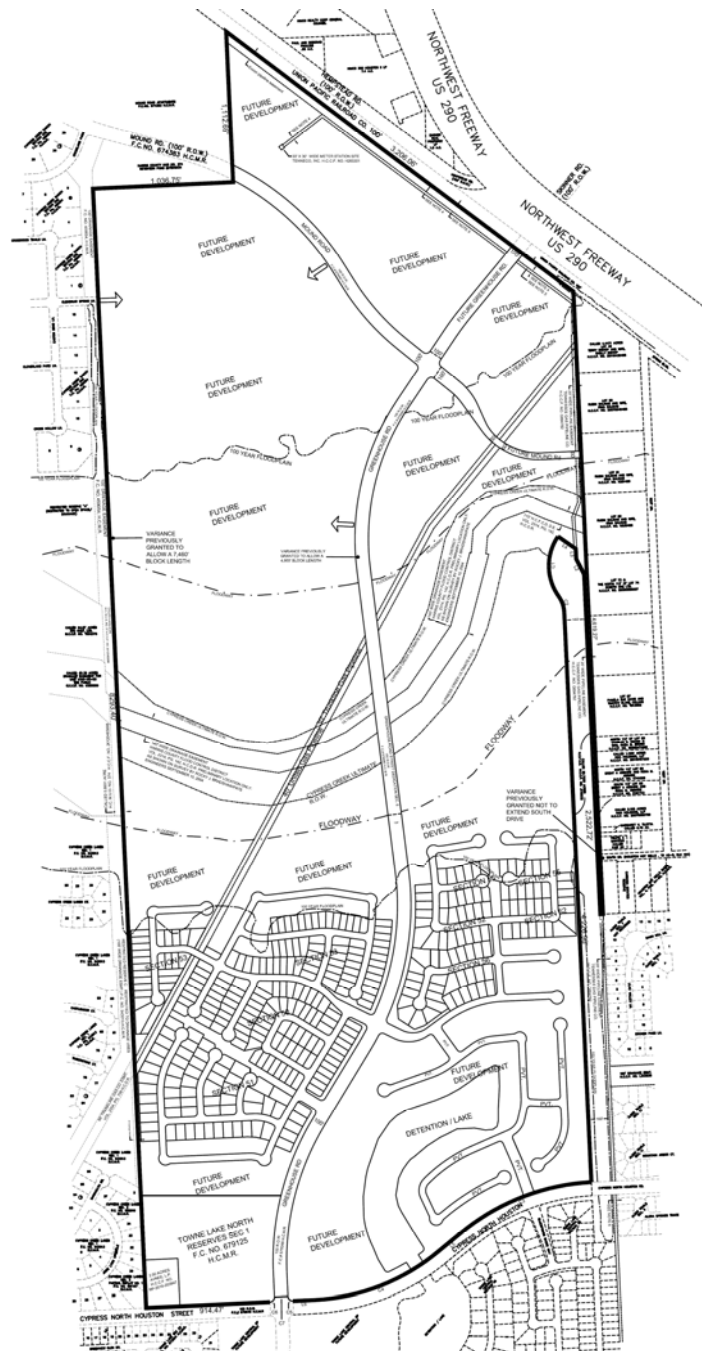
ITEM: 94

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Towne Lake North GP

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

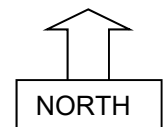
ITEM: 94

Planning and Development Department

Meeting Date: 04/25/2019

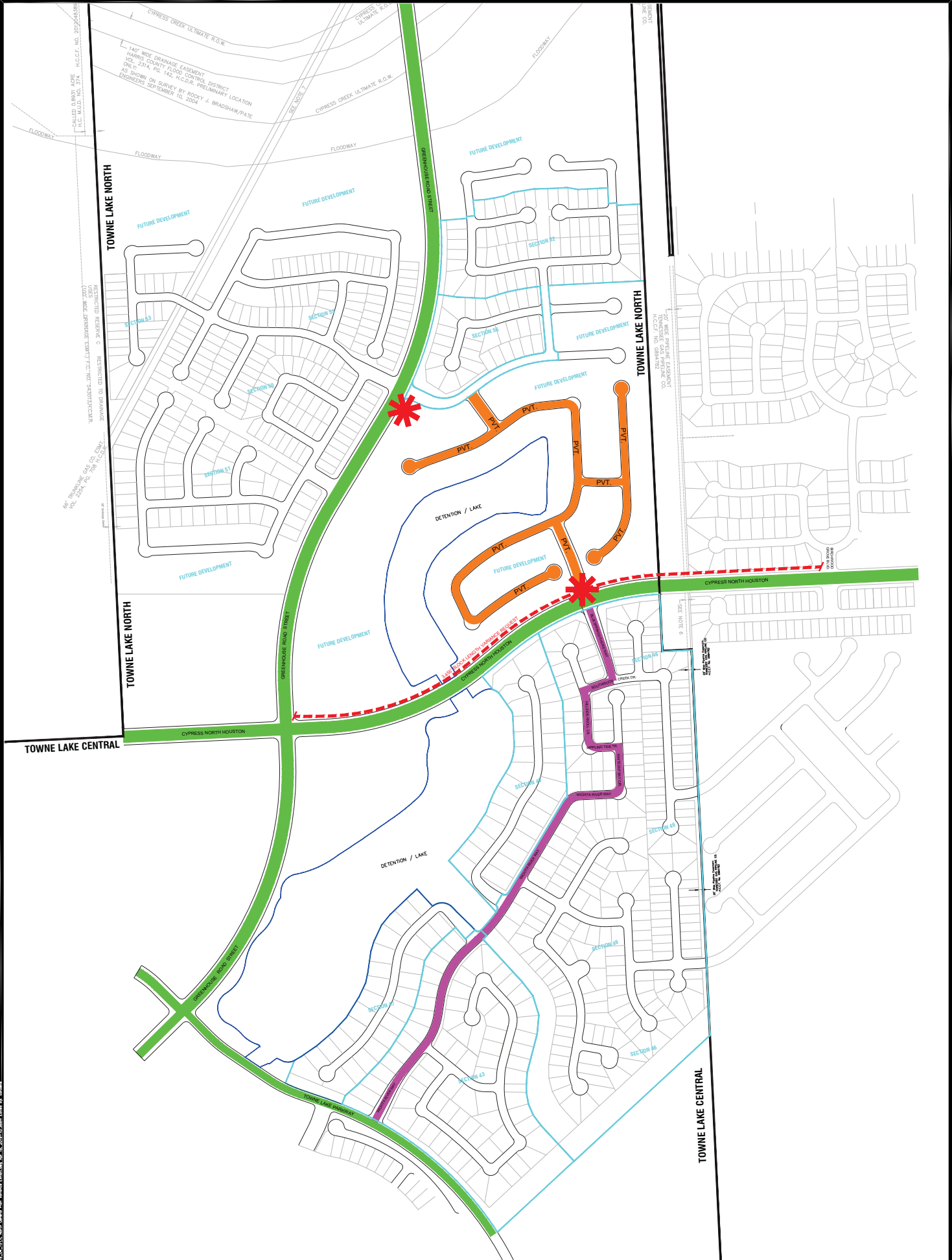
Subdivision Name: Towne Lake North GP

Applicant: EHRA



D – Variances

Aerial





VARIANCE Request Information Form

Application Number: 2019-0751

Plat Name: Towne Lake North GP

Applicant: EHRA

Date Submitted: 04/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 3,455' intersection spacing along Cypress North Houston Road between Greenhouse Road and Birchwood Grove Blvd.

Chapter 42 Section: 127(a)

Chapter 42 Reference:

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Towne Lake North GP is the northernmost portion of the Towne Lake master planned community and is the final 632 acres being developed. A 300 acre man-made lake is the centerpiece of the project which functions as the stormwater drainage facility but is also navigable providing recreation opportunities for the entire community. Greenhouse Road bisects Towne Lake North GP and has an existing intersection with Cypress North Houston Road. Several lessons learned in previous sections are relevant to this intersection and the surrounding future section plats. During the 13-year history of the community, traffic circulation has been guided by existing street connectivity adjacent to Towne Lake as well as minimal crossings of the lake itself. The resulting major thoroughfare and collector street network moves traffic efficiently through the area. However, recent sections 43 and 46 which are situated south of Cypress North Houston and north of collector street Towne Lake Parkway have resulted in an unintended consequence. By complying with Chapter 42 local street block length criteria, the ability exists to cut through sections 43 and 46 between Towne Lake Parkway and Cypress North Houston, thus bypassing Greenhouse Road. As planners of the project, we recognized this ability and attempted to redesign section 46 to create a circuitous route between the two major streets. The result has not functioned as intended. Despite constructing a street pattern with five (5) right and left turn intersections, vehicles are using the ability to cut through residential streets to avoid Greenhouse Road. Residents have petitioned the developer to make their streets private so that gates can be installed. This obviously cannot be done since the streets are platted and constructed as public right of way. We have the ability not to make the same mistake again. The Towne Lake North GP has previously been approved with a public local street connection between Cypress North Houston Road and Greenhouse Road around the east side of the lake. The developer is fearful, based on resident feedback in sections 43 and 46, that the potential for cut through traffic on residential streets in order to avoid the Greenhouse and Cypress North Houston Roads is very likely and potentially dangerous. Drivers wishing to save a few seconds of travel time will choose to cut through neighborhoods above posted speeds putting residents in danger. The solution to this design and regulatory problem is to create a gated private street network north of Cypress North Houston Road which will block cut through vehicular traffic. The resulting block length along Cypress North Houston between Greenhouse Road and Birchwood Grove Blvd will be 3,455'.

(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 major thoroughfare and collector street network as envisioned by Chapter 42 puts through traffic on streets which can handle both the volume and speed of vehicles needing to get between destinations. The local street network was never intended for such traffic, however strict interpretation of the block length requirement in Chapter 42 occasionally

creates instances where connectivity allows vehicles to circumvent the major thoroughfares. The Towne Lake North GP is approximately 2,350' wide between Greenhouse Road and the eastern property boundary. There are no east/west connectors along the eastern boundary due to the location of a 180' HCFCD channel and adjacent pipeline. The geometry of Greenhouse Road bending slightly to the east compresses the distance to Cypress North Houston making the appearance that cutting through residential streets would save drivers time at the Greenhouse Road intersection. These conditions and the developer's experience and feedback from existing residents in the community lead us to believe that public street connections between Greenhouse and Cypress North Houston would be detrimental to the community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42's block length requirement is to place appropriate traffic on appropriately designed streets. Allowing local streets north of Cypress North Houston Road in this particular portion of Towne Lake will allow control of local residential traffic without mixing with cut through traffic. The mistaken impression that cutting through residential streets to avoid a signalized intersection of major thoroughfares is too dangerous an act to ignore. By limiting residential traffic only to residents by creating gated private streets in this area, traffic is appropriately routed to major thoroughfares and neighborhood integrity will be preserved.

(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 residential traffic will continue to access the community via local private streets and cut through traffic will be prevented.

(5) Economic hardship is not the sole justification of the variance.

Justification for this variance is the fact that residents of the community already complain about cut through traffic despite design measures to counteract this ability. Several neighborhoods in Towne Lake are already suffering the effects of cut through traffic. We have the ability to stop that situation in future sections by granting this variance.



Application No: 2019-0751

Agenda Item: 94

PC Action Date: 04/25/2019

Plat Name: Towne Lake North GP

Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 3,455' intersection spacing along Cypress North Houston Road between Greenhouse Road and Birchwood Grove Blvd.;

Basis of Recommendation:

The property is located In Houston's ETJ, in Harris County, south of Hempstead Road , east of Fry Road and north of Cypress North Houston Road.

The applicant is requesting a variance to allow an excessive intersection spacing between Greenhouse Road and Birchwood Grove Boulevard along Cypress North Houston Road.

Staff is in support of the request.

Towne Lake North GP proposes a single-family residential development and is bisected by major thoroughfare Greenhouse Road in a north-south direction. At the GP's southeast area, the applicant proposes a gated community with private streets, creating an intersection spacing of about 3,455' along Cypress North Houston Road between Greenhouse Road and Birchwood Grove Blvd. Granting of the variance would still meet the intent of the ordinance as the proposed private streets as public streets would not significantly improve the overall circulation. Traffic will be mainly addressed by major thoroughfare Greenhouse Road. Additionally, granting of the variance would help to eliminate any future potential cuts through traffic on the proposed residential subdivision.

Harris County Engineering Office has reviewed this item and poses no objections to the requested variance.

Staff's recommendation is to grant the requested variance and approve the GP 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

Towne Lake North GP proposes a single-family residential development and is bisected by major thoroughfare Greenhouse Road in a north-south direction. At the southeast area of the GP, the applicant proposes a gated community with private streets, creating an intersection spacing of about 3,455' along Cypress North Houston Road between Greenhouse Road and Birchwood Grove Blvd. Per the ordinance, a street is required at least every 2600' along a major thoroughfare to provide adequate traffic circulation and access to adjacent properties. The proposed private streets, as public streets, would not significantly improve the overall circulation in the general area. Traffic circulation will be mainly addressed by major thoroughfare Greenhouse Road.

(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 future alignment of major thoroughfare Greenhouse Road bisects Towne Lake North GP in a north-south direction. This alignment was not imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance would discourage cut through traffic in the proposed residential subdivisions.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Traffic will be mainly addressed by major thoroughfare Greenhouse Road.

(5) Economic hardship is not the sole justification of the variance.

Traffic circulation will be mainly addressed by major thoroughfare Greenhouse Road.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 04/25/2019
Plat Name: UPS Sweetwater Hub East
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0639 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	44.8419	Total Reserve Acreage:	44.4815
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	77037	412R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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.

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

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

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

Restrict proposed reserve to commercial use 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 04/25/2019
Plat Name: UPS Sweetwater Hub East
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0639 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

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

Harris County Flood Control District: Flood Control review - Show and label Channel P118-27-01 with top of banks, ID number, centerline and Easement width measure (50', see uploaded PDF).

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

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

County has no objections to variance

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

Traffic Impact Analysis will be required before the review of site redevelopment 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

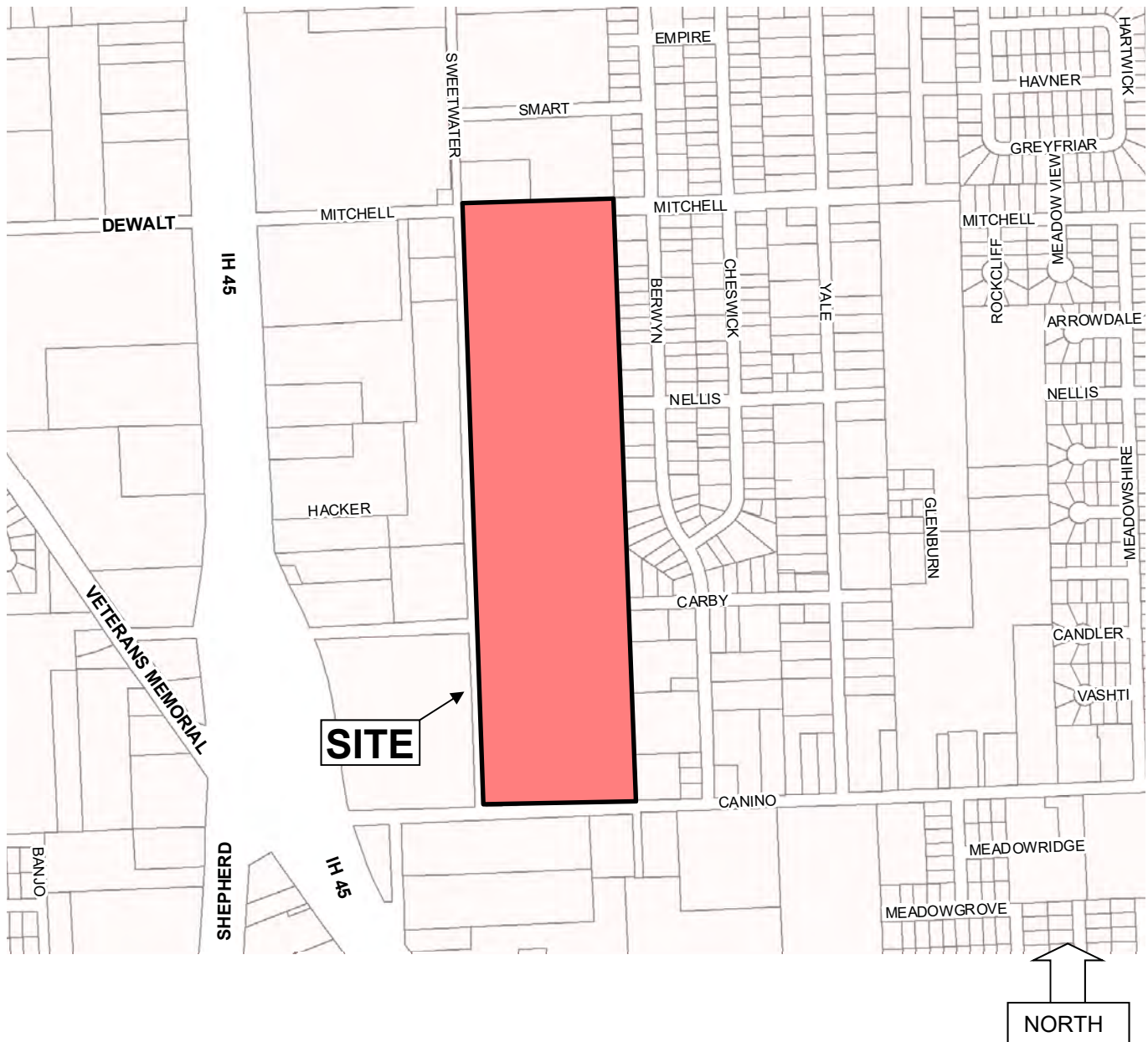
ITEM: 95

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: UPS Sweetwater Hub East

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

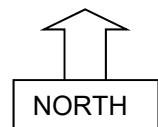
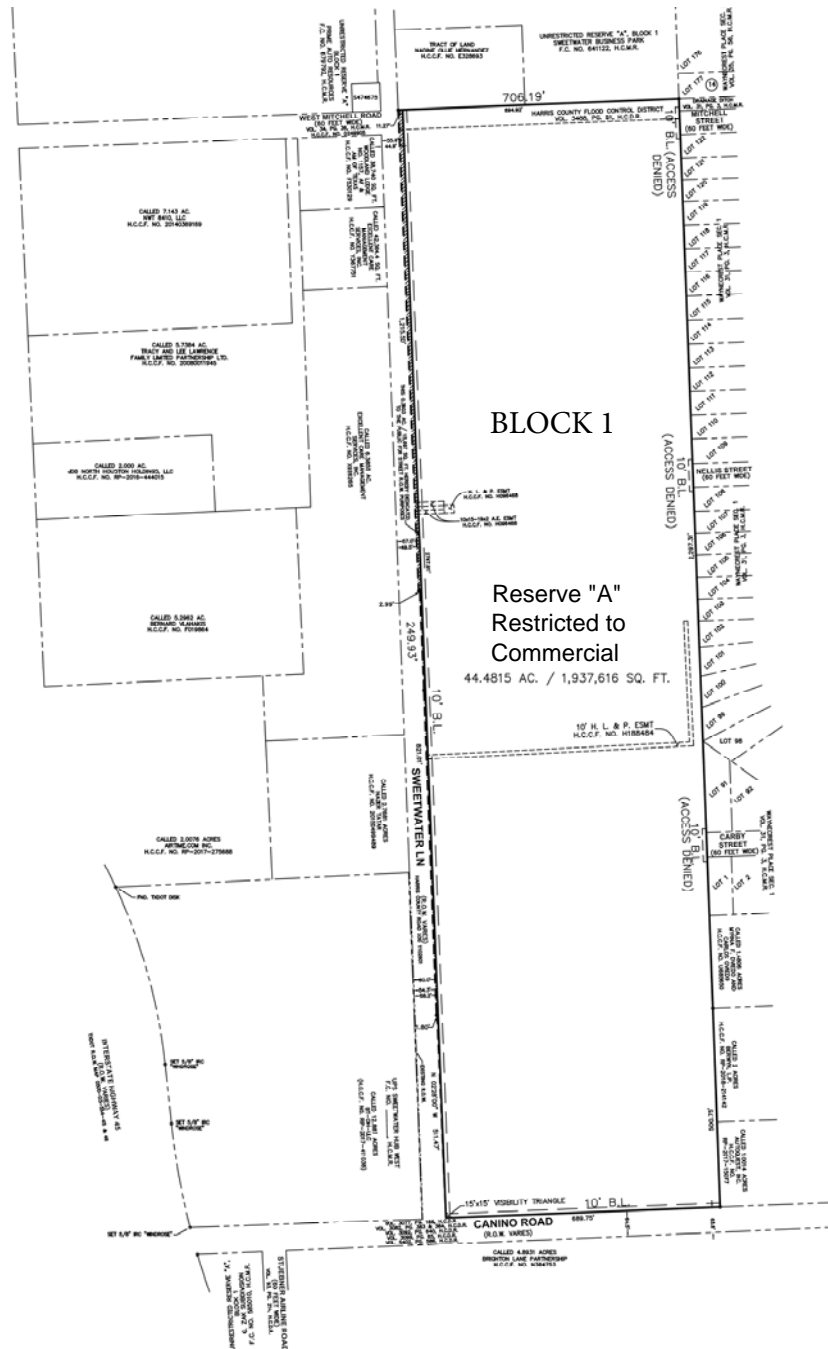
ITEM: 95

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: UPS Sweetwater Hub East

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: UPS Sweetwater Hub East

Applicant: Windrose



D – Variances

Aerial



Application Number: 2019-0639

Plat Name: UPS Sweetwater Hub East

Applicant: Windrose

Date Submitted: 04/01/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend or terminate with a cul-de-sac Mitchell, Nellis, or Carby Streets.

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "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: (3) The existing stub street is only one lot in depth; (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

(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 39.67 acres located on the east side of Sweetwater Lane and the north side of Camino Road approximately 680 feet east of Interstate 45. The subject property is an existing UPS Logistics Facility that is in need of major renovations. Because the property is not platted and the grandfathered status expires due to the requested expansion, the applicant must file a subdivision plat. The applicant is requesting to not extend or terminate with a cul-de-sac the three streets that abut the site on the east side – Mitchell Street, Nellis Street, and Carby Street. The existing use and the surrounding neighborhood have existed in harmony since the logistics facility was built in 1981. The primary justification for the variance is the public good associated with maintaining the current use separation and traffic network. If the streets were required to cut through the existing facility, it would either: 1) negatively affect the Harris County Flood Control District ("HCFCD") storm water management facilities along the north and east property lines; 2) prevent the project from moving forward by breaking up the site to the point where they could neither expand or rebuild; and/or, 3) allow logistics traffic from the UPS facility to mix with the Waynecrest Place neighborhood. The existing facility has a storm water management system that accepts HCFCD-controlled runoff, channeling it along the northern and eastern property lines. If the streets were extended in to the site, whether as full street extensions to Sweetwater Lane or as cul-de-sacs, it would lead to significant and extremely expensive redesign and construction capital projects for these regional HCFCD systems. Given that the storm water management systems in this area are stable and well-managed, introducing major redesign and construction activity would be chaotic and would negatively affect the surrounding area. If the streets were extended to Sweetwater Lane then that is an obvious non-starter from the applicant's perspective. However, even newly dedicated cul-de-sac turnarounds are a non-starter. Because they would have to cross and be situated on the other side of the drainage channel, these rights-of-way would be havens for illegal dumping and criminal activity. Finally, if there was some possible way for the applicant to construct the cul-de-sacs on their property then they would of course take access to said turnarounds. These new connection points would create desirable, highly-trafficked routes for the large box and 18-wheeler vehicles (not to mention employees) coming west on Camino Road that is seeking to get to the east side of the facility. Due to the extremely intense nature of the UPS facility's traffic generation, these new connections would be a disaster for the community.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Extending the three stub streets from the east in to the property is not possible given the existing drainage channel and well-established use of the logistics facility. Extending the roads from the east in to the site would connect the residential

neighborhood with the extremely intense UPS traffic generation. Heavy-haul trucks would cut through the neighborhood to gain access to the east side of the facility, which is a major threat to the current quality of the life of the neighborhood. While it would certainly provide added mobility for the UPS facility, any new cul-de-sacs would be located very far inside the UPS facility and would create staging areas for illegal dumping and criminal activity targeting UPS and the adjacent neighborhood. So new street connections or cul-de-sacs are a hardship for both the applicant and the surrounding community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Requiring the applicant to extend the three stub streets in to their site is contrary to the intent of Chapter 42. Extending or terminating any of the subject roadways with a cul-de-sac will negatively affect the storm water design of the area and connect intense logistics facility traffic to residential land uses. The residential neighborhood has efficient access to Camino Road, Sweetwater Lane, and Yale Street and the existing road network provides efficient and controlled east-west and north-south movement throughout the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public's health, safety, or welfare as the street network in the area already provides adequate vehicular and emergency access to the UPS facility and the surrounding residential area. If the City allows or requires the streets to be extended, then it would provide a very viable option for heavy haul trucks looking for an access point to the eastern side of the UPS facility. These numerous cut-through trips in the subdivision would be damaging to the residential streets and dangerous to the vehicular and pedestrian traffic.

(5) Economic hardship is not the sole justification of the variance.

The conditions supporting the variance are the unique physical characteristics of the site. There are significant limitations imposed by existing drainage channels along the north and east property lines and it is critical to maintain the separation between the heavy-haul truck traffic and the adjacent single-family neighborhood.



Application No: 2019-0639

Agenda Item: 95

PC Action Date: 04/25/2019

Plat Name: UPS Sweetwater Hub East

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend or terminate with a cul-de-sac Mitchell, Nellis, or Carby Streets. ;

Basis of Recommendation:

The property is located in Houston's ETJ, in Harris County, east of Interstate Highway 45, north of Little York Road and west of West Hardy Road.

The applicant is requesting a variance to not extend or terminate with a cul-de-sac Mitchell, Nellis and Carby Streets.

Staff is in support of the request.

The subject site has been an UPS Logistics Facility at least since 1981. Now, the applicant wishes to renovate and expand its existing building triggering a subdivision plat. Per the ordinance, the subject site is required to extend three existing stub streets located along the eastern property boundary. Due to the existing building and the drainage channel located along the northern and eastern boundaries, it would be impractical to extend these streets. Granting of the variance will not be injurious to public safety and would still maintain the intent of the ordinance as it would discourage non-residential traffic into the adjacent residential area.

Harris County Engineering Office poses no objections to the request.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject site has been an UPS Logistics Facility at least since 1981. The applicant proposes to expand its existing building triggering a subdivision plat. Strict application of the ordinance requires extending three existing stub streets located along the eastern boundary into the property. Extending these streets would be impractical due to the existing structure and drainage channels.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing building has been on the site since 1981.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Extending the required stub streets to Sweetwater Land would not significantly improve the overall traffic circulation in the overall area. These streets do not extend further east.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance would discourage non-residential traffic into the adjacent residential neighborhood.

(5) Economic hardship is not the sole justification of the variance.

The justification for granting the variance is based on the existing physical characteristics of the site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 04/25/2019
Plat Name: Villas at Foxbrick Lane
Developer: TJD Industries, Inc.
Applicant: HRS and Associates, LLC
App No/Type: 2019-0697 C2

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	8.1562	Total Reserve Acreage:	8.1562
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:	HUNTERS GLEN MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334U	ETJ

Conditions and Requirements for Approval

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

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)

Variance was previously approved by planning commission. County has no objections to variance.

Construction plan (Project Number (1701080005) has been approved

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

Houston Planning Commission

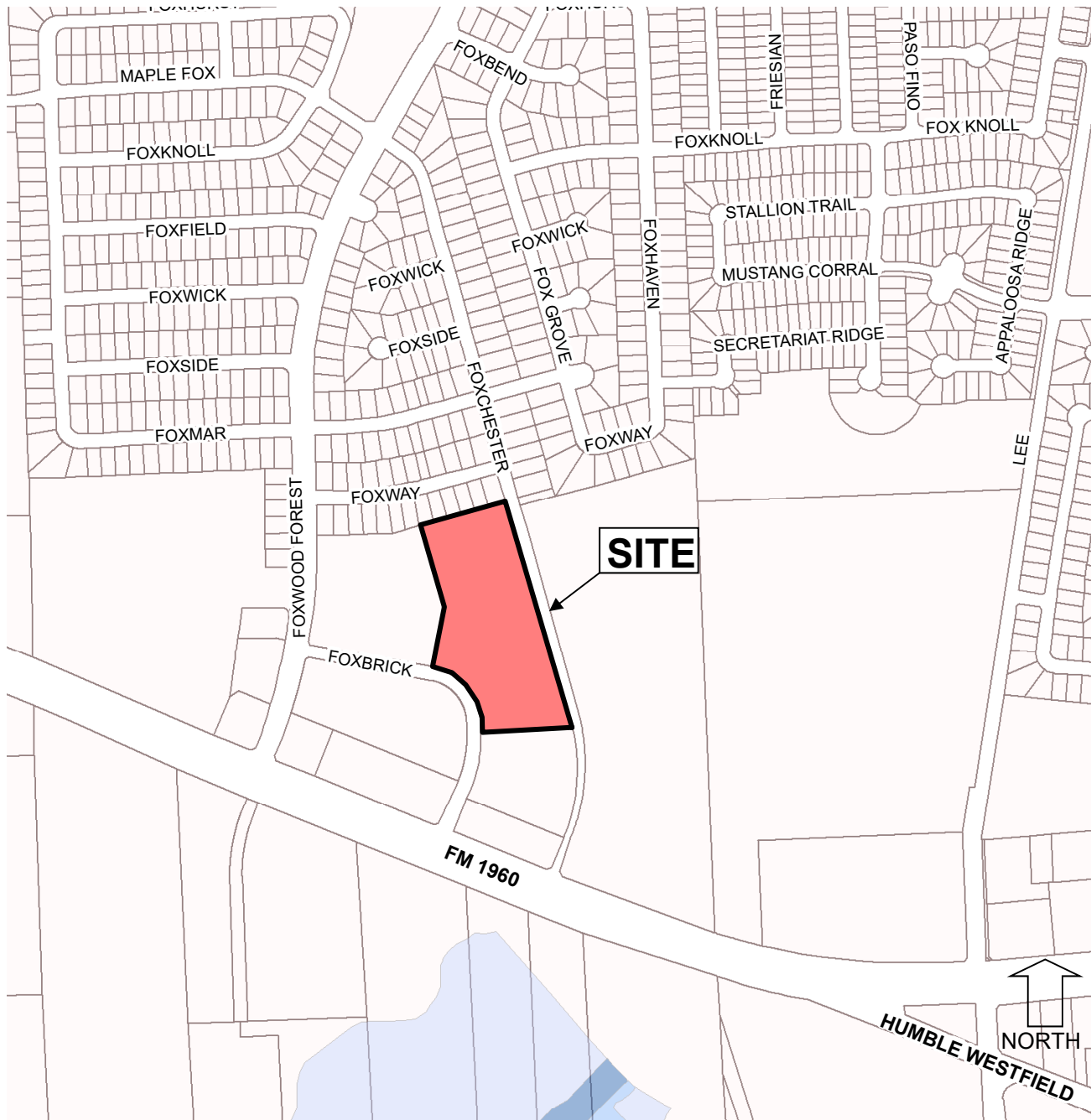
ITEM: 96

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Villas at Foxbrick Lane

Applicant: HRS and Associates LLC



D – Variances

Site Location

Houston Planning Commission

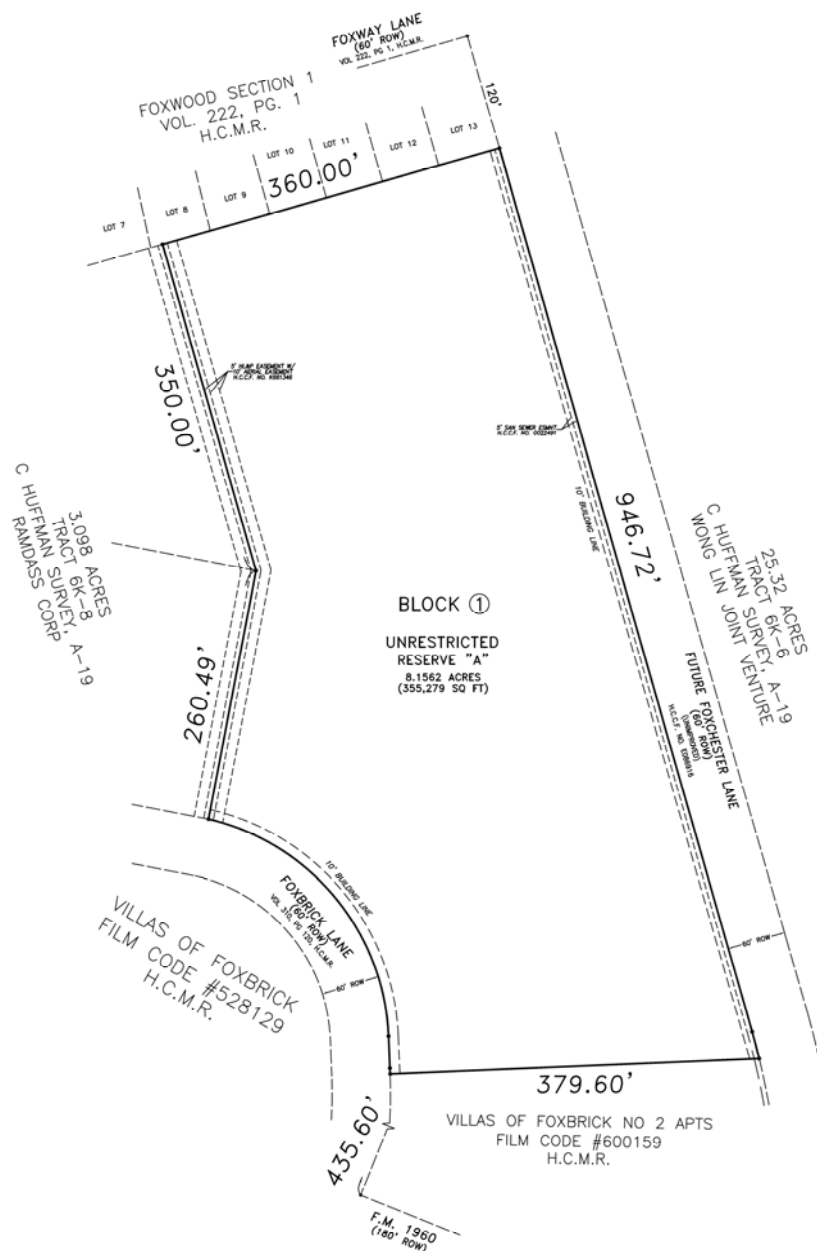
ITEM: 96

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Villas at Foxbrick Lane

Applicant: HRS and Associates LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Villas at Foxbrick Lane

Applicant: HRS and Associates LLC



D – Variances

Aerial



VARIANCE Request Information Form

Application Number: 2019-0697

Plat Name: Villas at Foxbrick Lane

Applicant: HRS and Associates, LLC

Date Submitted: 04/13/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Variance for minimum intersection spacing greater than 1400 Ft.

Chapter 42 Section: 42-128a1

Chapter 42 Reference:

42-128a1

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 a reserve of 8.1562 acres that will be unrestricted for multi-family use. Foxwood Section One (a single-family subdivision) is to the north, Foxwood Apartments and Villas of Foxbrick Apartments are to the west of this proposed plat. Immediately south of the proposed plat is Villas of Foxbrick No.2 Apartments. The unrestricted reserve is bordered by Foxbrick Lane on the west and Foxchester Lane to the east. The approved Class 2 plat of Villas at Foxbrick was marked up to have an east/west street in the middle of the reserve to address the block length along Foxbrick Lane and the dedicated Foxchester Lane. (Right-of-way of Foxchester Lane was dedicated prior to 1974. No pavement has been constructed on Foxchester Lane for over 40 years). There is an existing east/west street to the north of the proposed plat, which is Foxway Lane. Another the east/west street south of the proposed property is the FM 1960. The distance from FM 1960 to Foxway Lane along the west side of the plat is approximately 1700 Ft. The distance from FM 1960 to Foxway Lane along the east side of the boundary (dedicated Foxchester Lane) is approximately 1900 Ft. This is the reason that required the applicant to address the minimum intersection spacing of 1400 Ft along a local street. The required 60-Ft right-of-way and building lines along the right-of-way, would make the project infeasible by dividing the 8.156-acre property into two separate reserves and thereby substantially would alter the construction and the operation of the apartment complex.

(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 is because of the conditions that exist on the ground. Foxway Lane and FM 1960 are approximately 1700 Ft and 1900 Ft from each other as they are parallel streets. Plats of Villas at Foxbrick Apartments, and the Foxwood plats created the separation that made a variance necessary. Additionally, just east of the future Foxchester Lane, there is 50-Ft pipeline easement running north/south, parallel to the right-of-way of Foxchester Lane. In addition, west of this easement, there exists a 195-Ft wide drainage easement (containing a large detention pond with a north/south with length of approximately 1900 Ft, dedicated by separate instrument) that starts at the southern edge of Saddle Ridge Section One, and runs south all the way to FM 1960. The required east/west street would have to cross the existing pipeline and the detention pond to the east to possibly make a connection to Lee Road, which is located further east of the detention pond. The existing multi-family to west and south of the proposed plat makes an east/road improbable and therefore unnecessary for vehicular 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 as the vehicle access in the area is adequate. There is FM 1960 that runs east/west as well as Foxway Lane. Foxbrick Lane is also an east/west street that eventually connects southward FM 1960. At present time, Foxchester Lane is just a north/south 60-Ft right-of-way that will connect Foxway

Lane to FM 1960, once a roadway is constructed. These streets were designed to connect to each other and created the street pattern that is currently in place. The intent of Chapter 42 is to allow for growth while providing neighborhoods with good vehicle circulation. The 50-Ft pipeline easement and the 195-Ft wide detention pond as indicated in the Saddle Ridge Section One plat would make an east/west connection very difficult. The controlled and two points of access would make the project infeasible if the apartment complex had to be developed in two separate sites. The access that exists will not be improved by the dedication of additional right-of-way.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health and safety of the neighborhood as the current vehicle circulation has existed since Foxwood Subdivision and Villas of Foxbrick Apartments were platted approximately 9 to 10 years ago. The variance is to allow a distance between existing streets on the west side to be 1700 Ft and 1900 Ft on the east side. The likelihood of an east-west street extension, east of this proposed property, to a north/south street (Lee Road) is slim. The current vehicular circulation is adequate and a proposed east/west street is unnecessary.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance as the existing conditions on the ground have contributed to the hardship. The current vehicular circulation does not warrant another east/west connection between FM 1960 and Foxway Lane. Crossing at the pipeline and detention pond to the east, would makes connection to Lee Road nearly impossible, because any new street has to cross both features. The area is already multi-family and the proposed use would further enhance the neighborhood.



Application No: 2019-0697

Agenda Item: 96

PC Action Date: 04/25/2019

Plat Name: Villas at Foxbrick Lane

Applicant: HRS and Associates, 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)

Variance for minimum intersection spacing greater than 1400 Ft.;

Basis of Recommendation:

The site is located north of FM 1960 and east of Foxwood Forest Boulevard in Houston's ETJ Harris County. The applicant is requesting a variance to exceed intersection spacing along the eastern property boundary by not proving an east west public street through the subject site. Staff is in support of the request.

The applicant is proposing one unrestricted reserve with frontage along Foxbrick Lane and Foxchester Lane, with Foxchester Lane being unimproved but publicly dedicated. Currently, the intersection spacing between FM 1960 and Foxway Lane is approximately 1700', and therefore one east west street is required through the subject site. There is currently an already established network of public streets that accommodate traffic circulation in the area and an east west street through the site would not significantly enhance the distribution of traffic.

Staff would like to note that this variance request has been granted by Planning Commission both in 2016 & 2018 but never got recorded within the appropriate time allowed by the ordinance. Harris County has voiced no objections to the variance request, therefore staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Providing an east west street through the subject site would create an impractical development by splitting the reserve into two. In addition, the existing street networks already provides sufficient traffic circulation for the area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The granting of the variance is not a result created by the applicant. The existing street network provides sufficient circulation & providing a E/W street through the site would not significantly enhance traffic distribution.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved as all tracts have street frontage and the already established public street network provides for sufficient traffic circulation for the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to public health, safety or welfare as there is an already established street network in the area that distributes traffic to FM 1960 or to the north.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as the existing street pattern is the main reasoning.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 04/25/2019
Plat Name: Montrose Parking Body Shop
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-0558 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.3952	Total Reserve Acreage:	0.3952
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:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	493W	City

Conditions and Requirements for Approval

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

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

Provide wider sidewalks, additional safety buffers and reduce the amount of curb cuts.

For Your Information:

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

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

City Engineer: Detention is required.

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

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

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Montrose Parking Body Shop

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

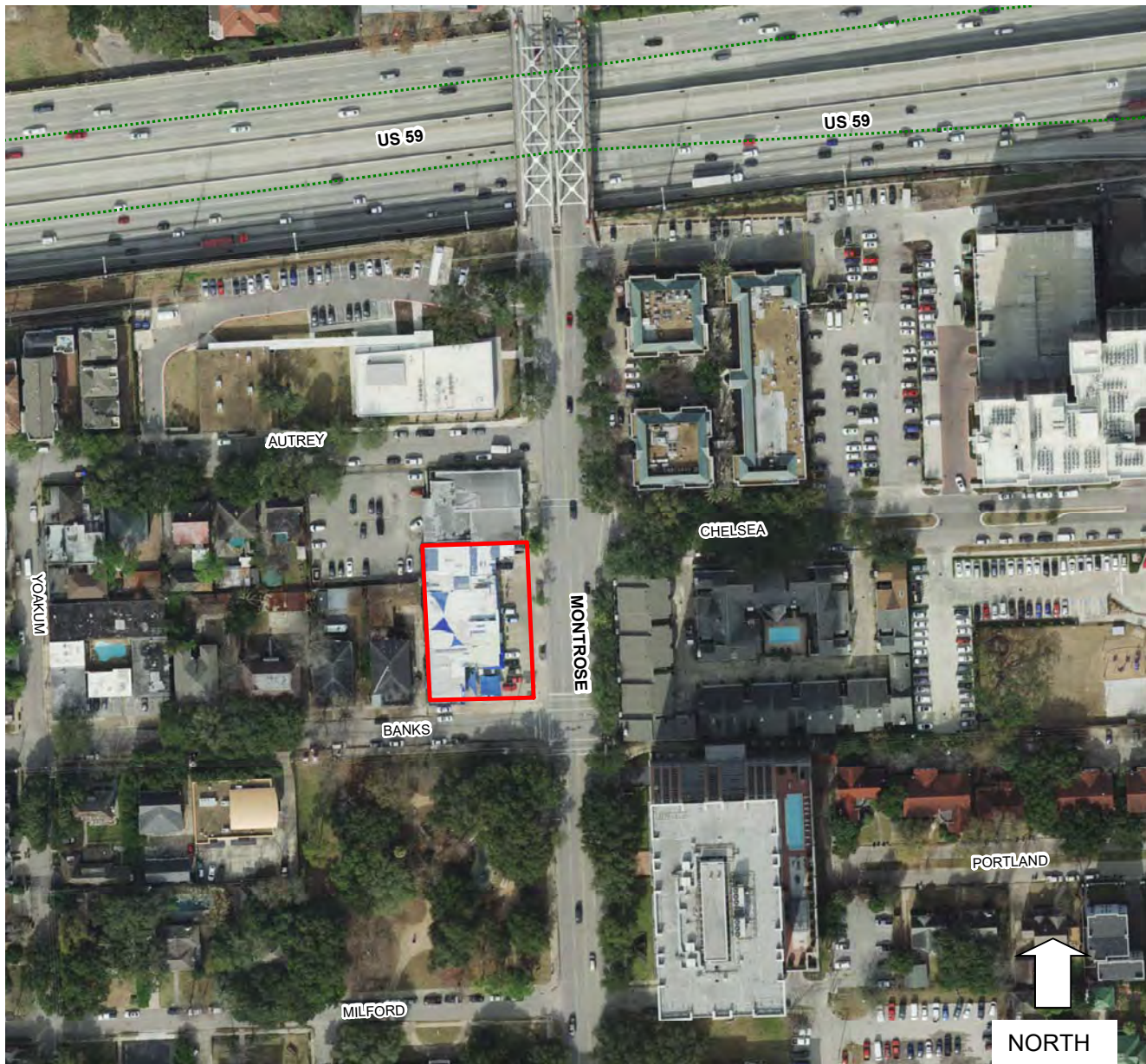
ITEM: 97

Planning and Development Department

Meeting Date: 04/25/2019

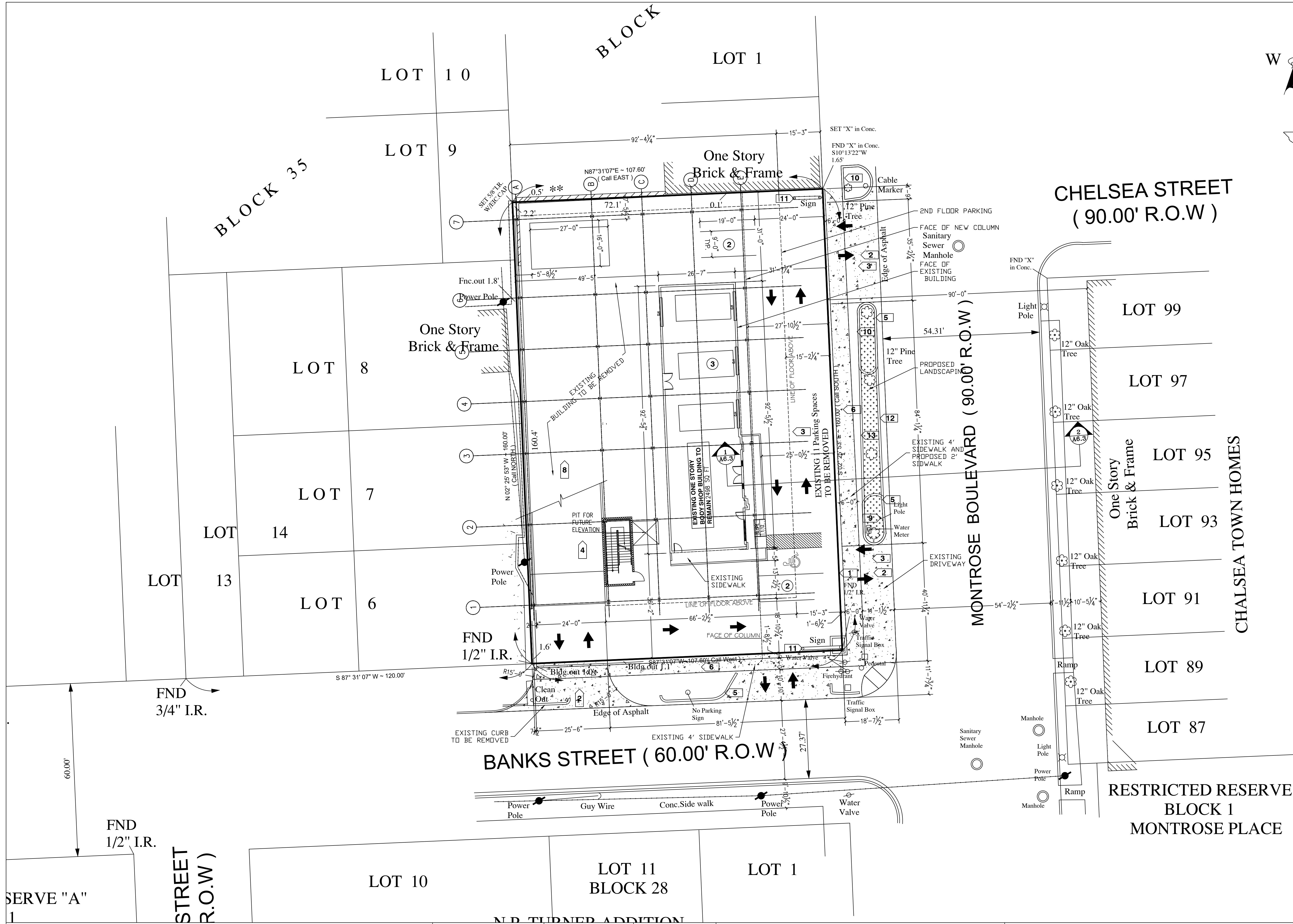
Subdivision Name: Montrose Parking Body Shop

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements

Aerial



- KEYED PLAN NOTES**
- 1> PROPERTY LINE
 - 2> EXISTING DRIVEWAY
 - 3> EXISTING 6" THICK 3500 PSI CONCRETE PAVING
 - 4> PROPOSED 6" THICK 3500 PSI CONCRETE PAVING
 - 5> EXISTING 8" CONCRETE CURB
 - 6> EXISTING CONCRETE SIDEWALK
 - 7> PARKING SPACES (PARKING SPACES ARE 10'-0" x 20'-0" U.N.O.)
 - 8> 24' RAMP TO ROOF
 - 9> EXISTING 25' STEEL LIGHT POLE (RE: ELECTRICAL SITE PLAN; RE: LIGHT POLE BASE DETAIL)
 - 10> EXISTING LANDSCAPING
 - 11> EXISTING PYLON SIGN LOCATION (VERIFY LOCATION WITH OWNER)
 - 12> PROPOSED 8" CONCRETE CURB
 - 13> PROPOSED LANDSCAPING

PARKING ANALYSIS

OCCUPANCY TYPE	ESTIMATED AREA (S.F. OF GFA)	REQUIRED PARKING	NUMBER OF CAR PARKING REQUIRED
S-1 EXISTING AUTO BODY SHOP	2498	5/1000	13
TOTAL REQUIRED PARKING			13
TOTAL NUMBER OF PARKING (INCLUDING 1 H/C) PROVIDED @ FIRST FLOOR			7
TOTAL NUMBER OF PARKING PROVIDED @ SECOND FLOOR			22
TOTAL NUMBER OF PARKING PROVIDED			29

LANDSCAPING

- STREET TREES REQUIRED :	160/30=5
- STREET TREES PROVIDED :	2 EXISTING 3 PROPOSED
- PARKING LOT TREES REQUIRED :	0
- PARKING LOT TREES PROVIDED :	0
- SHRUB REQUIRED :	0
- SHRUB PROVIDED :	0

- GENERAL NOTES**
- PARKING NOTES:
- CONTRACTOR TO PAINT STRIPING, ARROWS ETC. AS SPECIFIED AND AS SHOWN ON THE PLAN.
 - PROVIDE 4" WIDE YELLOW PARKING STRIPS. PAINT STRIPING, ARROWS ETC.
 - FIRE LANES MARKING RE: A1.02.

- LEGEND**
- ⊙ - INDICATES FIRE HYDRANT LOCATION
 - ▤ - INDICATES EXISTING DRIVEWAY CONC.
 - ▨ - EXISTING GRASS/ LANDSCAPE BED SOD.
 - ⊗ - EXISTING 12" OAK TREE / PARKING LOT TREES
 - ⑥ - NUMBER OF PARKING SPACES
 - - PROPERTY LINE
 - - BUILDING LINE

SCOPE OF WORK

DEMOLISH EXISTING 2 BUILDING EAST AND NORTH SIDE AT PROPERTY KEEP ONE 2498 BUILDING AND PAINT BOOTH
CONSTRUCT 2ND FLOOR OPEN PARKING GARAGE WITH RAMP COLUMNS AND FLOOR STRUCTURES ONLY NO MECHANICAL ELECTRICAL AND PLUMBING PROPOSED ONLY SHELL.

SCALE: 1/16" = 1'-0"

GRAPHIC SCALE

ISSUE HISTORY	REVISIONS	
DATE	ISSUED FOR	DESCRIPTION
-	-	-
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-	-	-
-	-	-

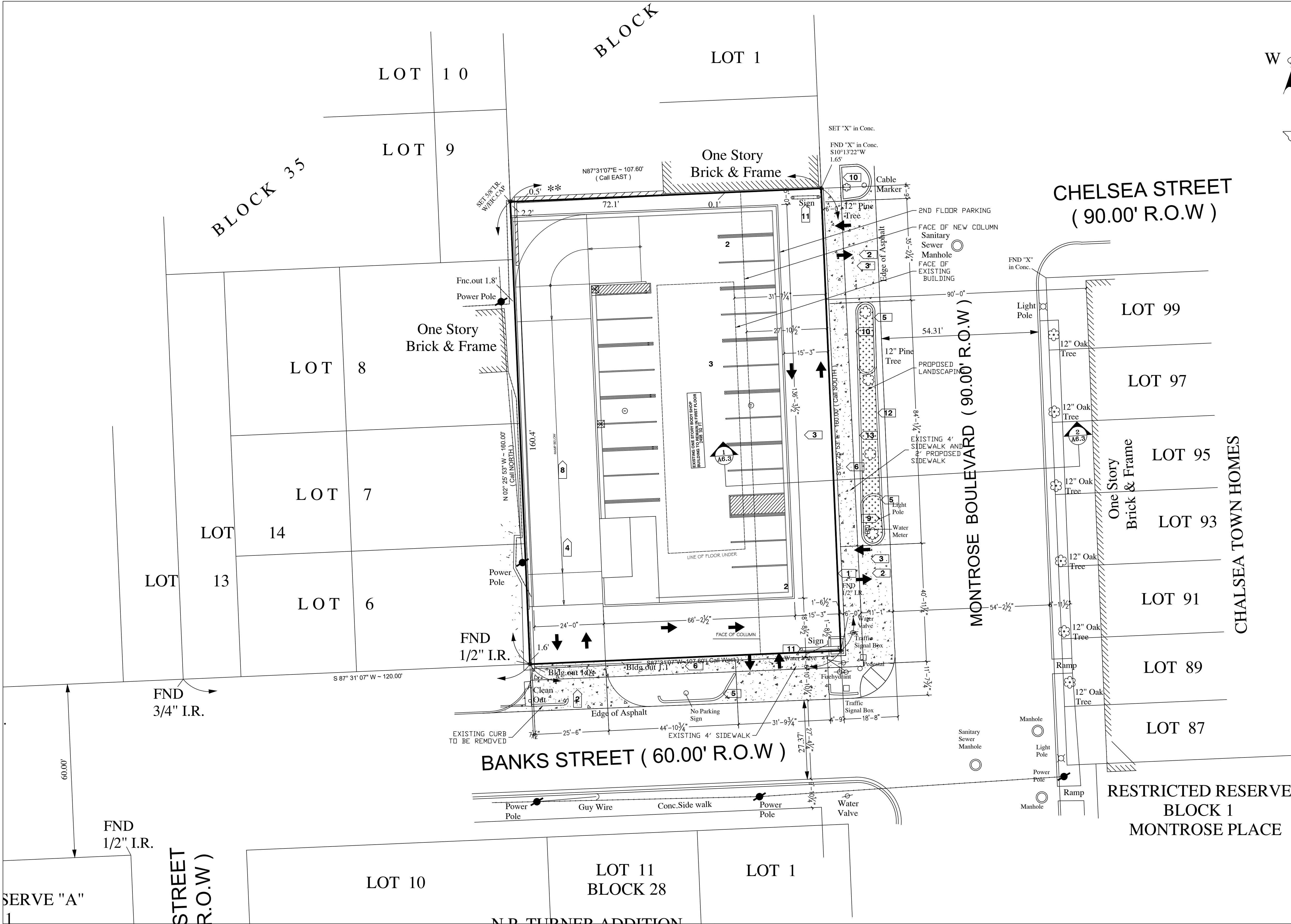
RSK ENGINEERING
ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS
12812 WILLOW CENTRE, UNIT A
HOUSTON, TEXAS 77066
FIRM # F-11211

TEL. (281) 580-4585
FAX (281) 580-4399

MONTROSE AUTOMOTIVE CENTER
4720 MONTROSE BLVD.
HOUSTON, TEXAS 77006

PARKING AND LANDSCAPING SITE PLAN @ 1ST FLOOR
DRAWN BY: Z.A
CHECKED BY: RSK
DATE: 02-02-2019
PRQJ. NO.: CM150604.294.6

SHEET:
A1.00 OF:-



KEYED PLAN NOTES			
1	PROPERTY LINE		
2	EXISTING DRIVEWAY		
3	EXISTING 6" THICK 3500 PSI CONCRETE PAVING		
4	PROPOSED 6" THICK 3500 PSI CONCRETE PAVING		
5	EXISTING 8" CONCRETE CURB		
6	EXISTING CONCRETE SIDEWALK		
7	PARKING SPACES (PARKING SPACES ARE 10'-0" x 20'-0" U.N.O.)		
8	24' RAMP TO ROOF		
9	EXISTING 25' STEEL LIGHT POLE (RE: ELECTRICAL SITE PLAN; RE: LIGHT POLE BASE DETAIL)		
10	EXISTING LANDSCAPING		
11	EXISTING PYLON SIGN LOCATION (VERIFY LOCATION WITH OWNER)		
12	PROPOSED 8" CONCRETE CURB		
13	PROPOSED LANDSCAPING		

PARKING ANALYSIS			
OCCUPANCY TYPE	ESTIMATED AREA (S.F. OF GFA)	REQUIRED PARKING	NUMBER OF CAR PARKING REQUIRED
S-1 EXISTING AUTO BODY SHOP	2498	5/1000	13
TOTAL REQUIRED PARKING			13
TOTAL NUMBER OF PARKING (INCLUDING 1 H/C) PROVIDED @ FIRST FLOOR			7
TOTAL NUMBER OF PARKING PROVIDED @ SECOND FLOOR			22
TOTAL NUMBER OF PARKING PROVIDED			29

LANDSCAPING	
- STREET TREES REQUIRED :	160/30=5
- STREET TREES PROVIDED :	2 EXISTING 3 PROPOSED
- PARKING LOT TREES REQUIRED :	0
- PARKING LOT TREES PROVIDED :	0
- SHRUB REQUIRED :	0
- SHRUB PROVIDED :	0

- GENERAL NOTES**
- PARKING NOTES:
- CONTRACTOR TO PAINT STRIPING, ARROWS ETC. AS SPECIFIED AND AS SHOWN ON THE PLAN.
 - PROVIDE 4" WIDE YELLOW PARKING STRIPS. PAINT STRIPING, ARROWS ETC.
 - FIRE LANES MARKING RE: A1.02.

- LEGEND**
- INDICATES FIRE HYDRANT LOCATION
 - INDICATES EXISTING SIDEWALK AND DRIVEWAY CONC.
 - GRASS/ LANDSCAPE BED SOD.
 - EXISTING AND PROPOSED 12" OAK TREE / PARKING LOT TREES
 - NUMBER OF PARKING SPACES
 - PROPERTY LINE
 - BUILDING LINE

SCOPE OF WORK

DEMOLISH EXISTING 2 BUILDING EAST AND NORTH SIDE AT PROPERTY KEEP ONE 2498 BUILDING AND PAINT BOOTH
CONSTRUCT 2ND FLOOR OPEN PARKING GARAGE WITH RAMP,COLUMNS AND FLOOR STRUCTURES ONLY NO MECHANICAL,ELECTRICAL AND PLUMBING PROPOSED ONLY SHELL.

SCALE: 1/16" = 1'-0"

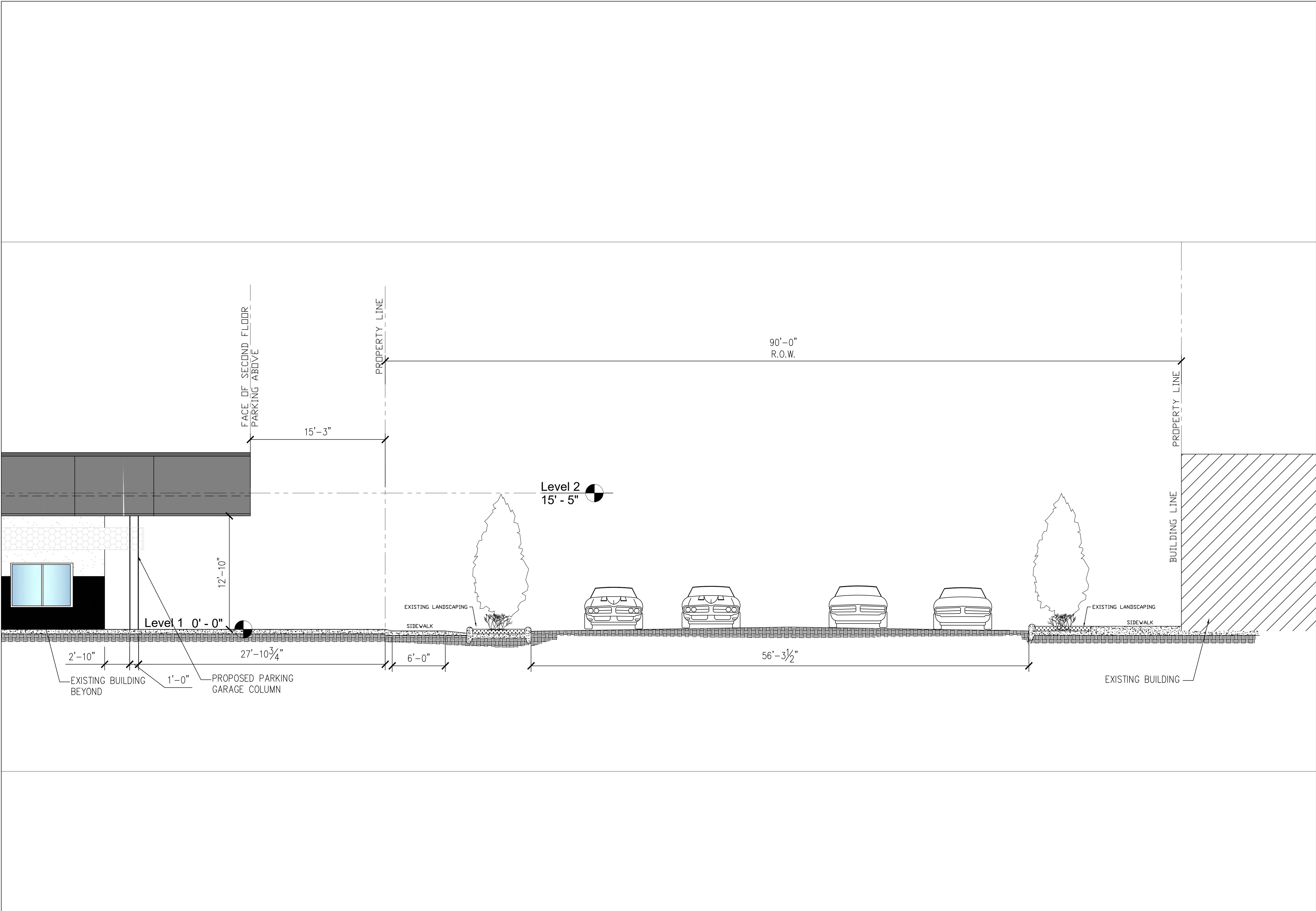
GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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FIRM # F-11211

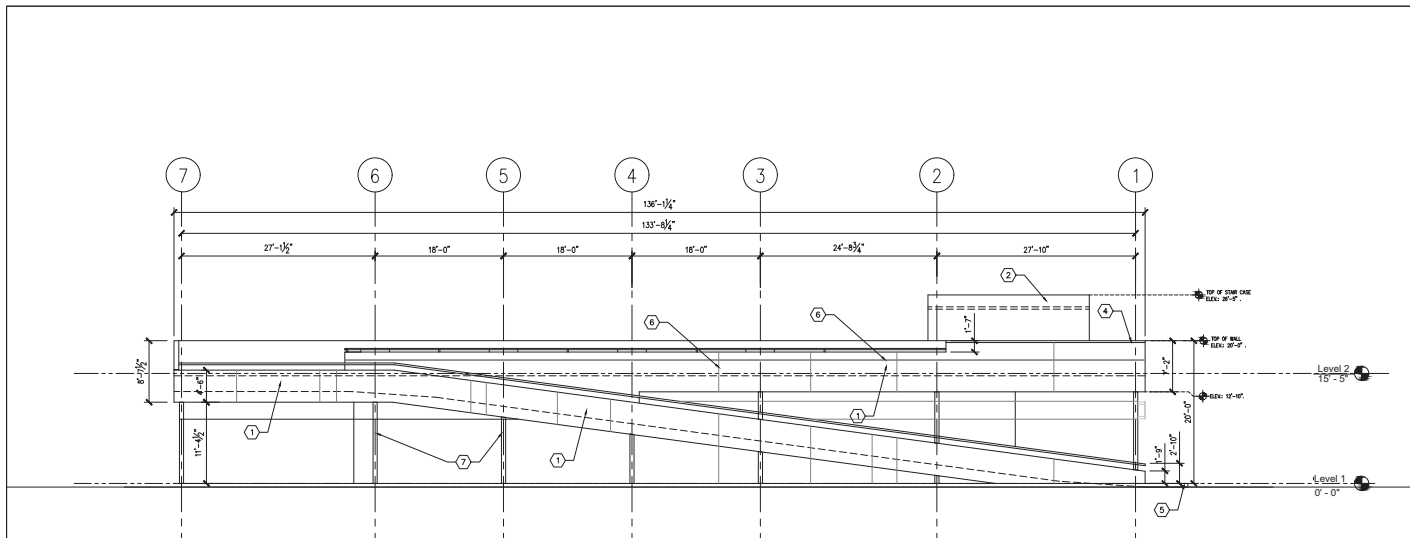
TEL. (281) 580-4585
FAX (281) 580-4399

MONTROSE AUTOMOTIVE CENTER		
4720 MONTROSE BLVD. HOUSTON, TEXAS 77006		
PARKING AND LANDSCAPING SITE PLAN@ 2ND FLOOR		
DRAWN BY: Z.A	DATE: 02-02-2019	SHEET: A1.1
CHECKED BY: RSK	PROJ. NO.: CM150604.294.6	OF:-

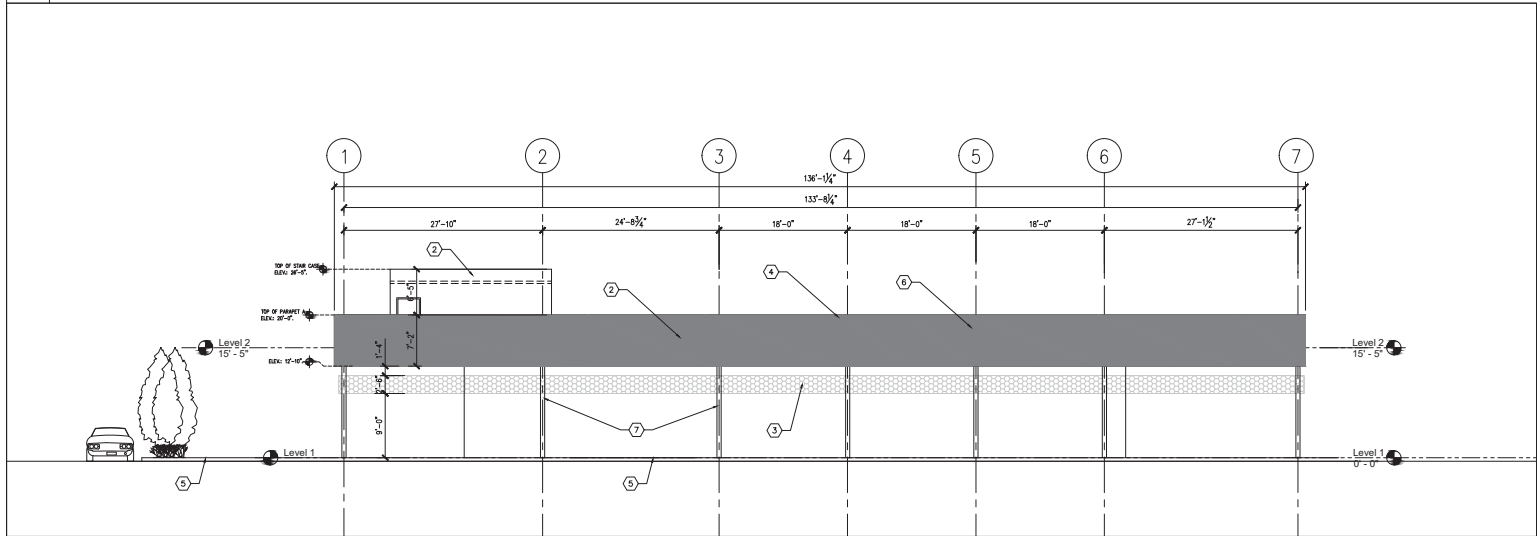


I CROSS SECTION

<div>3/16"=1'.0"</div> <div>GRAPHIC SCALE</div>		<div>ISSUE HISTORY</div> <table><tr><th>DATE</th><th>ISSUED FOR</th><th>DESCRIPTION</th></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr></table>	DATE	ISSUED FOR	DESCRIPTION	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<div>REVISIONS</div> <table><tr><th>DATE</th><th>ISSUED FOR</th><th>DESCRIPTION</th></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td></tr></table>	DATE	ISSUED FOR	DESCRIPTION	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<div><div>RSK ENGINEERING ENGINEERS, CONSTRUCTION MANAGERS, PLANNERS 12812 WILLOW CENTRE, UNIT A TEL. (281) 580-4585 HOUSTON, TEXAS 77066 FAX (281) 580-4399 FIRM # F-11211</div></div>	<div>MONTROSE AUTOMOTIVE CENTER</div> <div>4720 MONTROSE BLVD. HOUSTON, TEXAS 77006</div> <div>CROSS SECTION @MONTROSE ROAD</div> <table><tr><td>DRAWN BY: Z.A-</td><td>DATE: 02-02-2019</td><td>SHEET:</td></tr><tr><td>CHECKED BY: RSK</td><td>PROJ. NO.: CM150604.294.6</td><td>A6.3 OF:-</td></tr></table>			DRAWN BY: Z.A-	DATE: 02-02-2019	SHEET:	CHECKED BY: RSK	PROJ. NO.: CM150604.294.6	A6.3 OF:-
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1 WEST ELEVATION



2 EAST ELEVATION

KEYED NOTES

- ① 8"x16" SPLIT FACE CMU BLOCK, BOTTOM 8'-0" (12 COURSES) TO BE FILLED WITH CONCRETE
- ② 7/8" HARD COAT STUCCO RES. GENERAL NOTES
- ③ 1/4" THICK, ALUMINUM FRAME
- ④ PRE-FINISHED 25 GA. AL. CAP FLASHING
- ⑤ EXISTING 5" THICK SIDEWALK
- ⑥ JOINT
- ⑦ STEEL STRUCTURAL COLUMN (RE-STRUCTURAL DRAWING)

2 EAST ELEVATION

1/8"=1'-0"

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
-	-	-	-
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MONTROSE AUTOMOTIVE CENTER

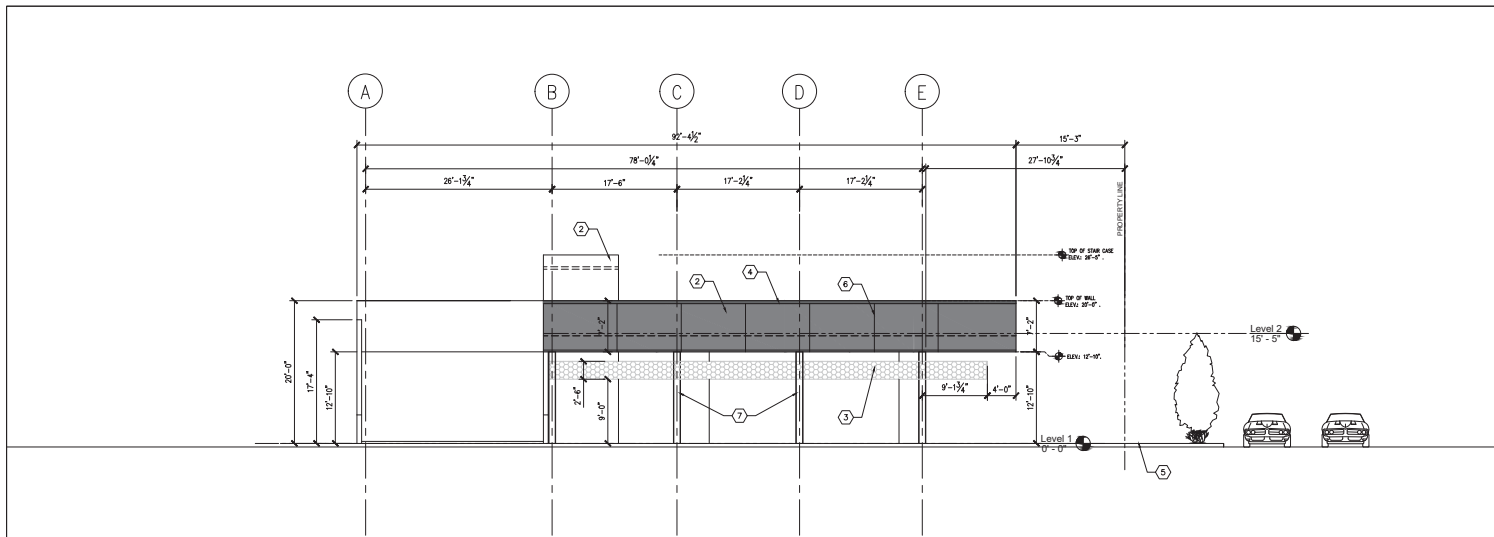
4730 MONTROSE BLVD.
HOUSTON, TEXAS 77008

EXTERIOR ELEVATIONS

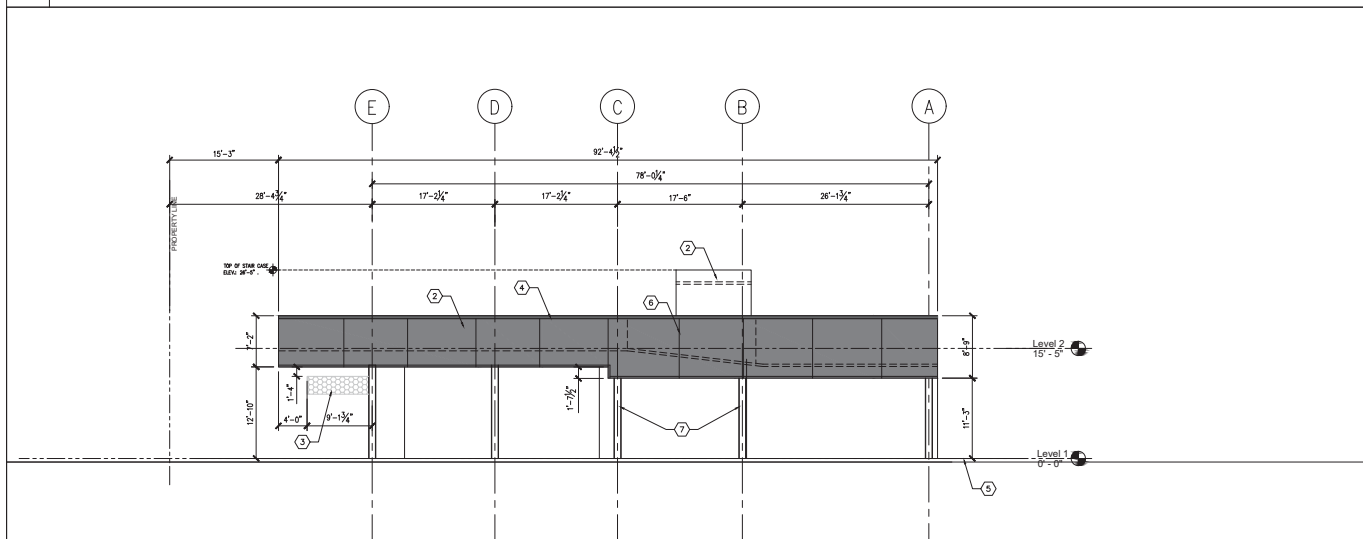
DRAWN BY: Z.A. DATE: 02-02-2019
CHECKED BY: RSK PROJ. NO.: CM150604.294.6

SHEET: **A4.0**

OF: -



NORTH ELEVATION



SOUTH ELEVATION

KEYED NOTES

- ① 8"x16" SPLIT FACE CMU BLOCK, BOTTOM 8'-0" (12 COURSES) TO BE FILLED WITH CONCRETE
- ② 8"x16" SPLIT FACE CMU BLOCK
- ③ 7/8" HARD COAT STUCCO RES. GENERAL NOTES
- ④ 1/4" THICK, ALUMINUM FRAME
- ⑤ PRE-FINISHED 25 GA. AL. CAP FLASHING
- ⑥ EXISTING 5" THICK SIDEWALK
- ⑦ JOINT
- ⑧ STEEL STRUCTURAL COLUMN (RE-STRUCTURAL DRAWING)

1

2

1/8"=1'-0"

GRAPHIC SCALE



ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DESCRIPTION	
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MONTROSE AUTOMOTIVE CENTER

4730 MONTROSE BLVD.
HOUSTON, TEXAS 77008

EXTERIOR ELEVATIONS

DRAWN BY: Z.A. DATE: 02-02-2019
CHECKED BY: RSK PROJ. NO.: CM150604.294.6

SHEET
A5.0

OF: -



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2019-0558
Plat Name: Montrose Parking Body Shop
Applicant: E.I.C. Surveying Company
Date Submitted: 03/29/2019

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Specific variance is being sought and extent of variance is to address the Houston Planning Commission Action CPC 101 Form that was approved 12/13/2018 and the Mark-up. We are submitting a reconsideration Of Requirement with a Variance to allow reduced building line of 15' on Montrose Boulevard instead of 25' required building line.

Chapter 42 Section: 152(a)

Chapter 42 Reference:

Building line requirement along major thoroughfares. The portion of a lot or tract is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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:

There will be a variance with this Reconsideration of requirement.



VARIANCE Request Information Form

Application Number: 2019-0558

Plat Name: Montrose Parking Body Shop

Applicant: E.I.C. Surveying Company

Date Submitted: 03/29/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are requesting a Reconsideration of Requirement with a Variance to allow reduced building line of 15' on Montrose Boulevard instead of 25' required building line.

Chapter 42 Section: 152(a)

Chapter 42 Reference:

Building line requirement along major thoroughfares. The portion of a lot or tract is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The proposed subdivision is a replat of a portion of Lots 2,3,4,5,11 and 12, Block 35 of Turner Addition as recorded in Volume 359, Page 335 of the Harris County Deed Records. It is the site of a Montrose Automotive Center (One story Brick, Frame and Metal building on slab) and is serviced on the east by Montrose Boulevard a major thoroughfare, a 90' right of way. On the south by Banks street a 60' right of way local street. (see attached HCAD map and existing survey). Directly across the street is a one story brick and frame building a Multi Family residential Community (Chelsea Townhomes) that is built right at the property line of the Chelsea Place subdivision as recorded in Volume 504, page 275 of the Harris County Deed Records. Also directly to the north on Montrose Boulevard adjacent to subject property is a call 0.509 acre tract known as 4704 Montrose LLC, has a one story brick and frame building that is also 1.65' from the property line. The requirement for a 25' building setback line along Montrose Boulevard will prevent the development of the site. The developer will demolish the west side of the existing building that is 1' over the property line along said Banks street (see existing condition survey) and proposes to construct a one story building with a parking garage above. The overhang of the garage parking will be 15.3' from the property line along Montrose Boulevard. Access to the second level parking garage will be taken from Banks street. The building requires 13 parking spaces per the city of Houston requirement, but the developer will be providing 37 parking spaces that will help the visitors and the nearby businesses to park instead of parking in the street especially along Banks Street. The distance from edge of asphalt to the property line is 18.62'. The 15' building line will create 33.6' from the edge of asphalt. By not providing the 15' building line variance would create an undue hardship by depriving the applicant of the reasonable 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 has been a commercial property for a long time, but has an inadequate pedestrian side walk. Currently along Montrose Boulevard has a 4' side walk with 2 trees. The existing 4' sidewalk will with the proposed development will be widened to 6' wide side walk with proposed landscaping buffer that will have 5 trees along Montrose Boulevard will improve the pedestrian experience. And for the reason as explained in 1(a) 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 owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary having a reduced building setback line will allow the owner of the proposed subdivision reasonable use of the property, and provide more garage parking spaces that will be enjoyed by nearby residents. Also will have one landscaping area with 2 driveways instead of 3 driveways and a 6' wide side walk along Montrose Boulevard and this will encourage pedestrian activity along the major thoroughfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report. By approving this variance for reduced setback on Montrose Boulevard, the Commission will enable the owners of the proposed subdivision to achieve reasonable use of their land.



Application No: 2019-0558

Agenda Item: 97

PC Action Date: 04/25/2019

Plat Name: Montrose Parking Body Shop

Applicant: E.I.C. Surveying Company

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 152(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

We are requesting a Reconsideration of Requirement with a Variance to allow reduced building line of 15' on Montrose Boulevard instead of 25' required building line. ;

Basis of Recommendation:

The site is located south of US 59 at the northwest intersection of Montrose Boulevard and Banks Street. The applicant is requesting a reconsideration of requirement with a variance request to allow a 15' building line along Montrose Boulevard in lieu of the required 25' building line. Staff recommends deferring the application for two weeks to allow the applicant time to provide revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[N/A](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



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

April 18, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Montrose Parking Body Shop

REFERENCE NUMBER: 2019-0558

ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirement and a variance request for a property located at the northwest intersection of Montrose Boulevard and Banks 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.

E.I.C. Surveying Company, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 15' building line in lieu of the required 25' building line along Montrose Boulevard for a new commercial addition. 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, April 25, 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 Emil Haddad with E.I.C. Surveying Company at 281-955-2772. 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.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98

Action Date: 04/25/2019

Plat Name: Sheldon ISD High School Sec 1

Developer: Sheldon ISD

Applicant: Pacheco Koch Consulting Engineers, Inc.

App No/Type: 2019-0741 C3P

Staff Recommendation:

Grant the requested variance(s) and 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

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)

Coordinate with County for dedication of cutback(s) as indicated on the marked file copy.

Provide pipeline release letter at recordation.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98

Action Date: 04/25/2019

Plat Name: Sheldon ISD High School Sec 1

Developer: Sheldon ISD

Applicant: Pacheco Koch Consulting Engineers, Inc.

App No/Type: 2019-0741 C3P

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

Harris 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)

County has no objections to variance

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

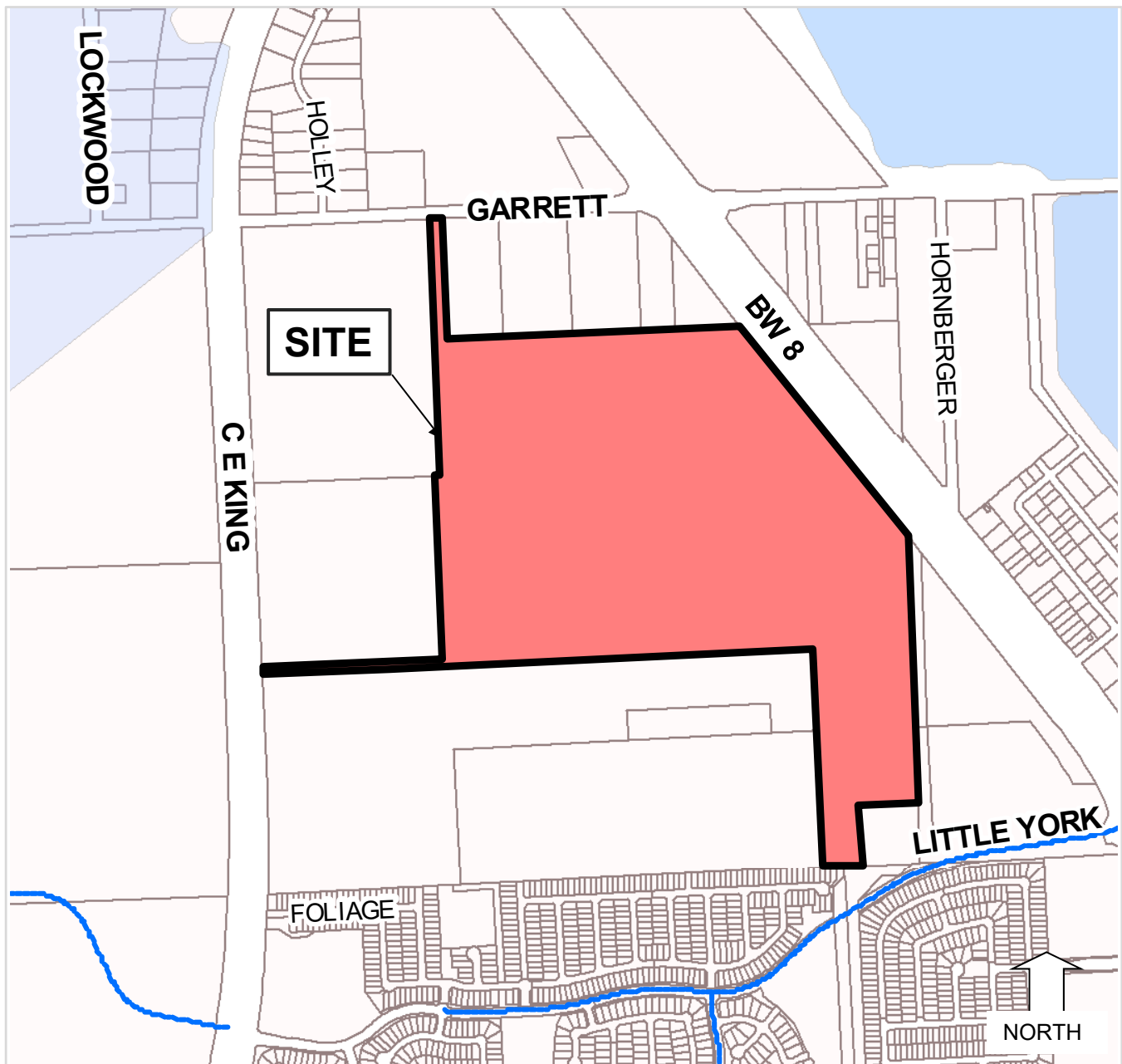
ITEM: 98

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Sheldon ISD High School Sec 1

Applicant: Pacheco Koch Consulting Engineers, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

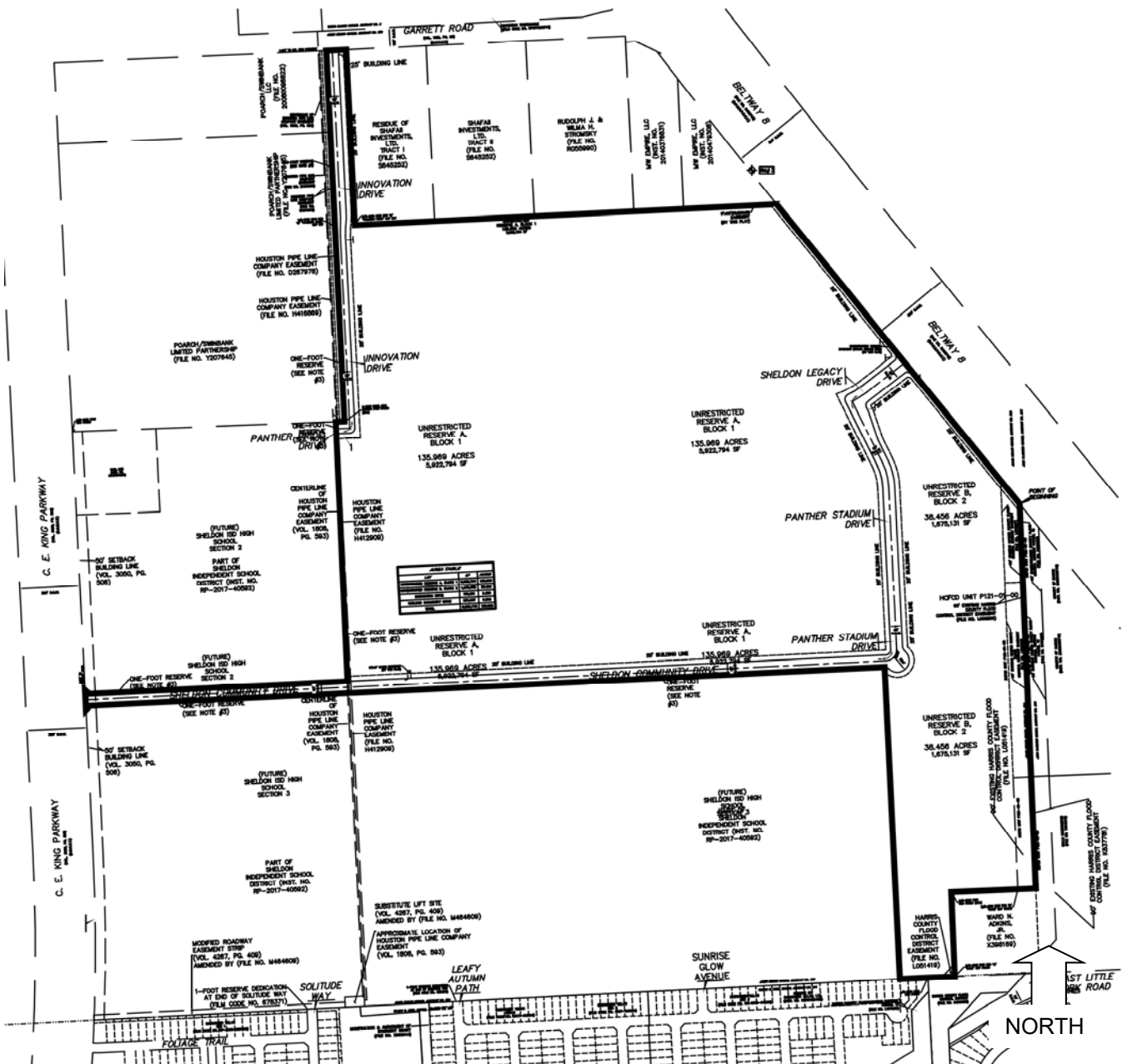
ITEM: 98

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Sheldon ISD High School Sec 1

Applicant: Pacheco Koch Consulting Engineers, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Sheldon ISD High School Sec 1

Applicant: Pacheco Koch Consulting Engineers, Inc.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2019-0741
Plat Name: Sheldon ISD High School Sec 1
Applicant: Pacheco Koch Consulting Engineers, Inc.
Date Submitted: 04/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

A deviation from the required reverse curve separated by a tangent distance of not less than 50 feet on a public street (Innovation Drive).

Chapter 42 Section: 132 (b)

Chapter 42 Reference:

(b) Reverse curves with a tangent distance of 100 feet or less along collector streets and local streets shall have a centerline radius of at least 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Sheldon ISD is building a state of the art Sr. High School campus, stadium, competition field complex and a future elementary school. The site encompasses 385 acres, but the actual Sr. High School campus, as proposed, for development includes approximately only 186 acres. However, the net acreage available for the actual campus itself only 135 acres due to encumbrances such as detention ponds, treatment plant and wetlands. The site drains to the east. The ISD only purchased the 385 acres because the seller would not sell a portion of the property. The site is generally bounded by 3 major thoroughfares: CE King to the West, a 300 feet ROW, Garret Road to the North, a varying ROW of 90 to 98 feet, and East Beltway 8, 400 ROW, along a portion of the eastern property line. The southern boundary of the school site is designed with low density residential development estimated at 6 DU per acres. This campus site gross acreage encompasses 186 acres. It is surrounded by several land uses that prevent a typical local street pattern and road extensions due to the sand pits, wetlands/cattle ponds, or previous single-family plats approved to the south. There is also a Harris County Flood Control Facility along the eastern boundary of the site paralleling the East belt. The North/South street patterns for the single-family development to the south is further compromised by an existing Harris County Flood Control facility including N/S stub streets that do not have a bridge constructed across the facility. On December 4, 2017 the Final Plat for the development was approved by Planning Commission via Application Number 2017-2135. This version of the Final Plat showed the centerline geometry with two reverse curves and no tangent piece. Upon this plat approval the design team was able to obtain approval on the Site Civil drawings and construction permits were issued by Harris County. The surveyor was then able to walk through pre recordation meetings with both the City and the County. The Final Plat package was ready for submission to be filed, however, the City of Houston Public Works department issued a letter that rescinded the previous commitment to provide potable water to the site. Water availability documentation is required as part of the Plat filing process, and without the commitment from the City the site did not have water for a time. The District was later able to obtain a commitment letter for potable water from a nearby MUD, however, during that time the Plat had expired. On March 1, 2019 the Preliminary Plat was submitted in an effort to begin the process again due to the plat expiration. A comment was received to adhere to Chapter 42, Section 132, Part B, Curves, which states, "Reverse curves with a tangent distance of 100 feet or less along collector streets and local streets shall have a centerline radius of at least 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet." The design, and construction, of Innovation Drive was allowed to have a variance in the required right of way from 60 feet to 50 feet, per application 2017-1739 GP. In order to maintain the proposed street pavement in the center of the right of way through the transition, two reverse curves (that meet the minimum radius of 300 feet) were designed down the street right of way without a tangent piece. This was done in an effort to reduce the right of way transition zone. It was the design team's assumption from coordinating with the City and the County that the

centerline requirement was included as part of the granted right of way variance. Based on the previous approval of the Final Plat, pre-recordation meetings with the City and County, Innovation Drive was construction as proposed on the final plat which was resubmitted on March 15, 2019. Based on the latest plat review by the City, a variance will needed for Chapter 42, Section 132, Part B, Curves.



Application Number: 2019-0741

Plat Name: Sheldon ISD High School Sec 1

Applicant: Pacheco Koch Consulting Engineers, Inc.

Date Submitted: 04/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

A deviation from the required reverse curve separated by a tangent distance of not less than 50 feet on a public street (Innovation Drive).

Chapter 42 Section: 132 (b)

Chapter 42 Reference:

Reverse curves with a tangent distance of 100 feet or less along collector streets and local streets shall have a centerline radius of at least 300 feet. Reverse curves shall be separated by a tangent distance of not less than 50 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 centerline geometry of Innovation Drive, with the two reverse curves with no tangent piece, was originally shown in the Preliminary Plat submittal to the City on October 27, 2017 (Application Number 2017-1904). Upon City approval of the Final Plat (Application Number 2017-2135), approval from Harris County was obtained on the site construction drawings and permits were issued by Harris County. After the site permit was issued, construction began on all public roadways, Innovation Drive was built per the approved plat and approved site construction drawings.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Innovation Drive was constructed in accordance to the approved plat and approved site construction drawings. After the 2017 plat had expired and a new plat submittal process was underway did the design team become aware of the centerline tangent requirement. It was the design team's assumption from coordinating with the City and the County that the centerline requirement was included as part of the granted right of way variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Based on conversations with City and County staff, the reverse curve requirement for this location is typically required. However, due to Innovation Drive's location, low expected use level, not being a major roadway and already been constructed both municipalities would be willing to help process this variance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Student safety is paramount to Sheldon ISD, which inherently includes the public as well. Current design and construction of Innovation Drive will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this request. Safety is the primary concern for the campus development.



Application No: 2019-0741

Agenda Item: 98

PC Action Date: 04/25/2019

Plat Name: Sheldon ISD High School Sec 1

Applicant: Pacheco Koch Consulting Engineers, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 132 (b)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A deviation from the required reverse curve separated by a tangent distance of not less than 50 feet on a public street (Innovation Drive).;

Basis of Recommendation:

The site is located along East Sam Houston Tollway between Garrett and East Little York within Harris County ETJ. The applicant is requesting a reconsideration with a variance to allow a reverse curve that does not have a tangent separating the two curves.

Staff is in support of the variance.

The subject site is a section plat out of the 365 acres Sheldon ISD High School GP that proposes to develop a school campus with athletic facilities on the site. In October 2017 Planning Commission granted 4 variances on the general plan one of which is to allow a portion of the north-south street to be 50' instead of the required 60'. At the transition of the street from 60' to 50' there is a reverse curve that does not meet the ordinance requirement for a tangent.

However, the street design meets the Harris County Engineering standards and it has been permitted and built. The applicant is addressing a condition on the CPC for section plat. Granting of the variance will not be injurious to public health and safety. Harris County Engineers office is in support of the variance.

Staff's recommendation is to grant the requested reconsideration with a 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

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;

Strict application would create hardship for the applicant as the street is already built as permitted and it meets Harris County engineering standards.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are the street provides for traffic circulation and the reverse curve meets Harris County engineering standards.

(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 as Planning Commission already granted a variance to allow the street to transition from 60' to 50' and Harris County has already permitted the street to be built.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to public health and safety as it provides for traffic circulation and the street curve meets Harris County engineering standards.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The street curve meets Harris County engineering standards.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 04/25/2019
Plat Name: Stavinotha Acres
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0649 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	12.2450	Total Reserve Acreage:	12.1267
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	326B	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: 99

Action Date: 04/25/2019

Plat Name: Stavinotha Acres

Developer: Windrose

Applicant: Windrose

App No/Type: 2019-0649 C2

Staff Recommendation:

Grant the requested variance(s) and 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 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 .

No objections to variances

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

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

Houston Planning Commission

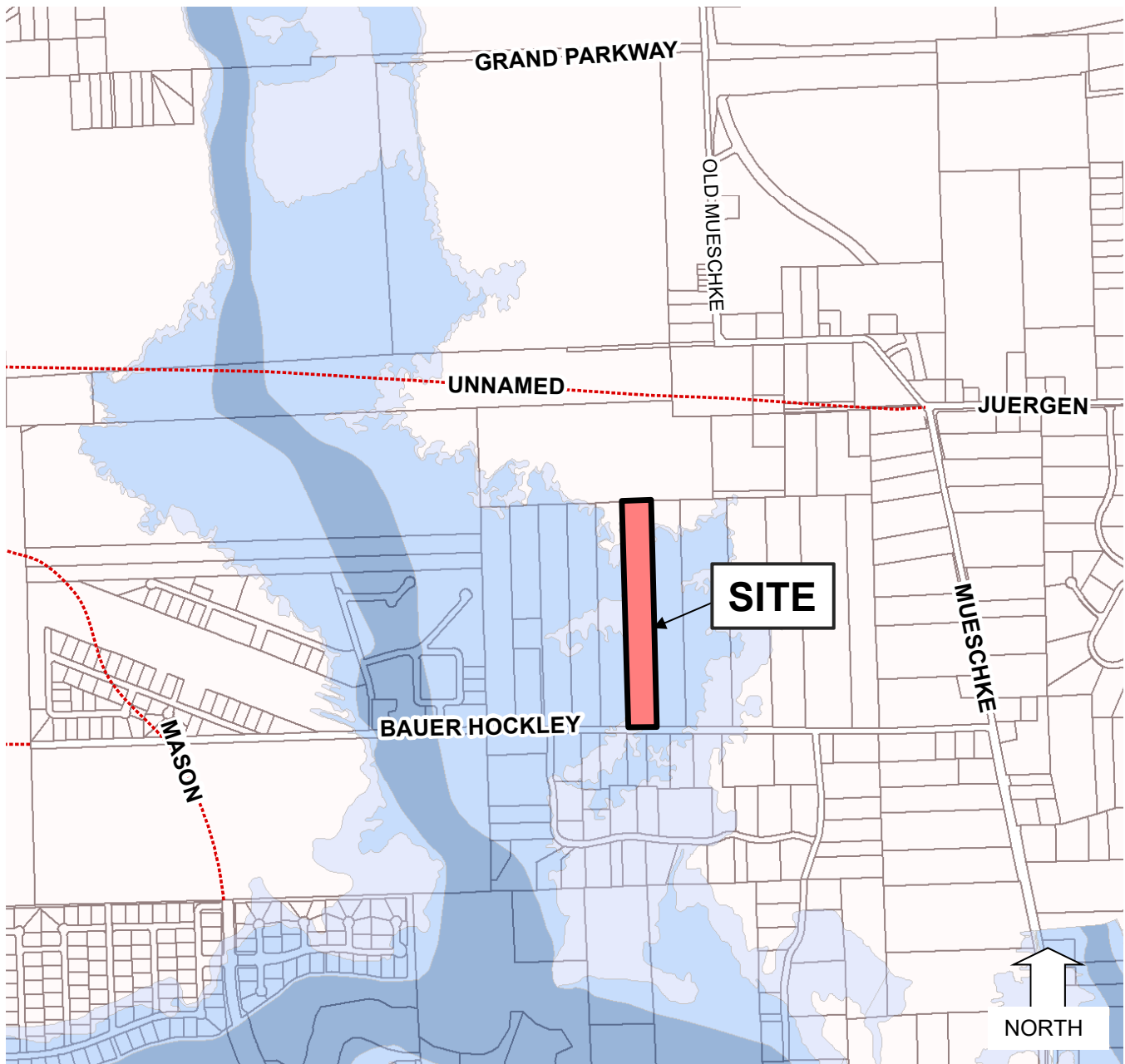
ITEM: 99

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Stavinoha Acres

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

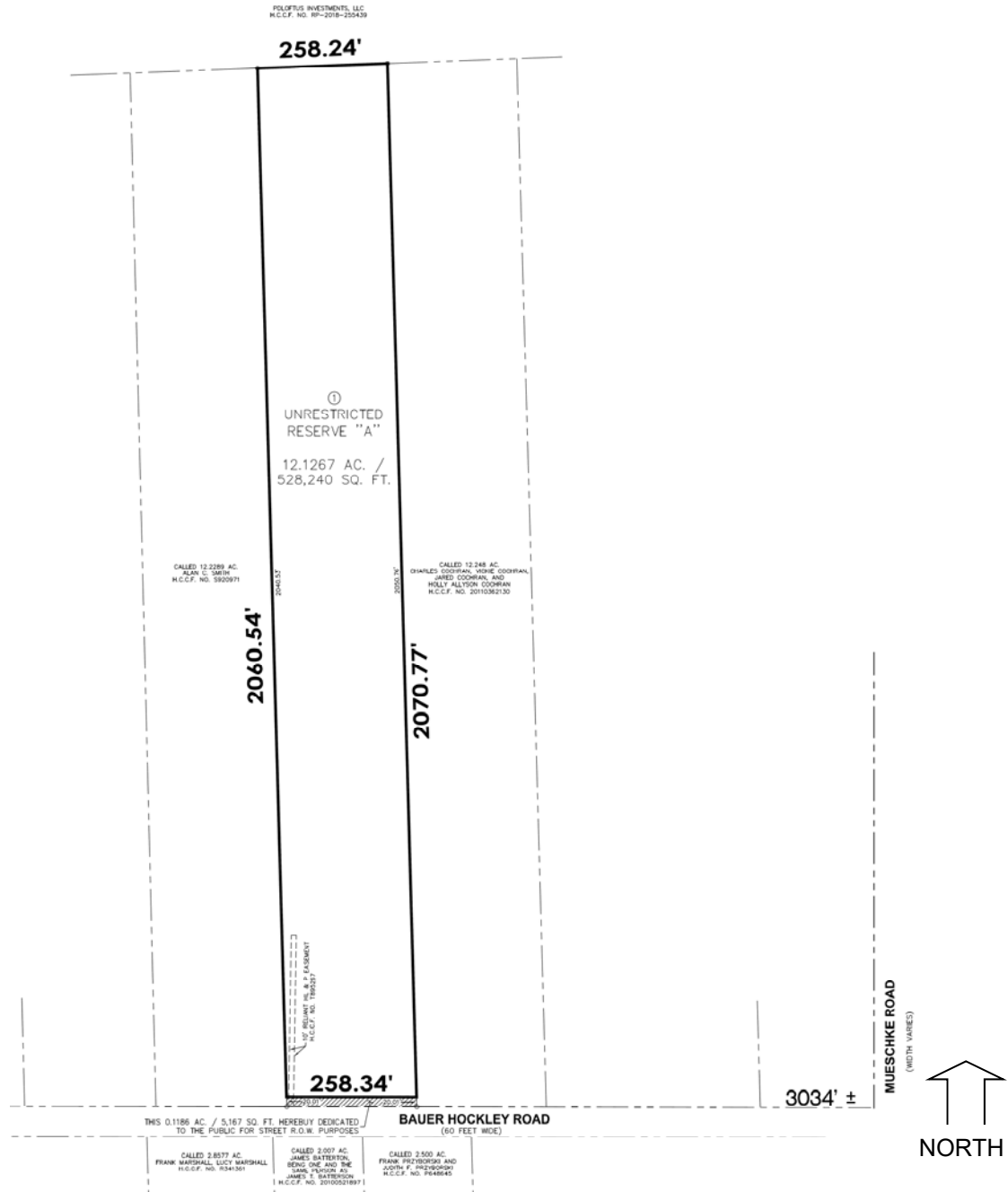
ITEM: 99

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Stavinotha Acres

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

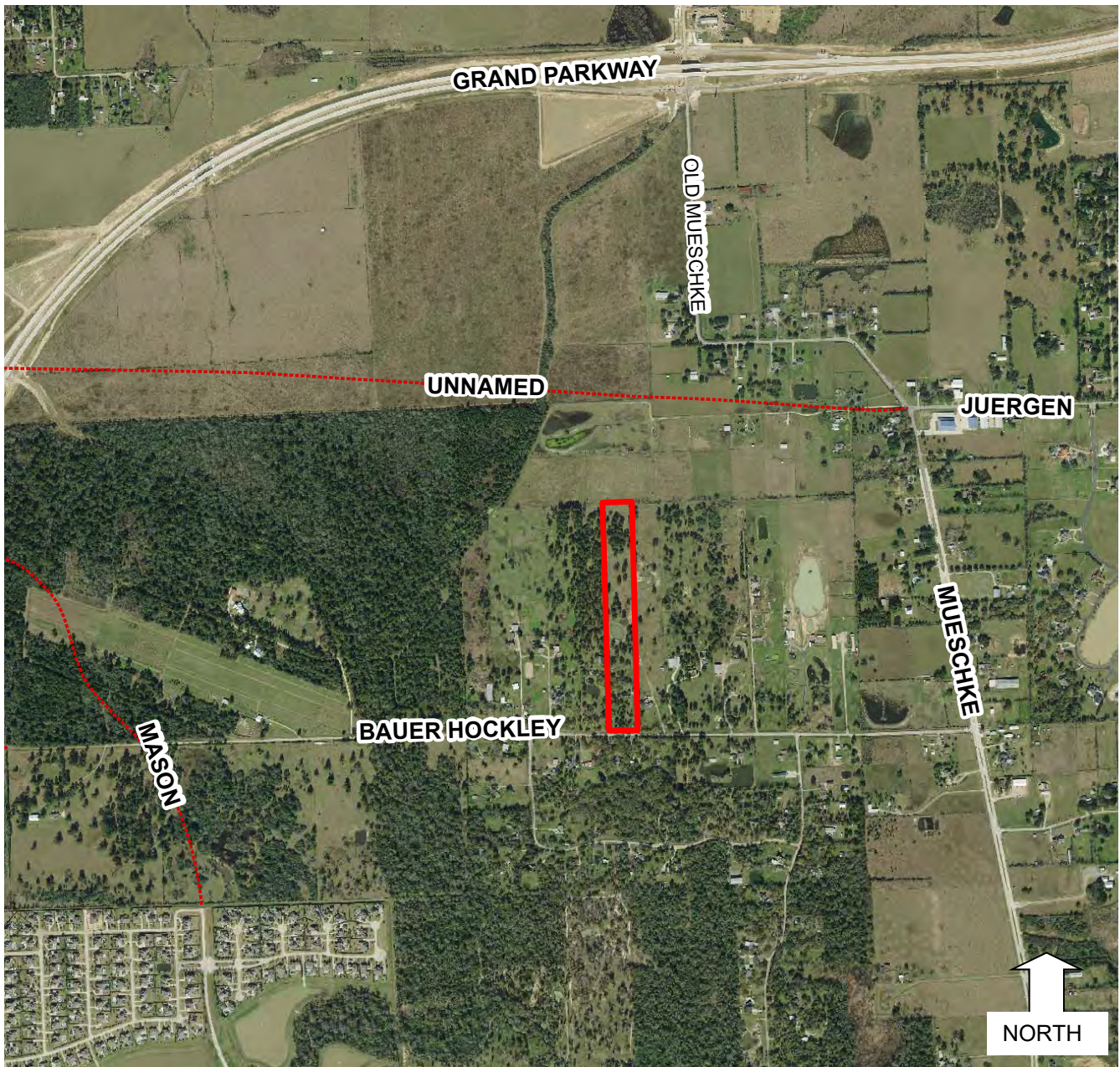
ITEM: 99

Planning and Development Department

Meeting Date: 04/25/2019

Subdivision Name: Stavinoha Acres

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



PLANNING &
DEVELOPMENT
DEPARTMENT

RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2019-0649
Plat Name: Stavinoha Acres
Applicant: Windrose
Date Submitted: 04/01/2019

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To exceed north/south and east/west intersection spacing within the platted area.

Chapter 42 Section: 127,128

Chapter 42 Reference:

Sec. 42-127, Intersections of major thoroughfares, Paragraph (a) states, A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1) states, "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."

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance request.



VARIANCE Request Information Form

Application Number: 2019-0649

Plat Name: Stavinoha Acres

Applicant: Windrose

Date Submitted: 04/01/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed north/south and east/west intersection spacing within the platted area.

Chapter 42 Section: 42-127 & 42-128

Chapter 42 Reference:

Sec. 42-127, Intersections of major thoroughfares, Paragraph (a) states, A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1) states, "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 property is 12.24 acres located on the north side of Bauer Hockley Road approximately 3,000 feet west of the intersection with Mueschke Road. The applicant is proposing to plat the subject property as an unrestricted reserve to facilitate commercial/industrial development. Given the proximity to the Grand Parkway and existing development conditions, this location is appropriate for the applicant's intended use. The applicant is seeking a variance from the intersection spacing requirements in the City's Subdivision Ordinance that require an east/west local street north of Bauer Hockley Road given that the proposed reserve is 2,060 feet deep. Unusual physical characteristics of the site and the surrounding area negate the need for a local street on the applicant's property and make the requirement an unreasonable hardship. The proposed north/south arterial network for this region includes: Future Juergen Road to the north; existing Bauer Hockley Road to the south; and, Mueschke Road, Future Mason Road, and then Grand Parkway (SH 99) from east to west. While a local street dedication to the east of the subject property may be viable in the distance future – only involving breaking up one homesite and a few vacant tracts and constructing a good portion within the floodplain – a local street dedication to the west is almost certainly never going to happen as it lies within the floodway and floodplain designations associated with Little Cypress Creek. The cost of this street would be astronomically high and would provide limited enhancement to an area whose projected density – given the significant coverage of special flood hazard areas – will be adequately served by a more spread-out street grid. For example, the applicant's site is nearly entirely consumed with the 100-year floodplain designation. The tremendous limitations associated with the special flood hazard areas negate the ability to extend the proposed local street to the west (and most likely to the east), as the required right-of-way would lead to nowhere and only serve to prevent the applicant from realizing reasonable use of their land. Harris County is intimately familiar with the challenges of this area as improvements to existing rights-of-way and their interface with the private street network have been in discussion for decades. A fully code-compliant tie-in alone of a new north/south roadway to Bauer-Hockley, which is fully code-compliant, an unaccepted roadway within a public right-of-way, would involve massive engineering redesign and capital construction costs on a regional level. The applicant is also requesting a variance from the requirement of a north/south public street on the subject property. There are several justifications for this variance, primarily that the north/south street is incompatible with the subject tract and the surrounding land use conditions. The existing development to the south precludes the extension of a north/south street and the general plan to the north for the Franz Tract does not contemplate a though north/south street intersecting at Juergen. The general plan only assumes that a local street from their subdivision will intersect along Juergen along the projected path. With an extension to the south, the negative impacts associated with Little Cypress Creek lessen as you go further to the east because you move out of the floodway

and 100-year floodplain designations and in to the 500-year floodplain or areas without any special flood hazard designation. Because this area will only become more incumbered with special flood hazard designations as FEMA's maps are updated in the near future, it is reasonable to limit the number of public streets in the network. While it is tempting for the City to try and acquire right-of-way at this time given that this is the first major tract to the develop in the area, the fact is that a better location for a projected north/south street is further to the east off this tract so as to maximize access to the areas that will be developed outside of the special flood hazard area. Lastly, the applicant believes that a north/south street in this location is not warranted nor would it be compatible with the existing conditions on site. The straight-line distance from Mueschke Road to the subject site is 3,049 feet, the straight-line distance from the mid-block on Mueschke Road to the subject property is 2,736 feet, and the straight-line distance from the Juergen Road to the subject property is 2,550 feet. An existing garage sits only 66' away from the east property line which will create a setback violation if a 60' public street is dedicated on the east property line.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Extending the proposed east/west local street further to the west or a north/south public street through at this location is not possible given the existing flood hazard areas associated with Little Cypress Creek to the south. The development potential on the applicant's site is already severely limited due to the floodplain designation, so losing more land due to the dedication of unnecessary right-of-way is an especially impactful hardship. These circumstances affecting the property are directly linked to the special flood hazard areas limiting the street extension potential in the future and are not in any way created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Requiring the applicant to dedicate an east/west local street through the middle of their property or a north/south public steet along the eastern edge of their property is contrary to the intent of Chapter 42. Significant physical features negatively affect the subject property and make a new east/west local street and north/south public street illogical and against the best interests of the public. If the applicant is forced to construct the streets at a dramatically increased cost due to the flood hazard elevation requirement, the County would in turn have to maintain the new streets. In the future, the County would also be forced to maintain or even extent the elevated portions of the local streets over the floodway and floodplain of Little Cypress Creek.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variances will not be injurious to the public's health, safety, or welfare as the street network in the area – Bauer Hockley Road, Mueschke Road, Juergen Road, Mason Road, and the Grand Parkway (SH 99) – are more than adequate to handle the density of development that will occur due to the extreme limitations of the Little Cypress Creek flood zones. If the City/County require the construction of the new streets, the pavement will sit as an isolated roadway network without the possibility of any meaningful connection beyond the applicant's site due to the highly prohibitive construction costs associated with building in the floodplain.

(5) Economic hardship is not the sole justification of the variance.

The conditions supporting the variances are the unique physical characteristics of the site, particularly the limitations imposed by the Little Cypress Creek special flood hazard areas that limit the possibility of extension beyond the applicant' site as well as an existing structure. Requiring additional public streets on this property is not only unnecessary, but it would disrupt an already sensitive storm water management area and create massive capital cost liabilities for Harris County.



Application No: 2019-0649

Agenda Item: 99

PC Action Date: 04/25/2019

Plat Name: Stavinoha Acres

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-127 & 42-128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed north/south and east/west intersection spacing within the platted area. ;

Basis of Recommendation:

The site is located in Harris County's ETJ, along Bauer Hockley west of Mueschke Road. The applicant is proposing an unrestricted reserve and requesting a reconsideration of requirements with a variance to exceed intersection spacing along Bauer Hockley and along the east and west boundary of the plat to not provide an east-west and north-south street. Staff is in support of the request.

This is a low-density area surrounded by four major thoroughfares (MTF) that is starting to have some proposed development north of Juergen Road "Franz Tract GP". Strict application of the ordinance requires a street every 1400 feet along the property boundary. Providing an east-west street at this location will not improve significantly vehicular circulation on this area and will required the proposed street to go over multiple tracts to connect to a street to the east or west. Strict application of the ordinance requires a street every 2600 feet along a MTF. This tract is at 3000 feet from Mueschke Road which could potentially provide a north-south street. However, requiring a north-south street at this location is too premature as the tracts south of Juergen Road will most likely be developed once the MTF is recorded. This will give us a better opportunity to provide a north-south connection either east or west of this tract to align it with future development. Also, the property is within the 100-year flood plain. Harris County has voice no objection for this request. Therefore, Staff recommendation is to grant the 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 will create an unpractical development as the area surrounding the site is just starting to develop. The tracts south of Juergen Road will most likely develop once the major thoroughfare (MTF) is recorded. This will provide a better opportunity to locate a north south street on this area. There are still opportunities to provide the street on a wider tract east or west of this site. Providing an east-west street at this location will not improve vehicular circulation on this area and will bisect the tract creating an unpractical development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The area surrounding the site is a low-density area. It will be too premature to provide a north-south and east-west street at this location which will not improve significantly vehicular circulation. Also, County has concerns for this tract being inside the 100-year flood plain by adding more impervious surface to the tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The site has adequate access to Bauer Hockley which connects to Mueschke Road and provides connection to other MTF. This provides good vehicular connectivity for the site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The site has an adequate vehicular access through the existing MTF that connect to North Grand Parkway. This gives rapid access to emergency services for this area.

(5) Economic hardship is not the sole justification of the variance.

The site is located in a low-density area that is starting to develop. Future development is being proposed along Juergen Road that will provide a better opportunity to propose a north south street on this area. Bisecting the tract with an east/west and providing north/south street will create unpractical dead end streets.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 100
Action Date: 04/25/2019
Original Action Date: 04/26/2018
Plat Name: Chesapeake Reserve
Developer: Benchmark Engineering Corporation
Applicant: Benchmark Engineering Corporation
App No : 2018-0824
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	5.9043	Total Reserve Acreage:	5.9043
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 118

County	Zip	Key Map ©	City / ETJ
Harris	77088	411K	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: 101
Action Date: 04/25/2019

Staff Recommendation:
Approve

Original Action Date: 04/26/2018

Plat Name: Eastwood Green

Developer: Windrose

Applicant: Windrose

App No : 2018-0614

App Type: C3F

Total Acreage:	2.7410	Total Reserve Acreage:	0.1150
Number of Lots:	40	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	77023	494T	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: 102
Action Date: 04/25/2019
Original Action Date: 04/26/2018
Plat Name: Garrett Legacy
Developer: Windrose
Applicant: Windrose
App No : 2018-0723
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	9.0720	Total Reserve Acreage:	9.0720
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	417N	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: 103

Action Date: 04/25/2019

Original Action Date: 04/26/2018

Plat Name: Pinpoint Richmond

Developer: Windrose

Applicant: Windrose

App No : 2018-0732

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	6.4940	Total Reserve Acreage:	6.4940
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Grand Mission MUD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526J	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: 104
Action Date: 04/25/2019
Original Action Date: 04/26/2018
Plat Name: Purple Sage Street Street Dedication Sec 1
Developer: EHRA
Applicant: EHRA
App No : 2018-0795
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	3.1540	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 421

County	Zip	Key Map ©	City / ETJ
Harris	77049	457N	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: 105
Action Date: 04/25/2019
Original Action Date: 05/24/2018
Plat Name: Rosslyn Addition partial replat no 3
Developer: Gruller Surveying
Applicant: Gruller Surveying
App No : 2018-0942
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	9.7360	Total Reserve Acreage:	9.7360
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	77092	451B	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 106
Action Date: 04/25/2019

Staff Recommendation:
Approve

Original Action Date: 05/24/2018

Plat Name: Satya Mason

Developer: Hovis Surveying Company Inc.

Applicant: Hovis Surveying Company Inc.

App No : 2018-0955

App Type: C2

Total Acreage:	1.1624	Total Reserve Acreage:	1.1624
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Cinco MUD 7

County	Zip	Key Map ©	City / ETJ
Fort Bend	77450	525D	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: 107
Action Date: 04/25/2019
Original Action Date: 05/24/2018

Staff Recommendation:
Approve

Plat Name: Skylink Terrace
Developer: The Interfield Group
Applicant: The Interfield Group
App No : 2018-0938
App Type: C2R

Total Acreage:	0.1553	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453P	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 108
Action Date: 04/25/2019
Original Action Date: 05/10/2018

Staff Recommendation:
Approve

Plat Name: Tavola Sec 28
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2018-0719
App Type: C3F

Total Acreage:	10.0670	Total Reserve Acreage:	1.3480
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery County MUD 7

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257J	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: 109
Action Date: 04/25/2019
Original Action Date: 05/10/2018
Plat Name: Wat Buddha Mongkol of Houston
Developer: Owens Management Systems, LLC
Applicant: Owens Management Systems, LLC
App No : 2018-0913
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.5860	Total Reserve Acreage:	4.5860
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	77066	370Q	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: 110
Action Date: 04/25/2019
Original Action Date: 04/26/2018
Plat Name: Windstone Crossing Commercial
Developer: Texas Engineering And Mapping Company
Applicant: Texas Engineering And Mapping Company
App No : 2018-0721
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	8.6661	Total Reserve Acreage:	8.6661
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 284

County	Zip	Key Map ©	City / ETJ
Harris	77449	446G	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/25/19

ITEM: 111

Applicant: YAZMIN FLORES

Contact Person: YAZMIN FLORES

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1447	77365	5572	295E	ETJ
NORTH OF: MILLS BRANCH RD WEST OF: SORTERS RD					

ADDRESS: 18640 Kita Ct.

ACREAGE:

LEGAL DESCRIPTION:

LOT 72, OF SUMMER HILLS SECTION 2, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET C, SHEET 118A, OF THE MAP AND/OR PLAT 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: 04/25/19

ITEM: 112

Applicant: CLAUDIA ANGELES & ABEL MARTINEZ

Contact Person: CLAUDIA ANGELES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1448	77357	5673	256N	ETJ
NORTH OF: GRAND PARKWAY WEST OF: US 59					

ADDRESS: 21111 Trinity Way

ACREAGE:

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.6529 ACRES SITUATED IN THE T.L. ROBERTS SURVEY, ABSTRACT 742, MONTGOMERY COUNTY, TEXAS, BEING ALSO KNOWN AS LOTS 10 AND 11 OF SILVER TRAILS SUBDIVISION, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/25/19

ITEM: 113

Applicant: ERIKA LORENZO

Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1449	77365	5572	295E	ETJ
NORTH OF: MILLS BRANCH RD WEST OF: SORTERS RD					

ADDRESS: 18372 Wisp Willow Way

ACREAGE:

LEGAL DESCRIPTION:

LOT THREE HUNDRED SEVENTY ONE (371), SECTION ONE (1), SUMMER HILLS, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CABINET C ON SHEET 118, PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/25/19

ITEM: 114

Applicant: FRANK CREEKMORE & AMANDA CORNELIUS

Contact Person: AMANDA CORNELIUS

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1450	77365	5671	296J	ETJ
NORTH OF: MILLS BRANCH RD WEST OF: US 59					

ADDRESS: 21425 W Hammond Dr.

ACREAGE:

LEGAL DESCRIPTION:

EAST ONE-HALF (1/2) OF LOT EIGHT (8), BLOCK FIVE (5), TIMBERLANE ACRES, NO. 1, ABSTRACT 405 MARY OWENS, A RECORDED SUBDIVISION IN MAP OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/25/19

ITEM: 115

Applicant: DAVID REED

Contact Person: MELISSA YOUNG

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1451	77365	5771	296M	ETJ
SOUTH OF: FORD RD EAST OF: NEEDHAM RD					

ADDRESS: 23375 Maze Ln.

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 37 OF SHADOWLAKE ESTATES, AN UNRECORDED SUBDIVISION, IN THE JOSEPH M. EVERETT SURVEY, ABSTRACT 197 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/25/19

ITEM: 116

Applicant: LESLIE WILSON

Contact Person: MELISSA YOUNG

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1452	77365	5771	296M	ETJ
SOUTH OF: FORD RD EAST OF: NEEDHAM RD					

ADDRESS: 24374 Parker Rd

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 38 OF SHADOWLAKE ESTATES, AN UNRECORDED SUBDIVISION, IN THE JOSEPH M. EVERETT SURVEY, ABSTRACT 197 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/25/19

ITEM: 117

Applicant: DAVID MITCHELL

Contact Person: KAROLYN WILLIS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1453	77357	5874	257R	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 20244 Sam's Hill Rd.

ACREAGE:

LEGAL DESCRIPTION:

TRACT 13 BEING DESCRIBED AS 0.4935 ACRE OF LAND, OUT OF THE SEEMORE GARSEE SURVEY A-299 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/25/19

ITEM: 118

Applicant: ADRIANA GONZALEZ

Contact Person: ADRIANA GONZALEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1454	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 17465 Royal Coach Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 1319 AND 1320 OF PEACH CREEK FOREST, SEC 6 AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

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
New Hope Housing	Melika Mirzakhani	(713) 426-7559	melikam@kirksey.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5220 Avenue J	19037506	77011	5557	494Q	H

HCAD ACCOUNT NUMBER(S):	0130960120001
PROPERTY LEGAL DESCRIPTION:	LTS 1 THRU 12 BLK 12 ENGEL
PROPERTY OWNER OF RECORD:	VANDERMEER LP
ACREAGE (SQUARE FEET):	1.376 AC (59,955 SQ.FT.)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	50' (Edgewood St.); 50' (Engel St.); (50' Avenue I); (50'Avenue J)
WIDTH OF EXISTING ROW PAVING SECTION(S):	33' (Edgewood St.); 20' (Engel St.); (24' Avenue I); (34'Avenue J)
OFF-STREET PARKING REQUIREMENT:	137 vehicle spaces and 15 bicycle racks (60 bicycle spaces)
OFF-STREET PARKING PROVIDED:	127 vehicle spaces and 15 bicycle racks (60 bicycle spaces)

EXISTING STRUCTURE(S) [SQ. FT.]:	0 SQ. FT. Vacant
PROPOSED STRUCTURE(S) [SQ. FT.]:	84,300 SQ FT

PURPOSE OF VARIANCE REQUEST: To allow 127 off-street parking spaces and 15 bicycle racks, in lieu of the ordinance-required 137 parking spaces for a multifamily development.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(S): 26-492 Class 2(a) – Apartment. 1.250 parking spaces for each efficiency dwelling unit, 1.333 parking spaces for each one-bedroom dwelling unit, 1.666 parking spaces for each two-bedroom dwelling unit, and 2 parking spaces for each dwelling unit with three or more bedrooms.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

New Hope Housing's ("NHH") core purpose is to provide life-stabilizing, affordable, permanent housing with supportive services for people who live on very limited incomes. NHH's vision is to be an enduring institution serving Houston's most vulnerable citizens.

Over the span of more than 25 years, New Hope Housing has provided high quality, award winning housing for more than 10,000 people, and the services to enable households to stabilize their lives. In 2018 NHH expanded on its mission and began serving families, opening its first 187-unit development designed to serve homeless and at-risk families, New Hope Housing Reed. NHH is the State of Texas' premier provider of Supportive Housing for families and individuals.

New Hope Housing Avenue J will be a further expansion of our mission to serve families at risk of homelessness due to the surging cost of housing in and around the downtown area. Based on our experience owning and operating the Reed property (which received a parking variance in 2016 for 1:1 ratio of vehicle spaces per dwelling unit), we firmly believe that Avenue J will have more than adequate parking available for the anticipated population. With incomes capped at a maximum of 60% AMI, prospective families/households are expected to earn at or below approximately \$35,000 annually. With the average cost of vehicle ownership in the United States at approximately \$9,000 annually and rising, it is highly unlikely that residents at this income stratum will have more than one vehicle per unit. This development will have these income restrictions for a minimum of 40 years and New Hope Housing anticipates maintaining ownership throughout the life of the property.

Additionally, for the benefit of our residents, New Hope Housing always locates its developments in areas of prominent public transit options. Avenue J is located less than two tenths of a mile from major METRO bus routes along both Canal Street and Navigation. It is also located less than one half mile from the METRO light rail. We are confident that most of the working families living at Avenue J will avail themselves of the exceptionally accessible public transit routes because it simply makes sense.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

This project will provide 100 housing units, 50 of which are two-bedroom units and 50 one-bedroom units. The ground level is comprised of a parking garage with a modest entryway lobby and leasing office. Four stories of residential units are planned above the single floor garage, with indoor and outdoor common use areas for the residents on the elevated level one.

Per City of Houston Code of Ordinances Sec. 26-492 guidelines, Class 2. Residential Apartments require 1.333 parking spaces for each one-bedroom unit and 1.666 spaces for each two-bedroom unit. Sec. 26-492 also requires 2.75 parking spaces for every 1,000 square feet of Usable Floor Area of the Class 1. Office use. Applying these requirements, the development is to provide a total 152 parking spaces. Per Sec. 26-497, reduced parking space requirement for additional bicycle spaces, the total parking space requirement is reduced by 10% by providing bicycle spaces for 60 bicycles.

The final total parking required by ordinance is 137 spaces for the 100 apartment units. Due to the anticipated population having fewer than one car per unit as well as existing site constraints, the ground level of the parking garage accommodates a maximum of 127 parking spaces (a reduction of 10 spaces from City ordinance calculations).

Furthermore, the streets around the property allow for parallel public parking along curb and we are working with the traffic department to try to allocate three additional head-in visitor parking spaces that encroach into the right of way. With the addition of these three spaces, Avenue J would have a total of 130 parking spaces for residents and guests. We fully believe this is more than adequate for the at-risk families we anticipate serving.

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.

- (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 Avenue J site is located in the vibrant Second Ward, a near-downtown residential neighborhood where job opportunities are readily available and social services abound. Preserving direly needed affordable housing stock in the near-downtown vicinity, New Hope Housing at Avenue J is located in the rapidly gentrifying East End neighborhood. It will include 100 apartment homes for families at risk of displacement, who are not typically vehicle owning households because of constrained household resources. Any reduction in residential units in order to reduce the required number of parking spaces is impractical for this tenant population due to the fact that a significant percentage do not own vehicles, and furthermore, creates an undue hardship on the applicant, by reducing the financial viability of the project, and on the neighborhood, by offering fewer affordable housing options.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The circumstances supporting the granting of the variance are the result of a need to better serve low-income Houstonians, particularly in an area of rapid gentrification where the historical residents are at risk of displacement.

- (3) **The intent of this article is preserved;**

As these tenants are required to have incomes at or under approximately \$35,000, they generally do not have the resources to own a vehicle, and biking or public transit are the most efficient and effective means to travel to work and school. For the small percentage of this population that does own a vehicle, households frequently have only one.

Families at risk of homelessness simply do not have the same parking needs as traditional multifamily tenants. Granting this variance request maintains the intent of the article, which is to provide adequate parking for residents, visitors and employees of the development. At Avenue J, the provision of 127 spaces achieves this intent.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

As mentioned in response to item (3), the tenants of this development will need less parking than typical market-rate multifamily developments in Houston, thus the reduction of ten (10) parking spaces (with an addition of three (3) on Avenue J) provides a total of 130 parking spaces, sufficient for residents, staff and visitors.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

Granting the variance requested will not be injurious to the public health, safety or welfare. The development's goal is to serve Houston's most vulnerable citizens and provide improvements to the neighborhood.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

This building is not subject article VII of chapter 33.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

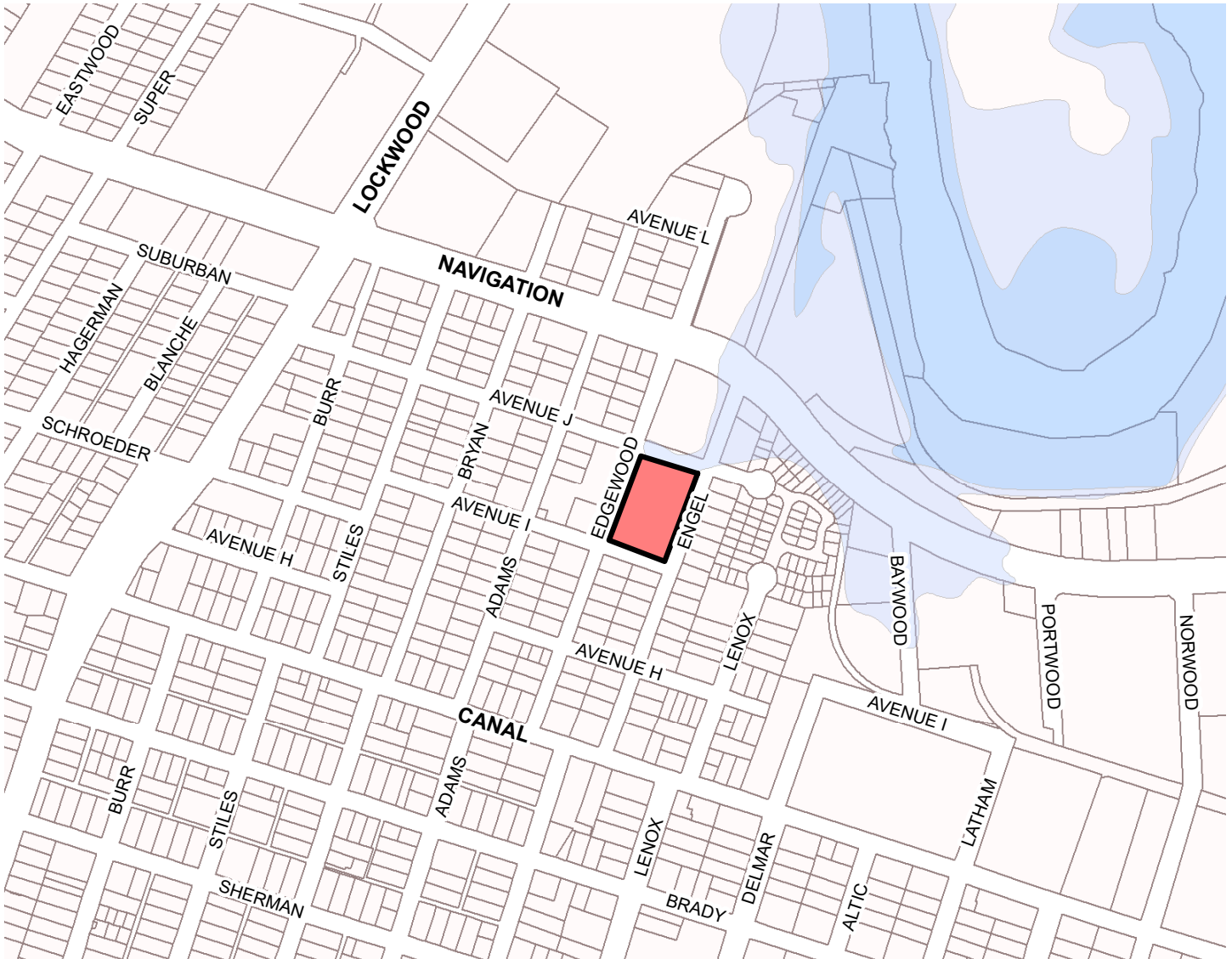
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



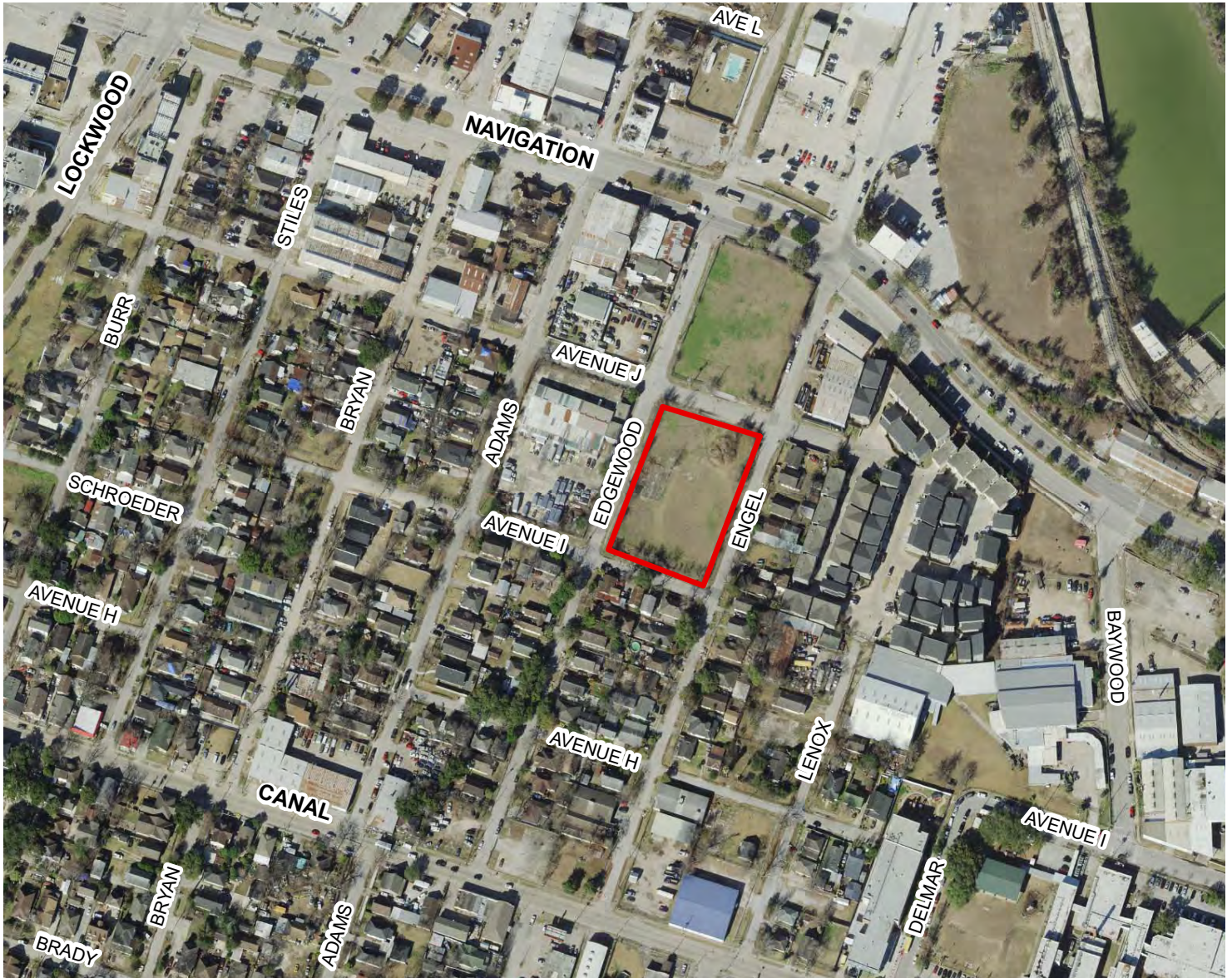
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 4/25/2019

Houston Planning Commission

Aerial Map

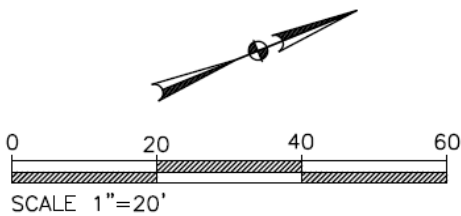
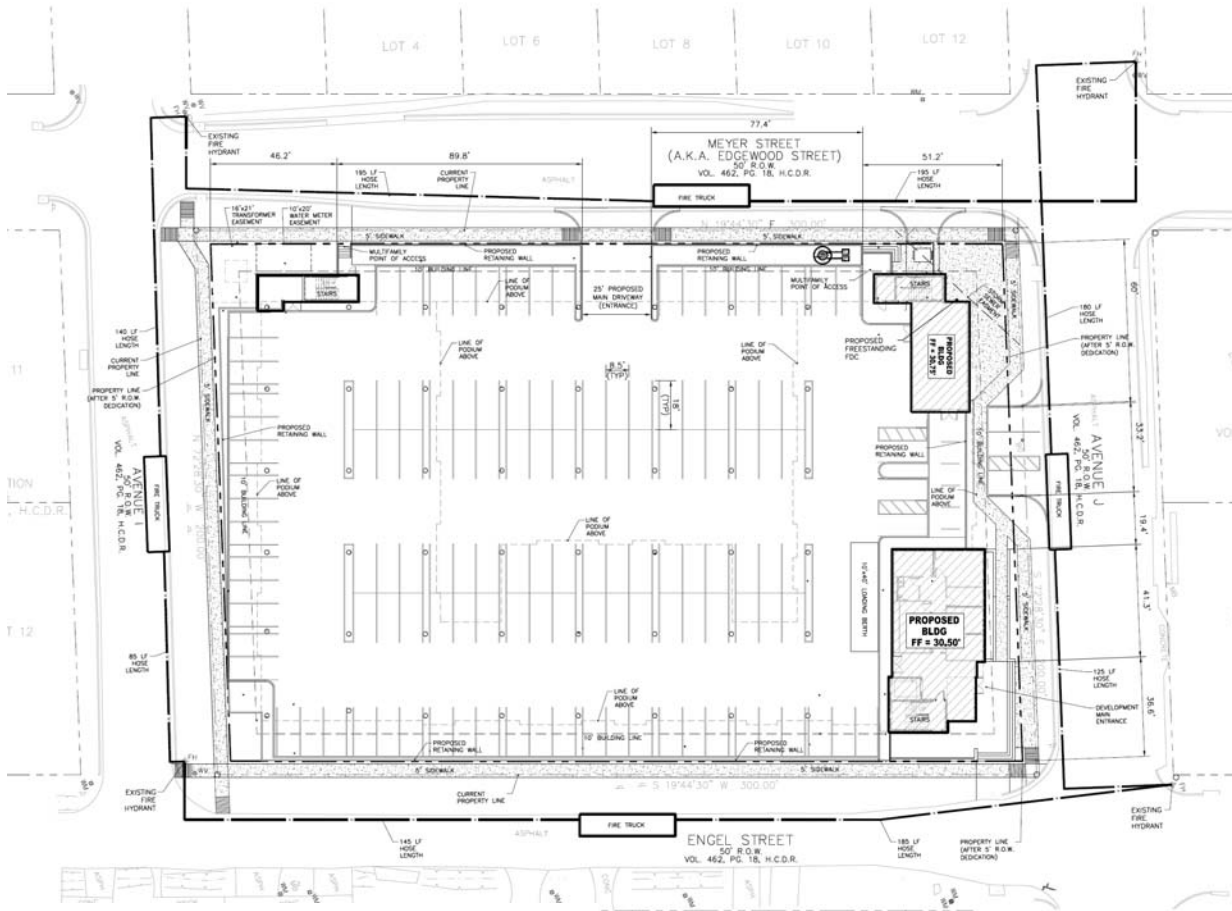


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis



PARKING

TYPE OF OCCUPANCY	BRKTD	AREA UNIT	PARKING REQD
CLASS 1-A OFFICE	2,751,000 UFA	680 SF - UFA	1,376
CLASS 2-A APARTMENT HOUSING - 1 BRD	1,330 UNIT	58	68,660
CLASS 2-A APARTMENT HOUSING - 2 BRD	1,880 UNIT	80	63,360
			151,736
			15
			137

10% SUBSTITUTED FOR BICYCLE PARKING PER CITY SEC. 26-407 - 152 * 10% = 15.2 REDUCTION

CITY OF HOUSTON PARKING REQUIREMENT

- 12' PARKING SPACES PROVIDED
- 5 TYPICAL ACCESSIBLE SPACES
- 2 VAN ACCESSIBLE SPACES
- 6 BICYCLE SPACES PROVIDED FOR REDUCTION

VARIANCE REQUESTED

- 12' PARKING SPACES PROVIDED
- 1 TYPICAL ACCESSIBLE SPACES
- 2 VAN ACCESSIBLE SPACES
- 6 BICYCLE SPACES PROVIDED FOR REDUCTION

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 4/25/2019

Houston Planning Commission

Rendering



RENDERING FOR ARTISTIC REPRESENTATION ONLY

New Hope Housing Avenue J

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



1/8" = 1'-0"

NORTH ELEVATION | 1

SHEET NOTES



1/8" = 1'-0"

WEST ELEVATION | 2

MATERIAL KEY

1/8"	1/8" = 1'-0"
1/8"	1/8" = 1'-0"
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DRAWING ISSUED REFERENCE ONLY

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 4/25/2019

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located south of Navigation Boulevard, east of Lockwood Drive and bounded by Avenue J, Avenue I, Edgewood and Engel Streets. The applicant is requesting a reduced parking variance to allow 127 vehicle spaces on site in lieu of the required 132 spaces required by the ordinance. Staff recommends deferring the application for two weeks to allow time for staff & the applicant to meet and discuss the project in more detail.

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.
------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------

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.

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.
- (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



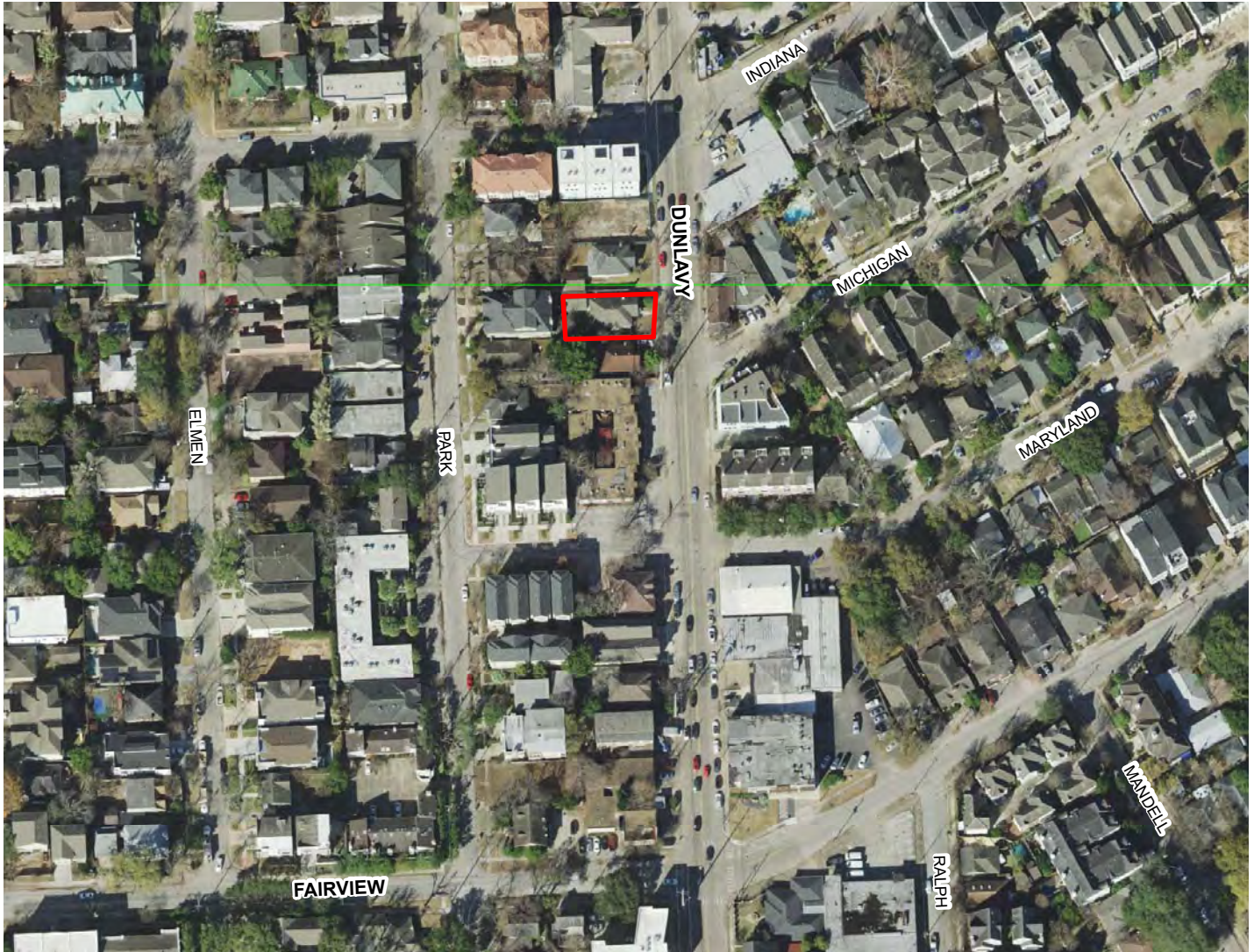
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 4/25/2019

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



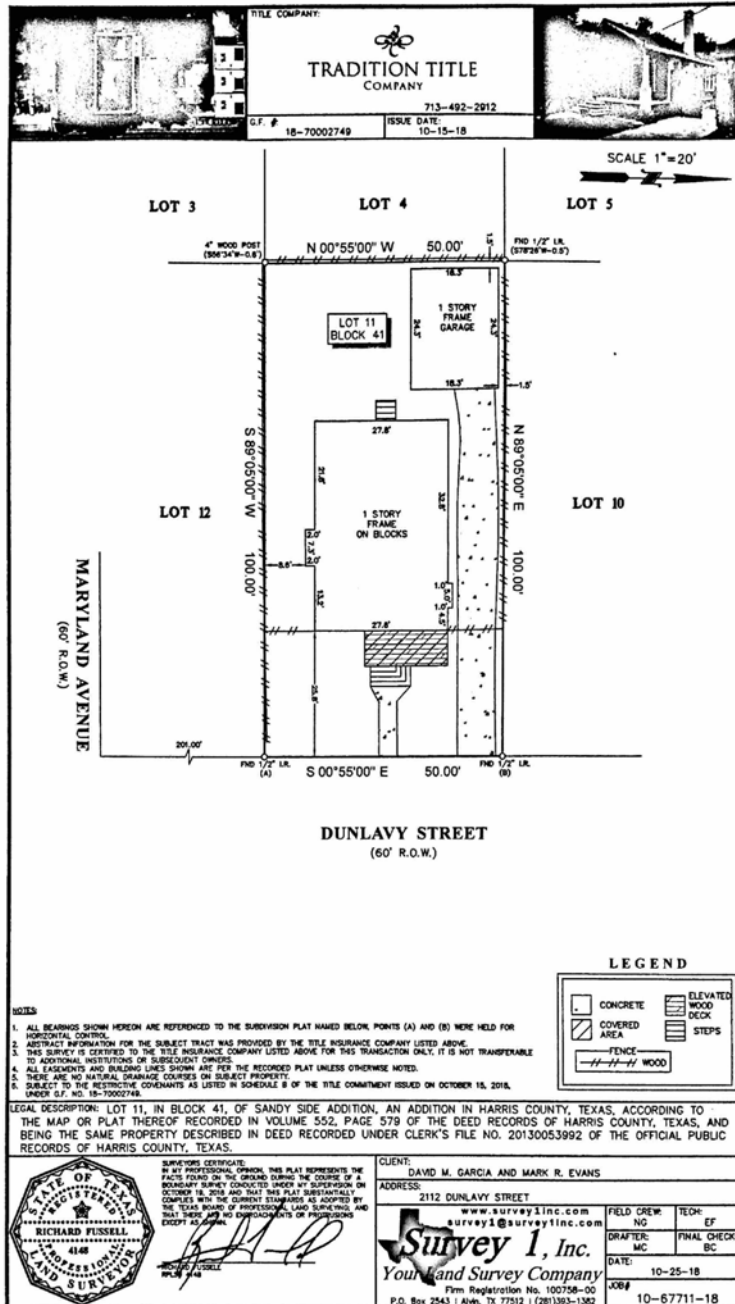
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: 4/25/2019

Survey

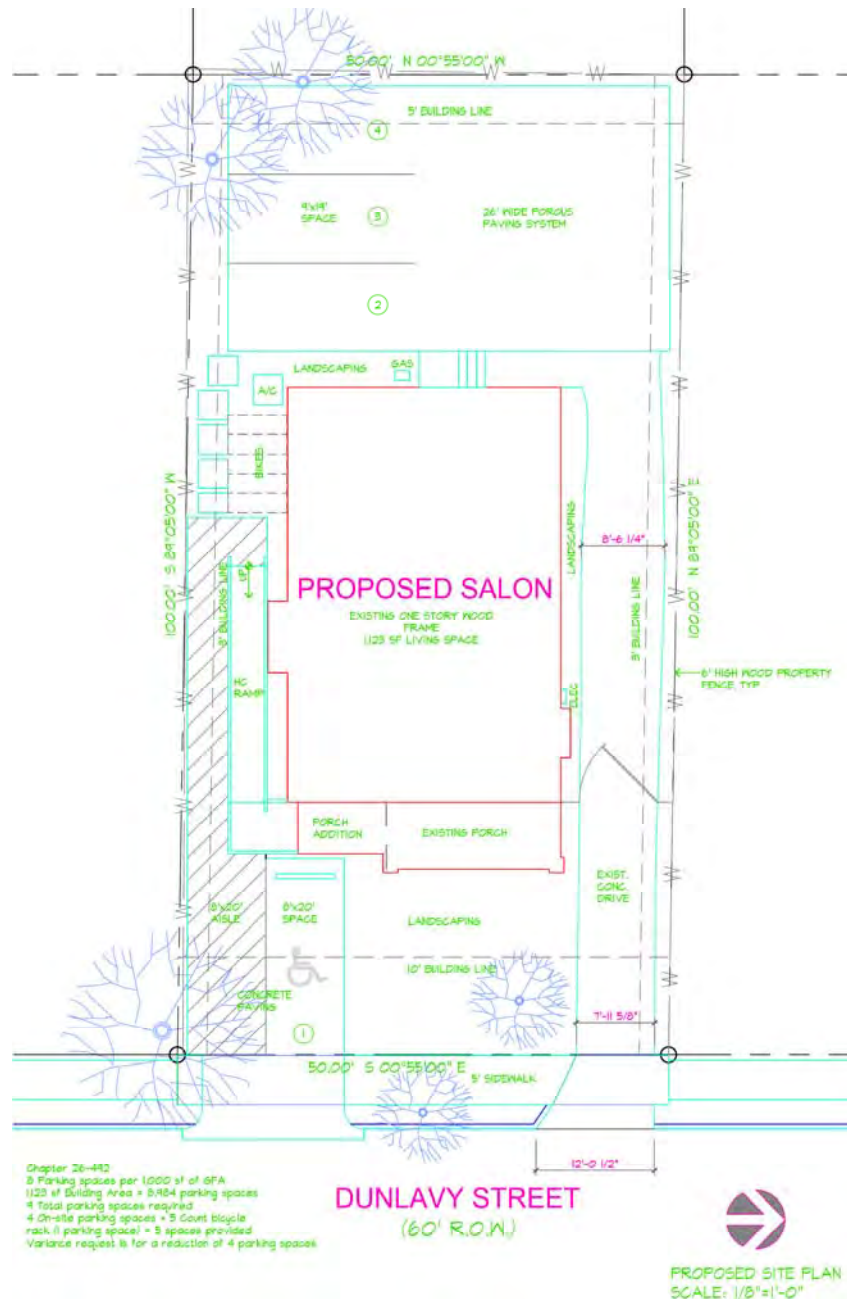


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis

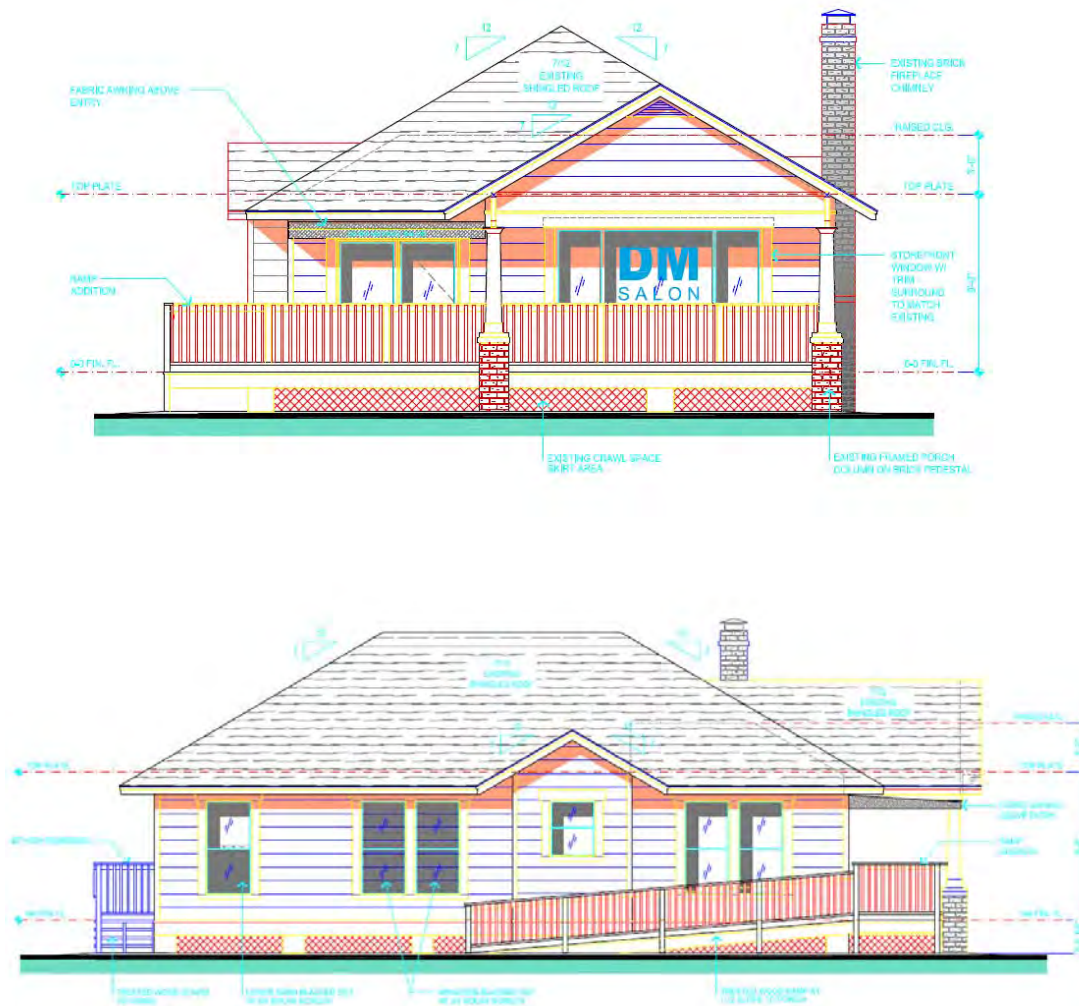


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Exhibit A



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

Exhibit B



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



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

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 reduced parking variance to allow 4 vehicle parking spaces on site in lieu of the 9 spaces required by the ordinance for a proposed hair salon. Staff is in support of the request.

The applicant is proposing to convert an existing residential bungalow into a hair salon. Currently, the existing salon is located off W Gray Street to the north and are relocating approximately a half mile to the south along Dunlavy Street. The existing space is approximately 800 square feet with 3 vehicles spaces, which the applicant has expressed to be sufficient. The proposed salon is now approximately 1,120 square feet and are proposing 4 vehicle parking spaces on site.

Per the applicant, many of the clients are from the neighborhood and therefore do not demand vehicle parking. In addition, the proposed use is an appointment only concept that will limited the number of customers at one time. The context of the neighborhood is mixed use, which encourages walkability and the proposed use is in character with the neighborhood. Many of the original homes along the street have been converted to commercial uses which have limited onsite parking, however, the establishments do utilize available on street parking if needed. The proposed use will not significantly enhance the parking demand in the area and given the context of the Montrose Area, there are many transportation options such as walking, biking, rideshare and Metro that reduces the demand of vehicle spaces.

Since less than 10 parking spaces are required for the use, Chapter 26 does not allow the 10% reduction in vehicle spaces by providing bicycle racks. However, the applicant is providing 5 bicycle spaces to accommodate more demand. Public Works & Engineering Department have voiced no objections to the site layout, therefore staff recommends approving the requested variance to allow 4 parking spaces on site in lieu of the required 9 spaces subject to the applicant providing 5 bicycle spaces. Staff would like to note that we have received letters of support and opposition for the requested variance.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov 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

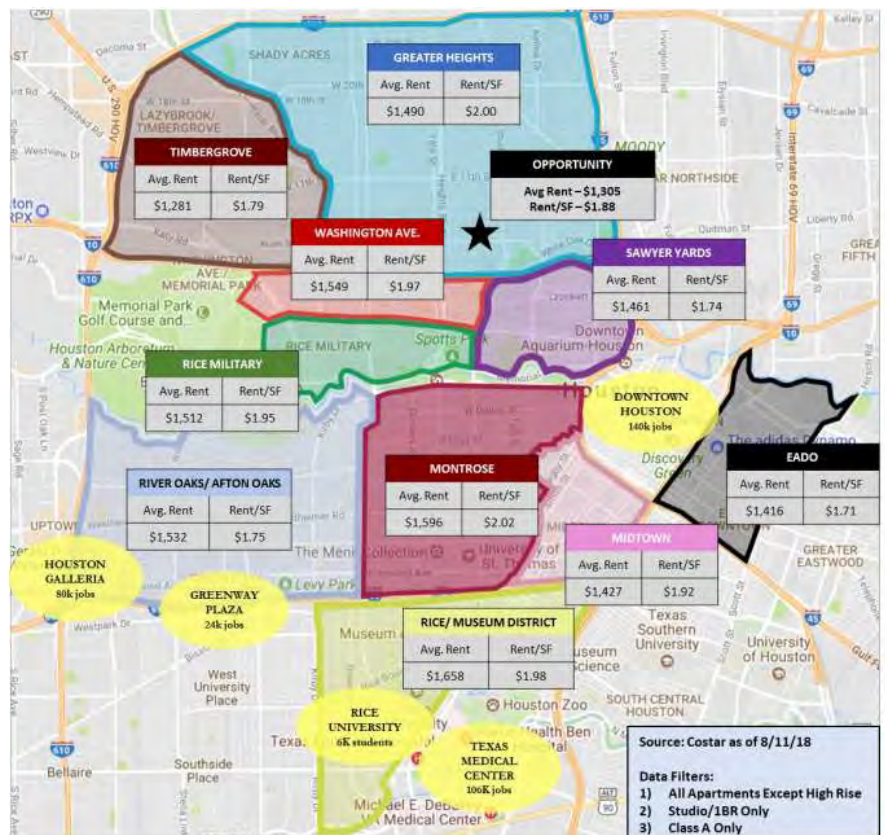
SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

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

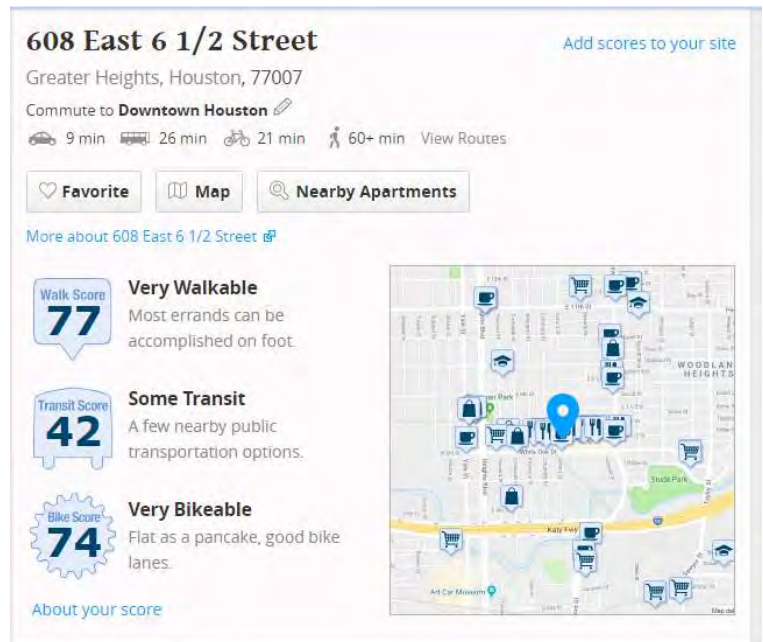


Houston Planning Commission

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;**

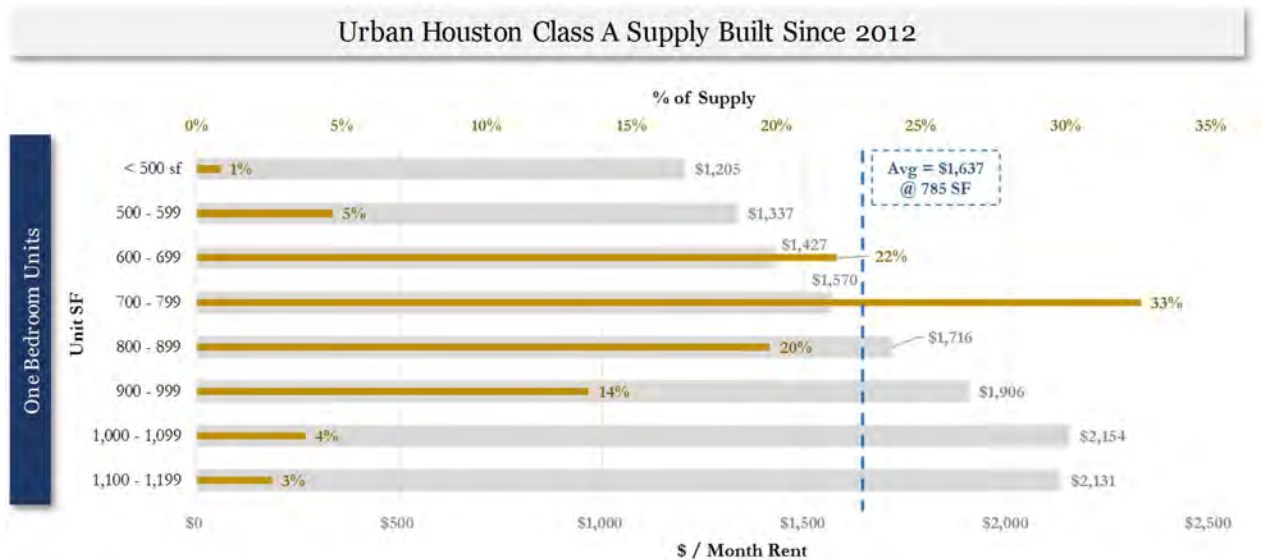
The strict imposition of this article would require a multi-level parking facility which will do two things:

- 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;

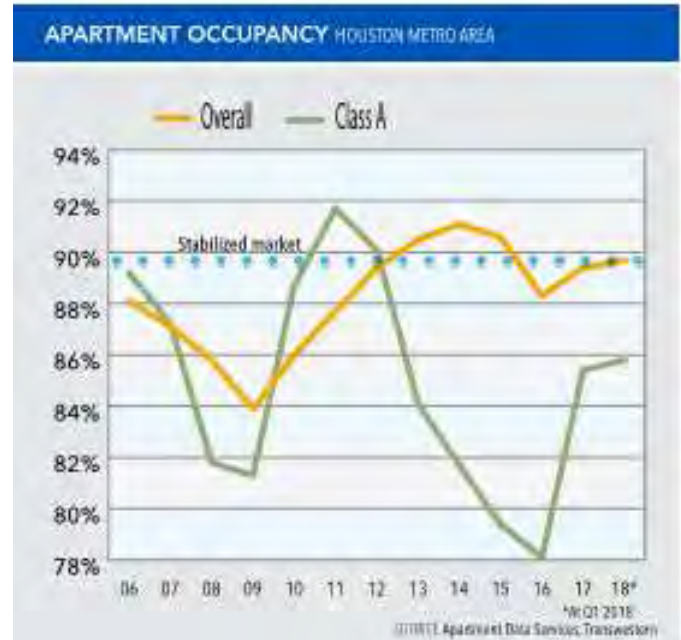
As mentioned, the parking spaces shall be restricted to one per unit. Therefore, there will be 66 parking spaces for tenants and 9 spaces for guest parking only. The 75 parking spaces provided will provide the 66 units a parking ratio of 1.14. After including the approx. 8 additional spaces due to vacancy, 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.

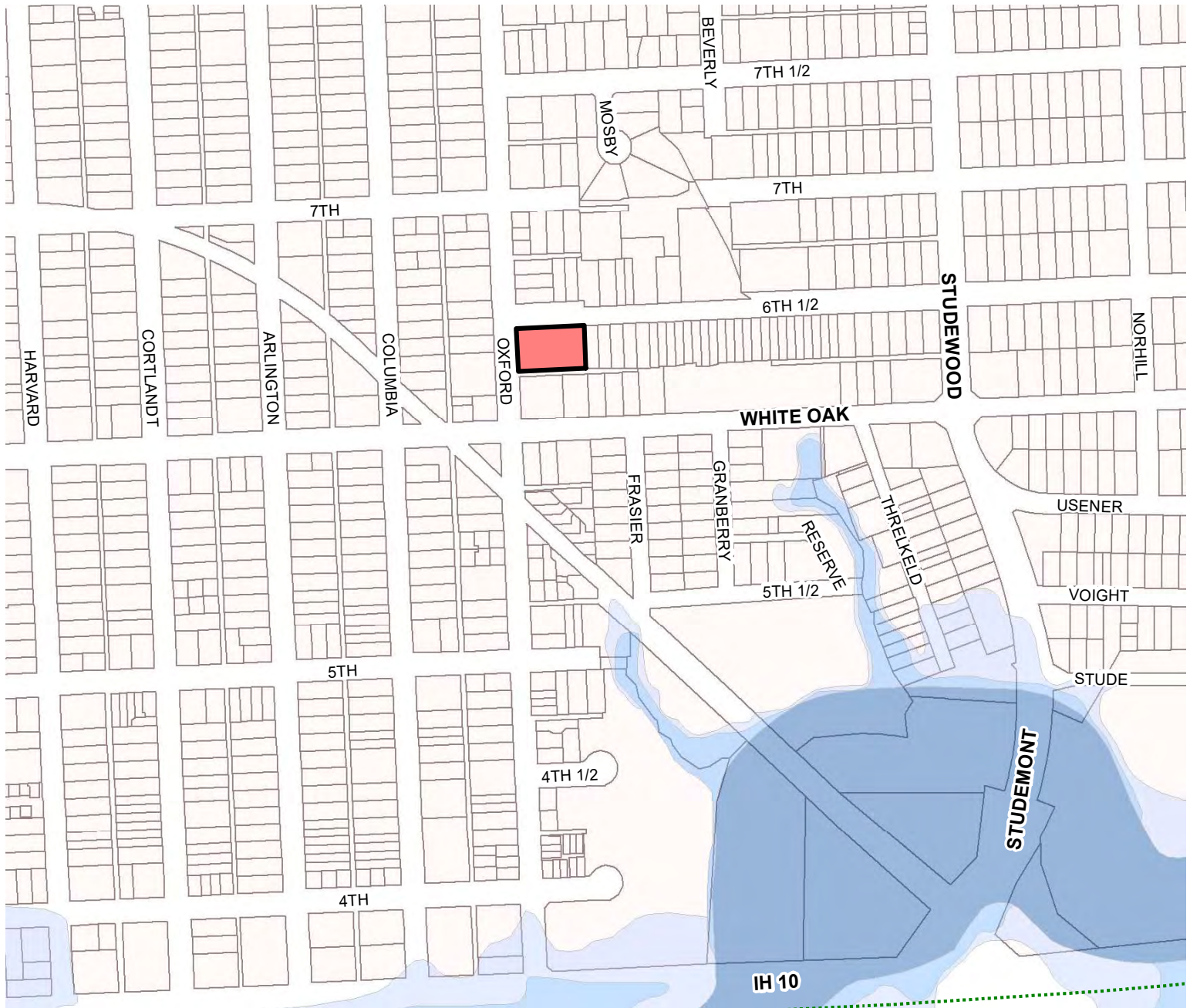
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



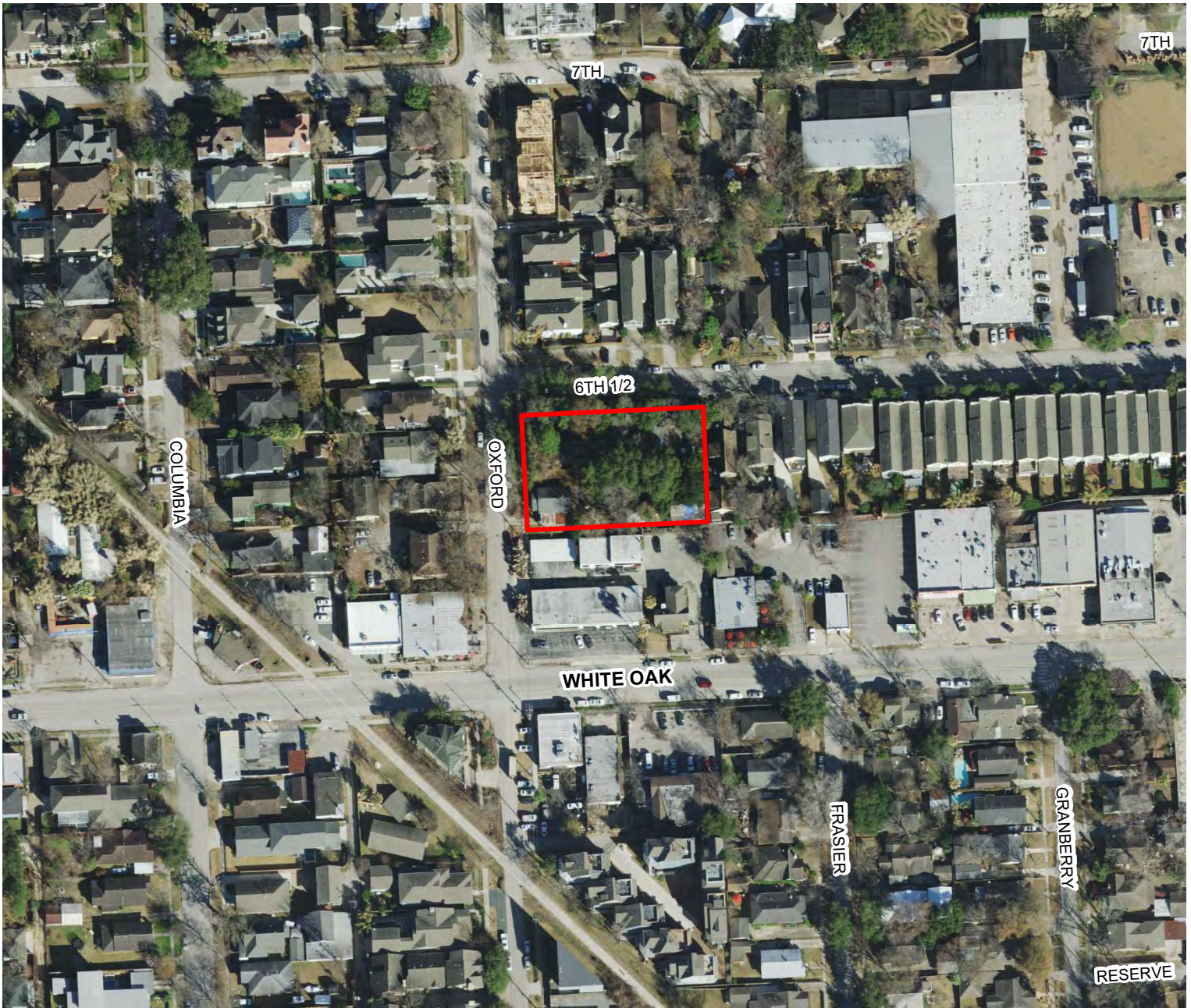
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 4/25/2019

Houston Planning Commission

Aerial Map

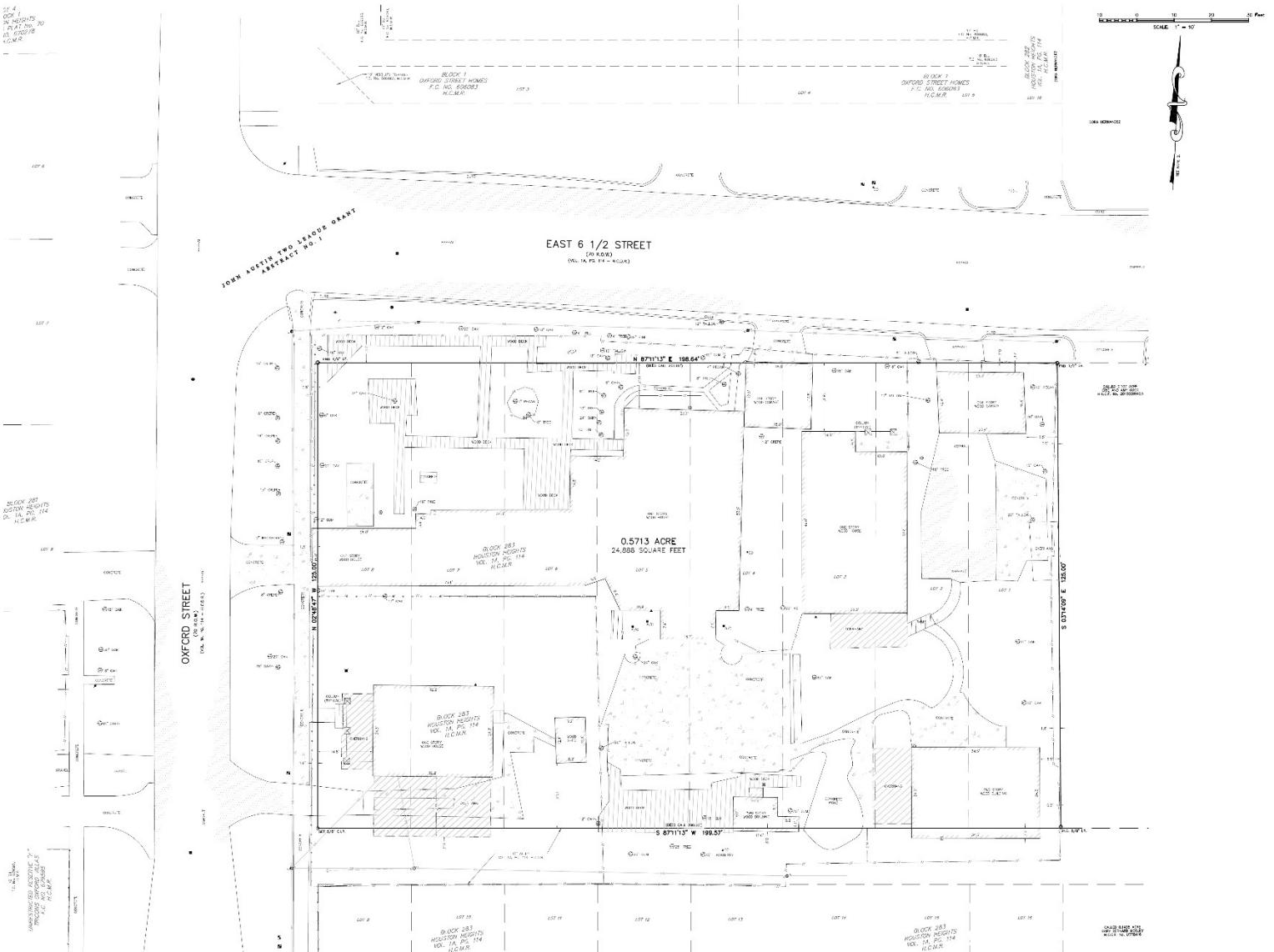


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey

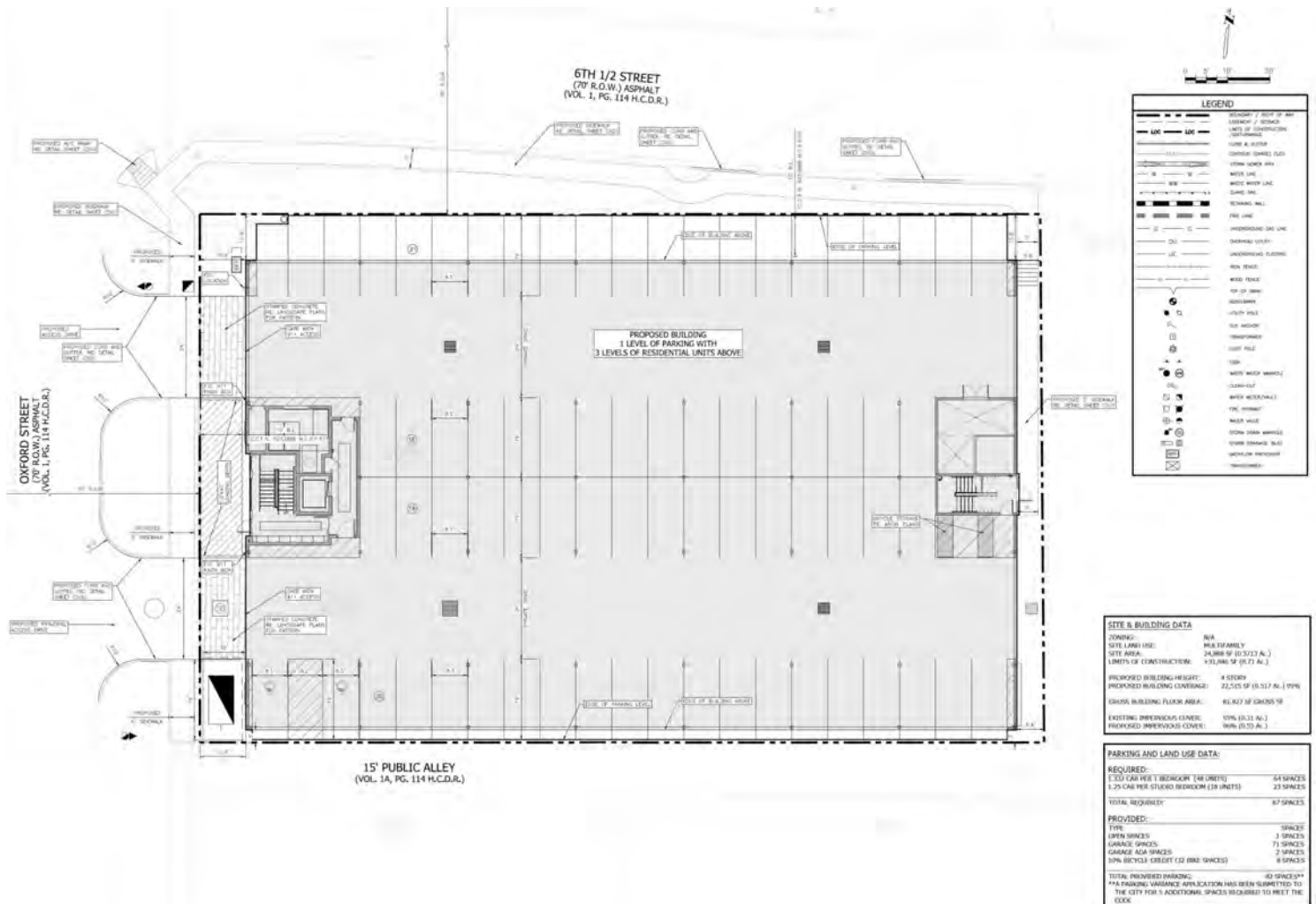


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis





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@houston.tx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Dave Strickland, RPLS		Dave Strickland	281-705-4297	dave@replats.com	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77006	5356	492Y	Neartown-Montrose

HOTEL/MOTEL NAME: The Montrose Hotel
HOTEL/MOTEL ADDRESS: 2509 Dunlavy St, Houston Tx
PROPERTY OWNER OF RECORD: Montrose Dunlavy, LLC
OWNER ADDRESS: 3933 Essex Lane, Houston Tx
PROJECT PERMIT NUMBER: 19046436
TOTAL ACREAGE: .2296
TOTAL NO OF ROOMS: 9
PARKING SPACES PROVIDED: 11
SURVEY/PLAT: Hyde Park Heights
SCHOOL DISTRICT: H.I.S.D

NORTH OF: Westheimer

EAST OF: Woodhead

SOUTH OF: Fairview

WEST OF: Ralph

PURPOSE OF VARIANCE REQUEST: To allow a hotel with less than 75 rooms to be located within a residential area. (90%)

CHAPTER 28 REFERENCE(S): 28-202(a) 5

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

Summary of variance request:

THIS HIGH-END BOUTIQUE HOTEL WITH ONLY 9 ROOMS WILL BE LOCATED ON DUNLAVY STREET, A 4-LANE STRIPED COLLECTOR JUST 100 FEET NORTH OF WESTHEIMER ROAD, A MAJOR THOROUGHFARE. ALL THE ADJOINING PROPERTIES ARE COMMERCIAL INCLUDING THOSE ACROSS THE STREET. FOR 500 FEET ALONG THE DUNLAVY BLOCKFACE, THE NON- RESIDENCYPERCENTAGE IS 77%.

A VARIANCE IS REQUIRED BY CHAPTER 28, ARTICLE VI, SECTION 28-202 BECAUSE THE TEST AREA IS CIRCULAR AND INDICATES A HIGH PERCENTAGE OF RESIDENTIAL PARCELS RATHER THAN TESTING FOR RESIDENCES IN THE HIGHLY COMMERCIAL RECTANGULAR CORRIDOR WHERE THE PROPOSED SITE IS LOCATED. WHILE EVERY OTHER LOCATION REQUIREMENT WILLBE MET.

THE PERCENTAGE REQUIREMENT AS CURRENTLY DETERMINED (SIMPLY AS A RESULT OF NUMERICAL DATA INSTEAD OF THE ACTUAL CONDITIONS) PREVENTS THE OWNER FROM BUILDING A HOTEL HAVING FEWER THAN 50 UNITS FROM CONTRIBUTING TO THE CREATION OF A PEDESTRIAN FRIENDLY NEIGHBORHOOD.

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 Montrose neighborhood has historically been an important cultural hub for Houston. Recent re-development has catalyzed this neighborhood as a walkable community with restaurants, coffee shops, and shopping catered to a wide range of interests. The lively, diverse, and unique qualities that create Montrose's charm make it a prime destination for out of town guests who seek an authentic Houston experience. A strong Airbnb presence and a handful of residences billed as hotels show the need for additional, established lodging options within Montrose. However, City ordinance chapter 28 with its good intentions, prevents the presence of hotels as a result of the mandated residential test area. The Montrose Hotel, seeking a variance, has a proposed site that is respectfully situated within the commercial Westheimer corridor and assumes the scale and aesthetic of the surrounding neighborhood.

The project developer, Goodnight Hospitality, has offered a substantial ongoing contribution to the neighborhood with the recent addition of Goodnight Charlie's and the future developments of Montrose Cheese and Wine, MARCH, and Rosie Cannonball. The lot at 2509 Dunlavy presents an opportunity to create a cohesive synergy amongst these developments and other neighboring businesses with the addition of "The Montrose" hotel, a small high-end boutique establishment. However, while Montrose is known for its lively and colorful commercial establishments, they are arranged in linear fashion, along major commercial corridors (not in nodes or central commercial districts like other Houston neighborhoods). The circular residential test area requirement of Article VI of chapter 28 prevents hotels of less than 50 units from supporting the Montrose neighborhood. While all other location requirements of Chapter 28, Article VI, section 28-202 will be met, the residential area requirements prevent the owners from placing a hotel at 2509 Dunlavy or any other lot within walkable distance of Montrose establishments.

HOTEL/MOTEL VARIANCE



Houston Planning Commission

This requirement creates an undue hardship by depriving the owner of a reasonable land use for placing a small hotel on the property that seeks to benefit the neighborhood and remain respectful to the adjacent context with its scale and aesthetic.

- (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; 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 hardship imposed is the result of section 28-202, Article VI, Chapter 28. The intent of this ordinance, regulating hotel location, is to prevent residential neighborhoods from being negatively impacted by questionable activity occurring in hotels. The ordinance makes no provisions for high end small unit boutique hotels adjacent to predominantly residential areas. The typology of the low room count boutique hotel has been rapidly gaining in popularity across the country. It represents a significant shift in tourists wanting small unique establishments in interesting neighborhoods rather than large hotels disconnected from their surroundings.

The Montrose neighborhood provides an ideal location for a high-end hotel of this type that presents a positive economic development and tourist destination. The owners have undergone due diligence to find a site appropriate for this development in the Montrose neighborhood, which also serves the busy Montrose/Westheimer corridor.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The article in question is intended to shelter residential neighborhoods from negative development that will be a detriment to residents. Montrose is a cultural hub within Houston - rich with diversity, home to the treasured Menil campus, progressive and critically acclaimed restaurants, and unique shopping experiences. The proposed Montrose Hotel aims to offer an authentic, walkable experience for Houston visitors with a lodging option that reflects, supports, and elevates the richness of the existing neighborhood it serves. The proposed hotel at 2509 Dunlavy is intended to live in harmony with the neighborhood through its scale, parking requirements, and architectural beauty.

The hotel is confined to three stories, an appropriate scale for this location and echoed by many other residential and commercial developments in the area. It replaces a dilapidated apartment complex requiring off street parking with a self-sustaining 100% valet lot on site. This controlled parking environment will reduce traffic and street parking load. The parking will be obscured by a decorative wall covered in plants with a green roof overhead. The sole entry for hotel guests is highly visible, fronting Dunlavy. North of the entry, the main staircase is shrouded by a brick screen that will be illuminated from the inside, providing a lantern effect in the evenings.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of this variance will have no negative impact to public health, safety, or welfare. A new residential sidewalk will be provided in accordance with City of Houston standards. All parking will be located on site with a 100% valet lot, mitigating adverse traffic from the development and placing the drop off zone on site rather than on the street.

HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: April 25th, 2019



HOTEL/MOTEL VARIANCE



Houston Planning Commission

Land Use Map



HOTEL/MOTEL VARIANCE

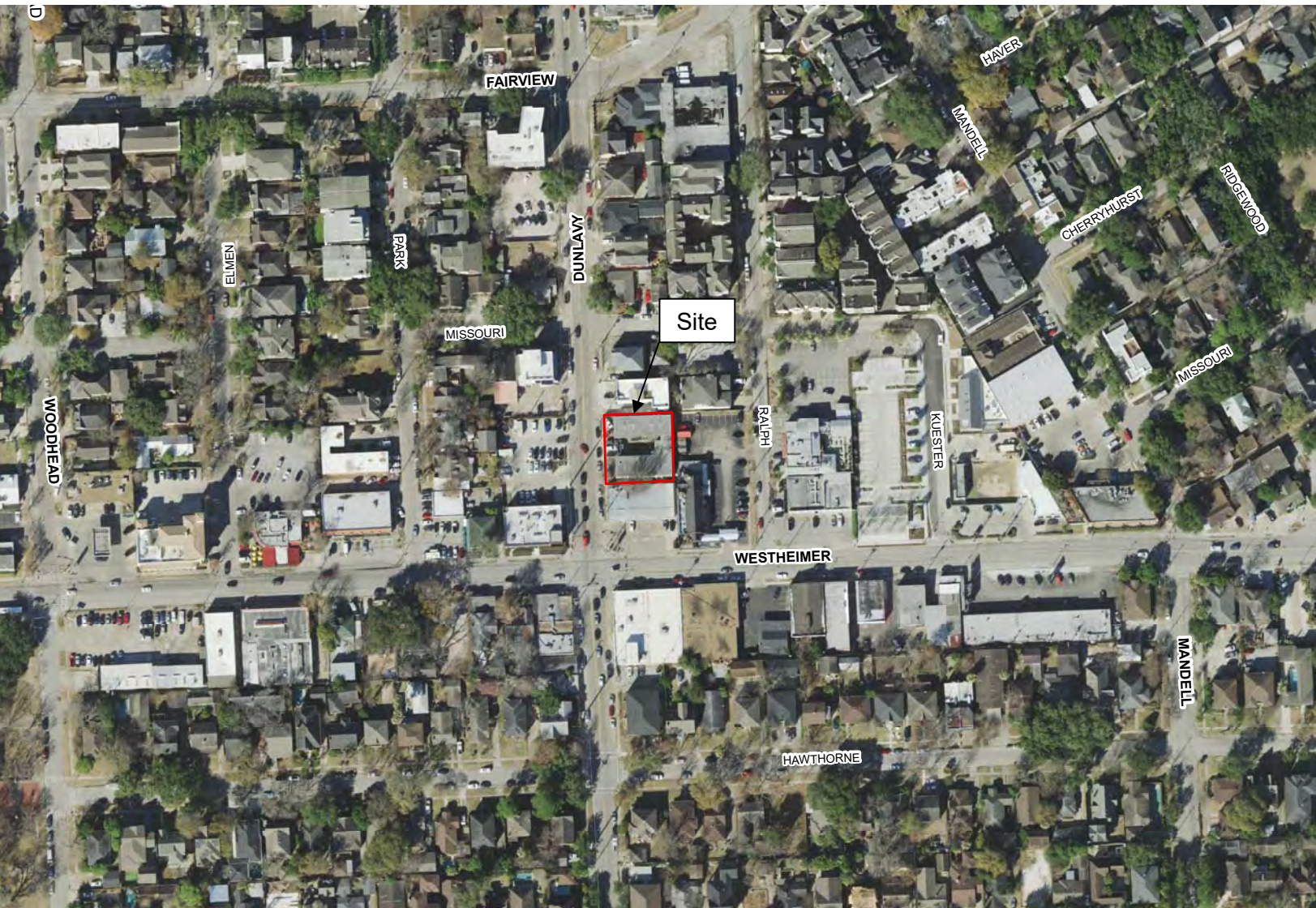


PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: April 25th, 2019

Houston Planning Commission



HOTEL/MOTEL VARIANCE

Meeting Date: April 25th, 2019

DUNLAVY STREET
(60' R.O.W.)





PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: April 25th, 2019



HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: April 25th, 2019

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HR
DD

PROPOSED: THE MONTROSE HOTEL
VIEW AT SOUTH-WEST CORNER OF SITE

HOTEL/MOTEL VARIANCE

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VI

MEETING DATE: 04/25/2019

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
	19046436	77006	5356	492Y	City

NORTH OF: Westheimer

EAST OF: Woodhead

SOUTH OF: Fairview

WEST OF: Ralph

APPLICANT: Dave Strickland

ADDRESS: 2509 Dunlavy Street

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 4-08-2019

DIRECTOR DECISION: Disapprove

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:
28-202(a)5

LAND USE CALCULATIONS: 90% residential

PRIMARY ENTRANCE LOCATION: Dunlavy

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 proposing a 9-room hotel near the Dunlavy and Westheimer intersection. The ordinance requires a 1500' test area around the subject project. Even though Westheimer has mostly commercial uses, the surrounding neighborhood is heavily residential and brings the residential percentage to 90%.

STAFF RECOMMENDATION: Defer

BASIS OF RECOMMENDATION: Defer for public notice

PLANNING COMMISSION ACTION

DECISION: VARIANCE GRANTED VARIANCE DENIED

DATE: April 25, 2019