

HOUSTON PLANNING COMMISSION

AGENDA

MAY 9, 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
Lloyd 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

May 9, 2019

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

Call to Order

Director's Report

Presentation of planned Vision Zero initiative and Resolution in support of it from the Bicycle Advisory Committee (Lauren Grove)

Approval of the April 25, 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 (Suvidha Bandi)
- f. Reconsiderations of Requirement (Chad Miller)
- 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 (Chad Miller)

II. Establish a public hearing date of June 6, 2019

- a. Broad Oaks partial replat no 10
- b. Cotton Oaks Estate replat no 1
- c. Foster Place partial replat no 3
- d. Lantana Sec 1 partial replat no 1
- e. McCrary Meadows Sec 2 partial replat no 1 and extension
- f. Telge Ranch Sec 1 partial replat no 2 and extension
- g. West Oaks partial replat no 2

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 St (Devin Crittle)

VII. Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of the Liberty Heights Sections 3 and 4 Subdivisions – MLSA 739 (Abraham Zorrilla)

VIII. Excuse the absences of Commissioner Rodriguez

IX. Public Comment

X. Adjournment

**RESOLUTION 2020-1
BICYCLE ADVISORY COMMITTEE**

A RESOLUTION OF THE CITY OF HOUSTON BICYCLE ADVISORY COMMITTEE IN SUPPORT OF A HOLISTIC APPROACH TO VISION ZERO, A ROAD SAFETY STRATEGY TO ELIMINATE ALL TRAFFIC-RELATED FATALITIES AND SERIOUS INJURIES; AND REQUESTING SUPPORT OF THE CITY OF HOUSTON PLANNING COMMISSION AND CITY COUNCIL IN THE ADOPTION OF VISION ZERO.

WHEREAS, the City of Houston Complete Streets and Transportation Plan, (Executive Order 1-15, adopted on November 1, 2013), directs city efforts to achieve complete streets that take into account people of all ages and abilities, including children, older adults, and persons with disabilities who use the public right-of-way for driving or riding in cars, using mass transit, riding bikes, walking, using wheelchairs, driving or riding in trucks, driving or being transported by emergency vehicles, and being served at their residence or property by other users; and

WHEREAS, the Bicycle Advisory Committee was established by City of Houston Ordinance No. 2017-208 in March 22, 2017 to advise and make recommendations to the Planning Commission and the Planning Director on issues related to bicycling in the city including, but not limited to, amendments to the adopted Bicycle Master Plan (BMP), bicycle safety and education, implementation of the BMP, development of strategies for funding projects related to bicycling, and promoting public participation in bicycling; and

WHEREAS, to enhance street safety in the city, the Bicycle Advisory Committee believes that the only acceptable number of roadway fatalities is zero, and that there is a need to address all users of the roadway and pedestrian realm, inclusive but not limited to bicyclists, pedestrians, and motorists, to improve roadway safety for all users; and

WHEREAS, A fundamental premise of Vision Zero is that traffic deaths and serious injuries are preventable, not inevitable; and

WHEREAS, the City of Houston is undertaking multiple projects and programs to improve roadway safety for all users, including but not limited to the Safer Streets Initiative, Road Safety Audits, Vulnerable Road Users Ordinance, and Texting While Driving Ban; and

WHEREAS, the City of Houston is considering a comprehensive strategy that addresses road safety for all road users; and

WHEREAS, Vision Zero provides the basis for a comprehensive strategy that unifies road safety efforts of various agencies and City departments, through engineering, education efforts, enforcement activities, route evaluation, and equity; and

WHEREAS, the Bicycle Advisory Committee, at its January 2019 meeting, requested staff to prepare a resolution recommending the City adopt a holistic approach to Vision Zero as a guiding document to reframe the way people think about street safety; and

WHEREAS, the Bicycle Advisory Committee recommends that a holistic approach would include broad coordination among many stakeholders within the City of Houston, including but not limited to area agencies, businesses, nonprofits, community-based organizations and

community members and encompass many elements of the built environment, such as land use and public space; and

WHEREAS, to address traffic-related fatalities occurring every day on Houston streets, Mayor Sylvester Turner directed City of Houston Planning and Development Department to explore Vision Zero and its requirements for formal adoption; and

WHEREAS, since November 2018, the City of Houston Planning and Development Department has held monthly meetings with Public Works, Police, Fire and Health departments to share understanding and support of Vision Zero as a strategy to comprehensively eliminate traffic-related fatalities and improve road safety; and

WHEREAS, the Planning Commission is authorized to review and consider studies and plans for the improvement of the city and its extraterritorial jurisdiction with a view to its future development and welfare, and make recommendations to City Council for the adoption, amendment, or implementation of such studies and plans;

NOW THEREFORE, BE IT RESOLVED BY THE BICYCLE ADVISORY COMMITTEE OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the recitals listed above are found to be true and correct and are incorporated herein as if fully set out.

Section 2. That the City of Houston Bicycle Advisory Committee ("BAC") recommends adoption of Vision Zero by the City Council of the City of Houston, to establish a roadway safety strategy to coordinate road safety efforts in the Houston region and seek to eliminate roadway fatalities.

Section 3. That the City of Houston BAC recommends all agencies – public, private, non-profit, or otherwise – coordinate to establish Vision Zero goals within their sphere of influence.

Section 4. That the BAC requests that the Planning Commission support formal adoption of Vision Zero by City Council.

CITY OF HOUSTON BICYCLE ADVISORY COMMITTEE

Maya Ford, Chair

ATTEST:

Jennifer Ostlind, Exec. Secretary

Minutes of the Houston Planning Commission

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

April 25, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant Absent

Lisa Clark

Randall L. Jones Arrived at 2:32 p.m. during Director's Report

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

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle Absent

Ileana Rodriguez Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor Absent

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Left at 4:10 p.m. during item 94

The Honorable KP George

Loyd Smith for Arrived at 2:49 p.m. during item 77

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

The Chair recognized Sanskriti Atti and Diona Phlegm, as part of a national "Take A Child To Work 2019" event.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Interim Director, Planning and Development Department.

APPROVAL OF THE APRIL 11, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 11, 2019 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 75)

Item(s) removed for separate consideration: **47**.

Staff recommendation: Approve staff's recommendations for item(s) **1 - 75** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 75** subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation for item **47**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **47**, subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Sigler returned.

C PUBLIC HEARINGS

76 De Los Angeles

C3N

Approve

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

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

Motion: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

77 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: **Sigler**

Second: **Longoria**

Vote: **Unanimous**

Abstaining: **None**

78 Eagle Landing Townhomes

C3N

Defer

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

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

Motion: **Baldwin**

Second: **Longoria**

Vote: **Unanimous**

Abstaining: **None**

79 Gleannloch Farms Office Enclave

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**

80 Grove at Oak Forest Sec 1 partial replat C3N Approve
no 1 and extension

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

Speaker(s): Rick Grothues, applicant – supportive; Morgan Cominski – opposed; James Durham, James Daniel – undecided.

81 Hyde Park partial replat no 8 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: **Garza** Vote: **Unanimous** Abstaining: **None**

82 Lantana Sec 1 partial replat no 1 C3N Withdrawn

83 Macgregor Terrace Sec 2 C3N Defer
partial replat no 1

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

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

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

84 Newport Sec 7 partial replat no 4 C3N Defer

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

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

Motion: **Garza** Second: **Longoria** Vote: **Carries** Opposed: **Clark, Dalton**

Speaker: Katie Goodrich, applicant – supportive; Don Cox – opposed; Arva Howard, Legal Department.

85 Summerlyn Terrace 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

86 Traces Sec 1 partial replat no 6 C3N Defer

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

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

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

D VARIANCES

87 Bellfort Farms GP GP 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 88-89 were taken together at this time.

88 Cypresswood Landing GP GP Approve
89 Cypresswood Landing Sec 1 C3P Defer

Staff recommendation: Grant the variance(s) and approve the GP subject to the CPC 101 form conditions and defer the Sec 1 plat per the applicant's request.

Commission action: Granted the variance(s) and approved the GP subject to the CPC 101 form conditions and deferred the Sec 1 plat per the applicant's request.

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

90 Emancipation Villas C2R Approve

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

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

Motion: **Garza** Second: **Rosenberg** Vote: **Carries** Opposed: **Longoria**

Speaker: Assata Richards – opposed.

91 Hamilton Enclave C2R Approve

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

Commission action: Approved the variance(s) and approved the plat subject to the CPC 101 form conditions, due to unique physical characteristics of a remnant parcel.

Motion: **Clark** Second: **Sigler** Vote: **Carries** Opposed: **Garza, Longoria and Mares**

Speaker: Joyce Owens, applicant – supportive.

92 Oakmont Crossing C2R Approve

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

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

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

93 Settegast Ranch 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: **Mares** Second: **Dalton** Vote: **Unanimous** Abstaining: **None**

Speaker: Gerald Grisson, applicant - supportive.

Commissioner Alleman recused herself.

94 Towne Lake North 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: **Clark** Second: **Garza** Vote: **Carries** Opposed: **Longoria and Mares**

Commissioner Alleman returned.

95 UPS Sweetwater Hub East

C2

Approve

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

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

Motion: **Mares**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

96 Villas at Foxbrick Lane

C2

Approve

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

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

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

97 Montrose Parking Body Shop

C2R

Defer

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

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

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman recused herself.

98 Sheldon ISD High School Sec 1

C3P

Approve

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

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

Motion: **Smith**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

99 Stavinoaha Acres

C2

Approve

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

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

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

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

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**

I CERTIFICATES 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

Staff recommendation: Approve staff's recommendation for items 100-118.

Commission action: Approved staff's recommendation for items 100-118.

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

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 23, 2019 FOR:

- 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

Staff recommendation: Establish a public hearing date of May 23, 2019 for item II a-g.

Commission action: Established a public hearing date of May 23, 2019 for item II a-g.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 5520 AVENUE J**

Staff recommendation: Defer the application.

Commission action: Deferred the application.

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

Speaker: Mark Rodriguez – opposed.

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

Staff recommendation: Grant the off-street parking variance(s) to allow 4 off-street parking spaces in lieu of the required 9 parking spaces, with the condition that 5 bike parking spaces are provided.

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

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

Speake(s)r: Richard Garcia, applicant – supportive; Andy Lang, opposed.

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

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

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

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

**VI. CONSIDERATION OF A HOTEL/MOTEL FOR THE MONTROSE HOTEL LOCATED AT
2509 DUNLAVY STREET**

Staff recommendation: Defer the Hotel/Motel variance for two weeks to allow applicant to submit additional information.

Commission action: Deferred the Hotel/Motel variance for two weeks to allow applicant to submit additional information.

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

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:49 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

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

1	Amira Sec 6	C3F		Approve the plat subject to the conditions listed
2	Amira Sec 7	C3F		Defer Additional information reqd
3	Balmoral Sec 21	C3F		Approve the plat subject to the conditions listed
4	Balmoral Sec 22	C3F		Approve the plat subject to the conditions listed
5	Breckenridge Park West Sec 1	C3P		Approve the plat subject to the conditions listed
6	Bridge Creek Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
7	Champions Oak GP	GP	DEF1	Approve the plat subject to the conditions listed
8	Creekside Ranch Sec 13	C3P		Approve the plat subject to the conditions listed
9	Crossover Place	C2		Approve the plat subject to the conditions listed
10	Cuartas Business Park	C3P		Defer Additional information reqd
11	Cypress Creek Landing Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
12	Cypresswood Landing Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
13	Dellrose Sec 8	C3P		Approve the plat subject to the conditions listed
14	Dominion at Garden Oaks	C3F		Defer Additional information reqd
15	Eagle Landing Sec 9	C3F		Approve the plat subject to the conditions listed
16	Echo Estates	C3F	DEF2	Withdraw
17	Elyson Sec 21	C3F		Approve the plat subject to the conditions listed
18	Elyson Sec 23	C3P		Approve the plat subject to the conditions listed
19	Elyson Sec 26	C3P		Approve the plat subject to the conditions listed
20	Grand Aliana Business Park	C2		Approve the plat subject to the conditions listed
21	Harper Woods partial replat no 1	C3F	DEF1	Approve the plat subject to the conditions listed
22	Harper Woods partial replat no 2	C3F	DEF1	Approve the plat subject to the conditions listed
23	Harris County MUD no 171 Lift Station no 4	C2		Approve the plat subject to the conditions listed
24	Harris County Utility District no 15 Meeting Facility	C2		Approve the plat subject to the conditions listed
25	Hillsdale Creek Sec 2	C3F		Defer Chapter 42 planning standards
26	Hyde Park partial replat no 8	C3F		Approve the plat subject to the conditions listed
27	Katy Hockley Warehouse	C2		Approve the plat subject to the conditions listed
28	Katy Pointe Sec 3	C3P	DEF1	Defer Applicant request
29	Kuykendahl Memorial Baptist Church	C2	DEF1	Approve the plat subject to the conditions listed
30	Memorial Green Sec 2 replat and extension partial replat no 1	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	North Eldridge Complex TVC Commercial	C2		Approve the plat subject to the conditions listed
32	Rankin Distribution Center	C2		Approve the plat subject to the conditions listed
33	Rozy Place	C2		Defer Chapter 42 planning standards
34	Spears Walters Square Sec 2	C3P		Defer Additional information reqd
35	Spring Valley Creek Sec 1	C3F	DEF1	Defer Applicant request
36	Spring Valley Creek Sec 2	C3F		Defer Applicant request
37	Steeplechase Sec 1 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
38	Tavola Sec 29	C3P		Approve the plat subject to the conditions listed
39	Tidwell Townhomes	C3P		Approve the plat subject to the conditions listed
40	Traces Sec 1 partial replat no 5	C3F	DEF1	Defer Applicant request
41	Westgrove Court partial replat no 1	C3F		Approve the plat subject to the conditions listed
42	Whitney Street Development	C3P		Approve the plat subject to the conditions listed
43	Windfern Distribution Center	C2		Approve the plat subject to the conditions listed
44	Windrow Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
45	Woodland Lakes Sec 7	C1		Approve the plat subject to the conditions listed
46	Woodridge Forest Sec 8	C3P	DEF1	Approve the plat subject to the conditions listed
47	Woodway Equestrian Center	C2		Defer Additional information reqd
48	Zannahville	C2		Defer Applicant request

B-Replats

49	Avenue J Development	C2R		Approve the plat subject to the conditions listed
50	Braemar Village	C3R	DEF2	Approve the plat subject to the conditions listed
51	BTS Capital Inc	C2R		Approve the plat subject to the conditions listed
52	Christian Love Missionary Baptist Church	C2R		Approve the plat subject to the conditions listed
53	Cochran Trails	C2R		Approve the plat subject to the conditions listed
54	Columbia Homes	C2R	DEF1	Defer for further study and review
55	Courtyards at West Bell	C2R		Approve the plat subject to the conditions listed
56	Danesh Square	C3R		Approve the plat subject to the conditions listed
57	East Aldine Town Center Sec 1 partial replat no 1	C2R		Approve the plat subject to the conditions listed
58	Enclave at Cypress Springs	C3R		Defer Chapter 42 planning standards
59	Fullerton Commercial Center	C2R	DEF1	Defer Chapter 42 planning standards
60	Harris County Emergency Services District no 9 Fire Station no 5	C2R		Approve the plat subject to the conditions listed
61	J C League Addition partial replat no 1	C2R		Approve the plat subject to the conditions listed
62	JKM Acres	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Kingwood Place South	C2R		Approve the plat subject to the conditions listed
64	Little Cuernavacas Crimson Professional Plaza	C2R		Approve the plat subject to the conditions listed
65	Lyons Redev Fiftyfifth Venture	C2R		Approve the plat subject to the conditions listed
66	Lyons Redev Fiftyfourth Venture	C2R		Approve the plat subject to the conditions listed
67	Lyons Redev Fiftysixth Venture	C2R		Approve the plat subject to the conditions listed
68	Melrose Place Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
69	Placita Michaelis	C2R		Approve the plat subject to the conditions listed
70	Schuler Street Views	C2R		Approve the plat subject to the conditions listed
71	THV on Beltway 8	C2R		Approve the plat subject to the conditions listed
72	Victoria Village	C2R		Approve the plat subject to the conditions listed
73	Waterworks Highline	C2R		Approve the plat subject to the conditions listed
74	West 25th Vista	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

75	Almeda Genoa Place partial replat no 1	C3N		Approve the plat subject to the conditions listed
76	Bridgeland Parkland Village Sec 21 partial replat no 1	C3N		Approve the plat subject to the conditions listed
77	Devon Estates partial replat no 1	C3N	DEF2	Withdraw
78	Eagle Landing Townhomes	C3N	DEF2	Withdraw
79	Fullerton Place partial replat no 3	C3N		Approve the plat subject to the conditions listed
80	Houston Skyscraper Shadows Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed
81	Kluski Place Sec 1 replat no 1	C3N		Approve the plat subject to the conditions listed
82	Lindale Park Sec 3 partial replat no 1	C3N		Approve the plat subject to the conditions listed
83	Lindale Park Sec 5 partial replat no 2	C3N		Approve the plat subject to the conditions listed
84	Macgregor Terrace Sec 2 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
85	Newport Sec 7 partial replat no 4	C3N	DEF1	Approve the plat subject to the conditions listed
86	Oak Forest Sec 1 partial replat no 2	C3N		Defer Applicant request
87	Shiloh Lake Estates Sec 1 partial replat no 1 and extension	C3N		Approve the plat subject to the conditions listed
88	Terrace Oaks partial replat no 2	C3N		Withdraw
89	Traces Sec 1 partial replat no 6	C3N	DEF1	Defer for further study and review
90	Vincent Estates replat no 1	C3N		Approve the plat subject to the conditions listed
91	Washington Terrace partial replat no 4	C3N		Approve the plat subject to the conditions listed
92	Westheimer Gardens Extension partial replat no 9	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
93	Westheimer Manor partial replat no 1	C3N		Defer Applicant request
94	Wildwood Glen Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed

D-Variances

95	Bellfort Farms GP	GP	DEF1	Defer Applicant request
96	Irise Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
97	Mission Prairie GP	GP		Approve the plat subject to the conditions listed
98	Niko Nikos Restaurant partial replat no 1	C2R		Defer Additional information reqd
99	Northpoint 90 Logistics Center GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Northwest Harris County Municipal Utility District no 23 Water Plant no 2	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	Patio on Richmond	C2R		Approve the plat subject to the conditions listed
102	Urban Jungle Heights	C2		Defer Applicant request
103	View at Spencer	C2R		Defer Additional information reqd
104	Wimberly Pines	C2		Defer Applicant request

E-Special Exceptions

105	Villages of Stuebner Hollow GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

106	Montrose Parking Body Shop	C2R	DEF1	Defer Applicant request
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G-Extensions of Approval

107	Camillo Lakes Sec 3	EOA		Approve
108	Hugh Road Crossing	EOA		Approve
109	Old River Terrace Sec 3 partial replat no 1	EOA		Approve
110	Southpoint Business Park West	EOA		Approve
111	Tidwell Lakes Sec 3	EOA		Approve
112	Tidwell Lakes Sec 6	EOA		Approve

H-Name Changes

113	Greens Road and Timber Forest Drive Street Dedication (prev. Greens Road Street Dedication Sec 2)	NC		Approve
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Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
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I-Certification of Compliance

114	27160 Peach Creek Dr	COC		Approve
115	1211 Northpark Drive	COC		Approve
116	5217 Sherman Street	COC		Approve
117	27675 Lantern Lane	COC		Approve
118	21694 Dogwood Drive	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

119	3723 Latma Drive	DPV		Approve
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Off-Street Parking with Variance Requests

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

Hotel/Motel with Variance Requests

VI	The Montrose Hotel locted at 2509 Dunlavy St	HMV		Grant the requested variance
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PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 05/09/2019
Plat Name: Amira Sec 6
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2019-0789 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.1500	Total Reserve Acreage:	1.1370
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Conditions and Requirements for Approval

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

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.

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

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

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

1. Add note: The City of Houston Planning Commission a variance to Chapter 42 standards.

Variance 1: To allow an intersection spacing of approximately 2,380' along the east side of major collector Cypress Heights Drive.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 05/09/2019
Plat Name: Amira Sec 6
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2019-0789 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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 - 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)
UVE should be checked at Saddle Post Road and Cypress Heights 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 &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 05/09/2019
Plat Name: Amira Sec 7
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2019-0804 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	10.8500	Total Reserve Acreage:	3.2900
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Y	ETJ

Conditions and Requirements for Approval

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

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

052. Amira Sec 4, Cypress Heights Drive Street Dedication Sec 1 and Reserves, and Pinto Pass Drive to Stone View Lane 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.

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

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

208. Staff and Harris County Engineering Office request a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 05/09/2019
Plat Name: Balmoral Sec 21
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0814 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.3500	Total Reserve Acreage:	0.7500
Number of Lots:	90	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

176. All type 1 PAEs must comply with all public street standards. (122)

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: 3
Action Date: 05/09/2019
Plat Name: Balmoral Sec 21
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0814 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 05/01/19:

Parking can be accommodated along the proposed streets.

City Engineer: Make sure that the subdivision has detention.

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

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

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

Construction plan (Project Number 1903150021) has not been approved.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 05/09/2019
Plat Name: Balmoral Sec 22
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0800 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.0100	Total Reserve Acreage:	1.4900
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	77346	377N	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

052. Greens Road Street Dedication Sec 2 (2018-2468) and Timber Forest Drive Street Dedication Sec 5 (2019-0323) must be recorded prior to or simultaneously with this plat.

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.

152. Right-of-way transitions shall conform to the geometric design guidelines of the PWE Design Manual or other geometric design guidelines that are approved by the PWE director. (124)

159. Provide centerline tie.

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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

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

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

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 05/09/2019
Plat Name: Balmoral Sec 22
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0800 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.

City Engineer: Make sure that the subdivision has detention.

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

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

Greens Road and Timber Forest Drive will need to be recorded prior to or simultaneously with this plat
UVE should be checked for making right turn on red by NB traffic on Timber Forest Drive onto Greens Road.
UVE should be checked at Kinneskie Drive and future Timber Forest Drive, and at Baronial Castle Drive and Greens Road.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
Plat Name: Breckenridge Park West Sec 1
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0803 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.7700	Total Reserve Acreage:	6.1831
Number of Lots:	44	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

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)

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 5
Action Date: 05/09/2019
Plat Name: Breckenridge Park West Sec 1
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0803 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: No comments

Addressing: Similar road names exist, or reserved: SUNDOWNER, and AZALEADELL. Please change road names SUNDOWN RUN DRIVE and AZALEA DALE DRIVE, to more unique names.

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 Azalea Pass Drive and Birnamwood Drive.

NB left turn lane will be required on Birnamwood Drive at Azalea Pass Drive.

Pavement width of Azaleas Pass Drive should be 41' B-B to have separate right and left lane at the approach.

ROW radius at corner of Azalea Pass Drive and Birnamwood Drive should be 30'.

Construction plan and Plat should be approved by Harris County Birnamwood Drive CIP Project Manager, Wael Tabara (713-274-3943).

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 05/09/2019
Plat Name: Bridge Creek Sec 3
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0716 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.0500	Total Reserve Acreage:	2.1200
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 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 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.

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: 6
Action Date: 05/09/2019
Plat Name: Bridge Creek Sec 3
Developer: William Lyon Homes
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0716 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 05/09/2019
Plat Name: Champions Oak GP
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-0710 GP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

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

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)

143.1. 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)

1. Address Intersection spacing requirements with and East-West Local Street.
2. Address Intersection spacing requirements with and North-South Local Street.

For Your Information:

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

PWE Utility Analysis: 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 05/09/2019
Plat Name: Creekside Ranch Sec 13
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2019-0799 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.2100	Total Reserve Acreage:	10.5900
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524T	ETJ

Conditions and Requirements for Approval

013. Provide pipeline release letter at recordation.

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

033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)

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

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

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

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

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

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

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

077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (182)

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)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 05/09/2019
Plat Name: Creekside Ranch Sec 13
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2019-0799 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

For Your Information:

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

Fort Bend Engineer: 1) Section 12 must be recorded before or concurrently with Section 13
2) Block length variance through FBC required for L3
3) Confirm all lots are equal to or greater than 5,000 sf - Lots 15-16 Block 1, and Lots 12 and 29 Block 3 appear small
4) Confirm spelling of "Crayk" Creek Court
5) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2
6) Provide recording information for easements proposed outside the plat boundary
7) Submit FP to FBC for formal review
8) Submit civil construction plans
9) This does not constitute a formal review by FBC as not all review comments are provided in this portal
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 05/09/2019
Plat Name: Crossover Place
Developer: Lifeworx Christian Center, Inc.
Applicant: E.I.C. Surveying Company
App No/Type: 2019-0770 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9990	Total Reserve Acreage:	1.9990
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	333L	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 05/09/2019
Plat Name: Crossover Place
Developer: Lifeworx Christian Center, Inc.
Applicant: E.I.C. Surveying Company
App No/Type: 2019-0770 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Addressing: ETJ

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 05/09/2019

Plat Name: Cuartas Business Park

Developer: Cuartas Business Park

Applicant: Hussam Ghuneim

App No/Type: 2019-0788 C3P

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	3.2589	Total Reserve Acreage:	2.9431
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:	BARKER-CYPRESS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

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)

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

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. (Record.doc)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 05/09/2019

Plat Name: Cuartas Business Park

Developer: Cuartas Business Park

Applicant: Hussam Ghuneim

App No/Type: 2019-0788 C3P

Staff Recommendation:

Defer Additional
information reqd

For Your Information:

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

PWE Utility Analysis: Approve

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

Harris 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)

Callout acreage and block for separate reserve

Label 10 foot building lines

Limited scope TIA will be required to address driveway locations, shared access and left turn lane requirements before the review of site development plan. It should also address extension of Kemble Creek Drive to Queenston Blvd.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 05/09/2019
Plat Name: Cypress Creek Landing Sec 2
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0712 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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

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

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

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

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.

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)

1. Address 1400' Intersection spacing along southern boundary. Section to east must provide stub street within 1400' of Eagle Fern lane.

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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 05/09/2019
Plat Name: Cypress Creek Landing Sec 2
Developer: KB Home
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0712 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Sec 1 will need to be recorded prior to or simultaneously with this plat
add an open space reserve to be used as a pedestrian path for school children to school

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 12
Action Date: 05/09/2019
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 southern boundary of plat, OR change name of northern Montague Drive stub street, by replat, and submit final street name change plat prior to or simultaneously with final submittal for this plat. Coordinate with Harris County Engineering office regarding replatting of public ROW.

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.

6. Dedicate 7.5' to ROW along NW plat boundary.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 05/09/2019
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

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

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 05/09/2019
Plat Name: Dellrose Sec 8
Developer: Cypress 600 Development Partners LP
Applicant: META Planning + Design, LLC
App No/Type: 2019-0815 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.6000	Total Reserve Acreage:	0.9000
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325K	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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.

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Addressing: KARAMEA DRIVE sounds like an existing/reserved street name, KARUME. Please change KARAMEA DRIVE to another dissimilar street name.
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)
UVE should be checked at Samuel Oaks Drive and Cumberland Ridge Drive.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 05/09/2019
Plat Name: Dominion at Garden Oaks
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0784 C3F

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	3.9910	Total Reserve Acreage:	1.2150
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452G	City

Conditions and Requirements for Approval

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.

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.

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

093.1. Add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.'

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

190.3. Add 'Margaret Wallace Brown, 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. (Record.doc)

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 05/09/2019
Plat Name: Dominion at Garden Oaks
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0784 C3F

Staff Recommendation:
Defer Additional
information reqd

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/01/19:

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: Need to change W.M.E. from 25'x25' to 15'x25' for eight-inch and larger water meters.

Addressing: WARREN BEND WAY and URSULA PLACE street names are already in use. Please change to other unique street names.

A similar street name to SOLT DRIVE exists as SALTA. Please change SOLT DRIVE to a more unique 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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15

Action Date: 05/09/2019

Plat Name: Eagle Landing Sec 9

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

Applicant: EHRA

App No/Type: 2019-0812 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	15.1900	Total Reserve Acreage:	0.6976
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.

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15

Action Date: 05/09/2019

Plat Name: Eagle Landing Sec 9

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

Applicant: EHRA

App No/Type: 2019-0812 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)

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16

Action Date: 05/09/2019

Plat Name: Echo Estates

Developer: o guerrero construction llc

Applicant: o guerrero construction llc

App No/Type: 2019-0372 C3F

Staff Recommendation:

Withdraw

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) 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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 05/09/2019
Plat Name: Elyson Sec 21
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-0771 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	24.4500	Total Reserve Acreage:	9.0800
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405T	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.

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.

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

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

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

Record Elyson Reserves Sec 2 prior to or simultaneously with this plat

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 05/09/2019
Plat Name: Elyson Sec 23
Developer: Newland Communities
Applicant: BGE, Inc. - Katy
App No/Type: 2019-0779 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.6070	Total Reserve Acreage:	3.1543
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	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)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) record Elyson Blvd street dedication Sec 1 prior to or simultaneously with this plat

For Your Information:

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

PWE Utility Analysis: Approved
Harris 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)
Elyson blvd will need to be recorded prior to or simultaneously with this plat
UVE should be checked at Andorra Ridge Road and Elyson Blvd.

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



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 05/09/2019
Plat Name: Elyson Sec 26
Developer: Newland Communities
Applicant: BGE, Inc. - Katy
App No/Type: 2019-0778 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.4300	Total Reserve Acreage:	1.5458
Number of Lots:	69	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	405P	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)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) record Elyson Blvd Street Dedication Sec 1 prior to or simultaneously with this plat

For Your Information:

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

PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Addressing: Similar name to KEYSTONE VALLEY COURT exists / reserved as KEYSTONE VALE. Please change KEYSTONE VALLEY COURT to a more unique name.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Elyson blvd and Sec 23 will need to be recorded prior to or simultaneously with this plat
UVE should be checked at Andorra Ridge Road and Elyson Blvd.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 20
Action Date: 05/09/2019
Plat Name: Grand Aliana Business Park
Developer: Grand Aliana Business Park, L.P.
Applicant: tejas surveying, inc
App No/Type: 2019-0782 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.0000	Total Reserve Acreage:	10.0000
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	ETJ

Conditions and Requirements for Approval

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

Fort Bend Engineer: 1) Update precinct 4 commissioner to Ken R. DeMerchant
2) Correct spelling of county engineer to "Slawinski"
3) Provide 10' landscape easement along West Bellfort per Section 7 of the subdivision regulations
4) Remove "Blvd" notation from the plat - the street has no suffix
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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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 05/09/2019
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:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2670	Total Reserve Acreage:	1.0760
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:		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.

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

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

1) Dimension r.o.w as indicated on the attached 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: Approve
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.

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

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



**PLANNING &
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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 05/09/2019
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:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2390	Total Reserve Acreage:	0.1850
Number of Lots:	18	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HCID 18 TRACT 3
County	Zip	Key Map ©	City / ETJ
Harris	77389	292J	ETJ

Conditions and Requirements for Approval

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) 1) Add private water system note or provide 10' W.L.E.

For Your Information:

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



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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 05/09/2019
Plat Name: Harris County MUD no 171 Lift Station no 4
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-0781 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2570	Total Reserve Acreage:	0.2570
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	405Q	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.

052. Elyson Exchange Way and Elyson Falls Drive Street Dedication 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.

PWE Utility Analysis: Approve

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

Addressing: ETJ

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)

Elyson Falls Drive will need to be recorded prior to or simultaneously with this plat



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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 05/09/2019
Plat Name: Harris County Utility District no 15 Meeting Facility
Developer: Harris County Utility District No 15
Applicant: EHRA
App No/Type: 2019-0813 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.3440	Total Reserve Acreage:	7.3440
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 UD 15
County	Zip	Key Map ©	City / ETJ
Harris	77066	371P	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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 05/09/2019
Plat Name: Harris County Utility District no 15 Meeting Facility
Developer: Harris County Utility District No 15
Applicant: EHRA
App No/Type: 2019-0813 C2

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: -No HCFCD comment

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 flood control easement along western plat boundary

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

UVE should be checked for making right turn on red by EB traffic on W Greens Road onto Antoine Drive.

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

Left turn lane will be required on Antoine Drive at driveways in line with existing median openings.

ROW hypotenuse L1 at corner of W Greens Road and Antoine Drive should be 35.35' for 25'x25' cutback.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 05/09/2019
Plat Name: Hillsdale Creek Sec 2
Developer: KB HOME LONE STAR, INC.
Applicant: Texas Engineering And Mapping Company
App No/Type: 2019-0790 C3F

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	11.6930	Total Reserve Acreage:	2.4088
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:	Storm Sewer	Utility District:	NORTHWEST HARRIS COUNTY MUD 16
County	Zip	Key Map ©	City / ETJ
Harris	77084	407R	ETJ

Conditions and Requirements for Approval

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

If the drainage areas along the eastern and southern plat boundary are found to be of common ownership, these areas will be required to be included in the plat boundary. - Refer to 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: Approve

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

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

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

Developer owns area around drainage ditch. This needs to be included in plat boundary. Plat is requested to be deferred.

Provide INO letter for pipeline crossing prior to plat recordation.

Coordinate with traffic about driveway placement for lot 3, block 3 prior to plat recordation

Construction plan (Project Number 1806010106) has been approved.

MUTCD 2B.07 all-way stop analysis Hillsdale Creek at Smithstone. Include recommendations for curb ramps, crosswalks, sidewalk connections to Langham Creek trails and adjacent Precinct Four / MUD 257 park at SEC corner of HCFCD channel and Smithstone

Harris County recommends deferral for the subject plat.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 05/09/2019
Plat Name: Hyde Park partial replat no 8
Developer: Highgate Ventures, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0798 C3F

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

For Your Information:

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

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

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

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

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.



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 05/09/2019
Plat Name: Katy Hockley Warehouse
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0763 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.3330	Total Reserve Acreage:	4.0459
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	77493	444G	ETJ

Conditions and Requirements for Approval

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

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

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)

This plat is approved as a Class 3 preliminary. A final plat application must be submitted prior to recordation.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 05/09/2019
Plat Name: Katy Hockley Warehouse
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0763 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Addressing: ETJ

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)

Current ROW width is 60 feet per our road log. 40 feet of ROW is shown by WPA map, proj no.65-1-66-2749.

Provide recording info for other 20 feet. If prescription, give Comm. court minute information.

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

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

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



**PLANNING &
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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 05/09/2019
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: 05/09/2019
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:
 Approve the plat subject to
 the conditions listed

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.

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved

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

Harris 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 05/09/2019
Plat Name: Memorial Green Sec 2 replat and extension partial replat no 1
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0760 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7183	Total Reserve Acreage:	0.0000
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77024	489M	City

Conditions and Requirements for Approval

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

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

185.3. Appendix A: Add single family paragraph in the dedicatory language.

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

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

City Engineer: Master W.M. is required for 28' PVT, PAE. Need 20' W.L.E. to connect to the F.H.E.
Make sure that the subdivision has detention.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 05/09/2019
Plat Name: North Eldridge Complex TVC Commercial
Developer: TVC Properties LLC
Applicant: C & C Surveying, Inc
App No/Type: 2019-0758 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1420	Total Reserve Acreage:	1.1420
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	328M	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 05/09/2019
Plat Name: North Eldridge Complex TVC Commercial
Developer: TVC Properties LLC
Applicant: C & C Surveying, Inc
App No/Type: 2019-0758 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris 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 .

Plat name must match application"

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 32
Action Date: 05/09/2019
Plat Name: Rankin Distribution Center
Developer: Rankin 45 Industrial, LLC, a Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2019-0827 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.4730	Total Reserve Acreage:	22.4730
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	77073	372G	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.

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/09/2019

Plat Name: Rankin Distribution Center

Developer: Rankin 45 Industrial, LLC, a Delaware Limited Liability Company

Applicant: EHRA

App No/Type: 2019-0827 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Traffic: 05/01/19:
No comments

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

City Engineer: Detention is required.

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 city limit line. Label reserve acreage within city limits

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, median opening, left turn lane, impact at the intersection of Rankin Road and IH 45 and dedication of additional ROW for auxiliary right turn lane along Rankin Road at IH 45. Joint scoping meeting is recommended with TxDOT, Harris County, City of Houston traffic signal operation group and representative of the large property to the south.

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 05/09/2019
Plat Name: Rozy Place
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2019-0785 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	1.0560	Total Reserve Acreage:	1.0560
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454F	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)

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.

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

141. Provide for widening of Berry Road 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 05/09/2019
Plat Name: Rozy Place
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2019-0785 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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

City Engineer: Detention is required.

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

Parks and Recreation: Missing Parks and open space data on plat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 05/09/2019
Plat Name: Spears Walters Square Sec 2
Developer: green designers
Applicant: green designers278
App No/Type: 2019-0599 C3P

Staff Recommendation:
Defer Additional
information reqd

-
014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (160)
- 040.3. COS per lot and Summary Table must be shown on the face of the plat (184).
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (192)
132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (184)
149. Change street name ending(s) as indicated on the marked file copy. (133-134)
155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (133-134)
174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)
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: 34
Action Date: 05/09/2019
Plat Name: Spears Walters Square Sec 2
Developer: green designers
Applicant: green designers278
App No/Type: 2019-0599 C3P

Staff Recommendation:
Defer Additional
information reqd

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

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Master W.M. is required. Remove the 10'X10'F.H.E.
Addressing: Street name does not conform to standards - WALTERS CROSSING LANE name ends with street type 'CROSSING'. Duplicate Street Name - WALTERS CROSSING. Please change the above street names to one not ending in a street type, and a more unique name.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

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

Crossing is not an appropriate suffix. choose another suffix

Ws Crossing Lane has a double suffix. Choose another suffix.

Check with COH if a variance needed for detention to have access to public street or PAE/PUE?

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
Plat Name: Spring Valley Creek Sec 1
Developer: SPRING VALLEY CREEK, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2019-0702 C3F

Staff Recommendation:
Defer Applicant request

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.

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

The Open Space Amenities Plan, provided, includes Section 2 which is not allowed. A variance request would be required if Section 2's Open Space Amenities Plan cannot comply with Chapter 42 requirements, independent of Section 1's Amenities Plan.

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 05/09/2019
Plat Name: Spring Valley Creek Sec 2
Developer: SPRING VALLEY CREEK, LLC
Applicant: MOMENTUM ENGINEERING
App No/Type: 2019-0701 C3F

Staff Recommendation:
 Defer Applicant request

Total Acreage:	2.8280	Total Reserve Acreage:	0.1970
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450Z	City

Conditions and Requirements for Approval

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

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 Amentities Plan. Follow the requirements established for a Open Space Amentities 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.

052. Spring Valley Creek 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)

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

085. The minimum acceptable lot width shall be 20 feet. (187)

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

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

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

* Provide a diagram of Lots 11 and 12 showing the layout of the driveway approaches and garages/structures to ensure feasibility. Coordinate with Public Works - Traffic division.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36

Action Date: 05/09/2019

Plat Name: Spring Valley Creek Sec 2

Developer: SPRING VALLEY CREEK, LLC

Applicant: MOMENTUM ENGINEERING

App No/Type: 2019-0701 C3F

Staff Recommendation:

Defer Applicant request

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

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

Submit applications online at houstonpermittingcenter.org

Parks and Recreation: Applicant needs to provide proof of existing dwelling units. Plat states two existing dwelling units and a total of 25 Incremental Dwelling Units.

Harris County Flood Control District: Flood Control review - Need to show 25' HCFCF Easement # D489329, also need to show channel top of bank (see uploaded PDF). Include Key Map information on the Vicinity Map.

City Engineer: In the floodplain, need drainage plan.

Addressing: Vittoria Ln sound-alike duplicate streets name Vittorio, or Victoria. Catania Ln sound-alike duplicate streets name Catina or Catalina. Please provide another streetname.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
Plat Name: Steeplechase Sec 1 partial replat no 1 and extension
Developer: Aria Developers, LLC
Applicant: Boundary One, LLC
App No/Type: 2019-0797 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.6050	Total Reserve Acreage:	4.6050
Number of Lots:	0	Number of Multifamily Units:	154
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	HC MUD 168
County	Zip	Key Map ©	City / ETJ
Harris	77065	409B	ETJ

Conditions and Requirements for Approval

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

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

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

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 05/09/2019
Plat Name: Steeplechase Sec 1 partial replat no 1 and extension
Developer: Aria Developers, LLC
Applicant: Boundary One, LLC
App No/Type: 2019-0797 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 05/01/19:

No comments

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

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

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

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

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

UVE should be checked for making right turn on red by NB traffic on Jones Road onto Steepleway Blvd.

Limited scope TIA will be required before the review of site development plan addressing driveways locations and shared use connection points with surrounding properties

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
Plat Name: Tavola Sec 29
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-0767 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.2430	Total Reserve Acreage:	1.0210
Number of Lots:	92	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery Co MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

* Plat all adjacent detention as shown on the general plan with future section to south (with extension of Caney Forest Drive)

* Wet and dry easement cannot overlap. Correct all instances.

* Revised general plan will be required with future sections to the south within "Future Development" area.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/01/19:

Parking can be accommodated along the proposed streets.

City Engineer: Make sure that the subdivision has detention.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 05/09/2019
Plat Name: Tidwell Townhomes
Developer: Meritage Homes of Texas, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0821 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.4790	Total Reserve Acreage:	1.2580
Number of Lots:	98	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	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.
- 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)
093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)
- 134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.
148. Change street name(s) as indicated on the marked file copy. (133-134)
158. Provide for the dedication of widening for Neiman Lane 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: 39
Action Date: 05/09/2019
Plat Name: Tidwell Townhomes
Developer: Meritage Homes of Texas, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0821 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 05/01/19:

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

City Engineer: Make sure F.H. is shown. Master W.M. is required for 28' PVT, PAE. Detention is provided.

Parks and Recreation: plat notes say 100 units, but only 98 dwelling units are listed on plat and in Parks Table.

Addressing: Wild Pear Lane sounds like existing/reserved roads: Wild Peregrine, Wild Prairie, Wildbriar.

Please change Wild Pear to another name which is not similar to those above.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 05/09/2019
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 Applicant 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.

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: 40
Action Date: 05/09/2019
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 Applicant 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.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 05/09/2019
Plat Name: Westgrove Court partial replat no 1
Developer: 3723 Westheimer LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-0801 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3976	Total Reserve Acreage:	0.3976
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and Requirements for Approval

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 Traffic: 05/01/19:

No comments

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

Submit applications online at houstonpermittingcenter.org

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 05/09/2019
Plat Name: Whitney Street Development
Developer: Whitney Street Development
Applicant: Level Up
App No/Type: 2019-0826 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9742	Total Reserve Acreage:	0.0272
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and Requirements for Approval

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

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

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

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. Dimension West Whitney Drive, include record information.
2. Record FHE by separate instrument prior to recordation.
3. Provide different ROW suffix for Whitney Oak with final.
4. Zoom in and center vicinity map

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 05/09/2019
Plat Name: Whitney Street Development
Developer: Whitney Street Development
Applicant: Level Up
App No/Type: 2019-0826 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 05/01/19:

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

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.

City Engineer: Make sure F.H. is shown. Master W.M. is required for 28' PVT, PAE. Make sure that the subdivision has detention.

Addressing: Whitney Oak Court does not end in Cul-de-Sac. Please change Whitney Oak suffix.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
Plat Name: Windfern Distribution Center
Developer: Windfern NW JP/JB, LLC.
Applicant: Atkinson Engineers
App No/Type: 2019-0791 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.0004	Total Reserve Acreage:	10.0004
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	77064	369V	ETJ

Conditions and Requirements for Approval

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

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

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. Add 10' BL and Deny access to Ferndale Way Drive.
- 2 Remove Multifamily and park note from plat notes.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 05/09/2019
Plat Name: Windfern Distribution Center
Developer: Windfern NW JP/JB, LLC.
Applicant: Atkinson Engineers
App No/Type: 2019-0791 C2

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.

Addressing: ETJ

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

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

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

Limited scope TIA will be required before the review of site development plan addressing driveway locations, extension / modification of three-lane cross-section of Windfern Road recently constructed by warehouse property to the south.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 05/09/2019
Plat Name: Windrow Sec 2
Developer: Pulte Homes of Texas, L.P.
Applicant: Costello, Inc.
App No/Type: 2019-0734 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

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

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

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

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: 44
Action Date: 05/09/2019
Plat Name: Windrow Sec 2
Developer: Pulte Homes of Texas, L.P.
Applicant: Costello, Inc.
App No/Type: 2019-0734 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 05/09/2019
Plat Name: Woodland Lakes Sec 7
Developer: Woodland Lakes LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-0819 C1

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1797	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	338L	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

1. Identify adjacent property and property owners.
2. Record U.E.s by separate instrument prior to recordation.
3. Zoom in and center vicinity map.
4. Include all symbols and abbreviations used on plat in Legend.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 05/09/2019
Plat Name: Woodland Lakes Sec 7
Developer: Woodland Lakes LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-0819 C1

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 05/09/2019
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:
Approve the plat subject to
the conditions listed

Total Acreage:	40.7080	Total Reserve Acreage:	33.5960
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	77339	296U	City/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)
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)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

For Your Information:

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

Addressing: Mountain Air Drive changes direction by 90 degrees. A new street name is required after the turn.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 05/09/2019
Plat Name: Woodway Equestrian Center
Developer: Lyas & Rokus Construcciones
Applicant: C & C Surveying, Inc
App No/Type: 2019-0787 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	41.6250	Total Reserve Acreage:	41.6250
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249X	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)

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

1. Dimension ROW and provide record information.

2. Identify adjacent property and property owners for parcels to the west and south, provide record information.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/01/19:

No comments

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.

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: 48
Action Date: 05/09/2019
Plat Name: Zannahville
Developer: DBR Properties, LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2019-0777 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	7.1004	Total Reserve Acreage:	6.9226
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	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.

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.

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

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

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

1. Provide Exhibit of subject site and adjacent ROW, Juergen Rd, identifying ROW centerline and access.
2. Dash all lines outside subject site.
3. Bold Boundary.
4. Deferred per applicant request as variance is required.

For Your Information:

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

PWE Traffic: 05/01/19:

No comments

PWE Utility Analysis: Approve

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 05/09/2019
Plat Name: Avenue J Development
Developer: NHH Avenue J, LTD
Applicant: Windrose
App No/Type: 2019-0769 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.3764	Total Reserve Acreage:	1.2639
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	494Q	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
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: 50
Action Date: 05/09/2019
Plat Name: Braemar Village
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-0624 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

012.2.1 Dead-end utility easements are not permitted.

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.

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

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

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

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

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)

1. Provide pipeline release letter at recordation.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 05/09/2019
Plat Name: Braemar Village
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-0624 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: 04/09/19:

Parking can be accommodated along the proposed streets.

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
Plat Name: BTS Capital Inc
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0759 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.3780	Total Reserve Acreage:	8.3780
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77450	526G	ETJ

Conditions and Requirements for Approval

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

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

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

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)

Revise County Engineer's signature block.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 05/09/2019
Plat Name: BTS Capital Inc
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0759 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Update county engineer to J. Stacy Slawinski
2) Update county judge to KP George
3) Update precinct 4 commissioner to Ken R. DeMerchant
4) Provide ROW dedication for right turn lane, adjust BL and landscape easement
5) Update district names to reflect CAD 9
6) Submit FP to FBC for formal review
7) Submit civil construction plans
8) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approved
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 05/09/2019
Plat Name: Christian Love Missionary Baptist Church
Developer: CHRISTIAN LOVE MISSIONARY BAPTIST CHURCH
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-0783 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9910	Total Reserve Acreage:	0.9910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454H	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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: 53
Action Date: 05/09/2019
Plat Name: Cochran Trails
Developer: R & R HAMILTON
Applicant: Field Data Service, Inc
App No/Type: 2019-0774 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

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. (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.

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: 53
Action Date: 05/09/2019
Plat Name: Cochran Trails
Developer: R & R HAMILTON
Applicant: Field Data Service, Inc
App No/Type: 2019-0774 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 05/01/19:

No comments

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

Submit applications online at houstonpermittingcenter.org

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
Plat Name: Columbia Homes
Developer: ROBELS HOLDINGS HARRIS COUNTY, LP
Applicant: RSG Engineering
App No/Type: 2019-0586 C2R

Staff Recommendation:
Defer for further study and
review

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.

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

1. Add Centerpoint note.
2. Show ROW record information on plat.
3. Correct "Fee in lieu of dedication.." note to show 1 dwelling unit.
4. Deferral for legal review of the Deed Restricted building lines.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 55
Action Date: 05/09/2019
Plat Name: Courtyards at West Bell
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0810 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1299	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 05/09/2019
Plat Name: Danesh Square
Developer: County Investments
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0553 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7765	Total Reserve Acreage:	0.4654
Number of Lots:	41	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	77060	372V	City

Conditions and Requirements for Approval

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

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

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

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

148. Change street name(s) as indicated on the marked file copy at final to avoid sound alike duplicates.

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

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.

180.3. For PAE II or Shared driveways add this note to the face of the plat: Lots within this development are not eligible for City of Houston solid waste pickup. Any HOA agreement prepared for this subdivision should include notice to property owners of their ineligibility. (SWD)

Add private water note and show all fire hydrants required to meet the ordinance requirement including one within 100' of the entrance to the development.

All BL's shown on the plat must be reflected in the title report in the easements section.

Parks table and notes need to be provided on the plat.

Reserves B and C must be restricted to a specific use and remove the line delineating the parking spaces if they are parking reserves.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 05/09/2019
Plat Name: Danesh Square
Developer: County Investments
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0553 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

For Your Information:

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

PWE Traffic: 05/08/19:

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

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.

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

Addressing: Road names have existing / reserved similar names - VALERIA AVE, NATALIA AVE, ALESSANDRA AVE. Please change the above street names to something more unique.

Solid Waste: The proposed development contains more than 25 units taking access from P.A.E. and does not meet the requirement for solid waste collection eligibility in section 39-63 of the Municipal Code of Ordinances.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
Plat Name: East Aldine Town Center Sec 1 partial replat no 1
Developer: STANTEC CONSULTING SERVICES INC.
Applicant: Bury
App No/Type: 2019-0555 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.4199	Total Reserve Acreage:	7.4190
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77039	414E	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. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)

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

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

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

1) Revise secretary to show Martha L Stein

2) Add additional record info to the r.o.w of Aldine Mail Route (Film code 682883 H.C.M.R)

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 05/09/2019
Plat Name: Enclave at Cypress Springs
Developer: Grason Communities, LTD.
Applicant: BGE, Inc. - Katy
App No/Type: 2019-0776 C3R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	7.7900	Total Reserve Acreage:	2.2650
Number of Lots:	40	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 157
County	Zip	Key Map ©	City / ETJ
Harris	77433	406P	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) Add 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.

PWE Utility Analysis: Approve

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

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

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

All lots need to be at least 26 feet wide to be permitted. Provide a separate reserve for guest parking (1 guest parking space per 2 lots). Plat is requested to be deferred.

Plat should be deferred to discuss driveway locations, on-street and off-street parking for numerous lots with less than 26' frontage.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/2019
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)

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

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) Add note: add note,
The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:	60	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	05/09/2019		
Plat Name:	Harris County Emergency Services District no 9 Fire Station no 5		
Developer:	Coveler and Peeler		
Applicant:	Weisser Engineering Company		
App No/Type:	2019-0756 C2R		

Total Acreage:	5.6800	Total Reserve Acreage:	5.6800
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	77084	447C	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)

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved

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

Addressing: ETJ

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)

W11-8 fire truck warning signs should be included with driveway plans, EB and WB on Kieth Harrow Blvd.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 05/09/2019
Plat Name: J C League Addition partial replat no 1
Developer: CRS HOMES OF TEXAS LLC
Applicant: Vatani Consulting Engineers, PLLC
App No/Type: 2019-0626 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	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 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: Dwelling units # is incorrect in plat notes.

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: 62
Action Date: 05/09/2019
Plat Name: JKM Acres
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2019-0683 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.
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 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: 63
Action Date: 05/09/2019
Plat Name: Kingwood Place South
Developer: Stratus Northpark
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-0754 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.5850	Total Reserve Acreage:	3.5850
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296S	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: 05/01/19:

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.

No building is allowed within any public utility easement.

Parks and Recreation: Parks and Open space language is located on a separate sheet from actual subdivision plat. This information must remain together with the subdivision 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: 64
Action Date: 05/09/2019
Plat Name: Little Cuernavacas Crimson Professional Plaza
Developer: SLS Services
Applicant: Tetra Surveys
App No/Type: 2019-0726 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1899	Total Reserve Acreage:	1.1899
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:	HARRIS COUNTY MUD 239
County	Zip	Key Map ©	City / ETJ
Harris	77449	406V	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 - 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 Deep South Drive and W. Little York Road
ROW hypotenuse at corner of W. Little York Road and Deep South Drive should be 28.28' for 20'x20' cutback.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 05/09/2019
Plat Name: Lyons Redev Fiftyfifth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2019-0824 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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: 05/01/19:

No comments

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention 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: 66
Action Date: 05/09/2019
Plat Name: Lyons Redev Fiftyfourth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2019-0822 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	77020	494F	City

Conditions and Requirements for Approval

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

For Your Information:

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 05/09/2019
Plat Name: Lyons Redev Fiftysixth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No/Type: 2019-0830 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4132	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 05/09/2019
Plat Name: Melrose Place Reserve
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0753 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 05/09/2019
Plat Name: Placita Michaelis
Developer: Michaelis Properties
Applicant: tejas surveying, inc
App No/Type: 2019-0764 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8395	Total Reserve Acreage:	0.8335
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	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.

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

1. Dedication along Airline and Link is required. A building line variance will be required since the ex. building will be within the 10' building line along Link Road after the dedication. You may submit a reconsideration of requirement with a variance request for a dual building line.

Add 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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 05/01/19:

No comments

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 05/09/2019
Plat Name: Schuler Street Views
Developer: Houston Quality Builders, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2019-0808 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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

059.1. Legal description in title and on plat must match at recordation.

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

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

For Your Information:

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

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

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

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 05/09/2019
Plat Name: THV on Beltway 8
Developer: THV EQUIPMENT HOLDINGS USA
Applicant: tejas surveying, inc
App No/Type: 2019-0765 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.5470	Total Reserve Acreage:	7.5470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574W	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)

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.

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.

No building is allowed within any public utility easement.

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 72
Action Date: 05/09/2019
Plat Name: Victoria Village
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2019-0816 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	77021	533Q	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)

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

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

Parks and Recreation: Parks and Open Space Table should reflect two incremental dwelling units, not one.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 05/09/2019
Plat Name: Waterworks Highline
Developer: Urban Genesis
Applicant: MBCO Engineering
App No/Type: 2019-0829 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.6015	Total Reserve Acreage:	0.6015
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	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.

065. Provide specific reason(s) for replat on the face of the plat.

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

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 73
Action Date: 05/09/2019
Plat Name: Waterworks Highline
Developer: Urban Genesis
Applicant: MBCO Engineering
App No/Type: 2019-0829 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.
Parks and Recreation: Missing Parks and Open Space notes on plat. Existing survey is not available in PDF format. Please provide. Thanks

Questions concerning the informational comments should be directed to the agency's author. Planning 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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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 05/09/2019
Plat Name: West 25th Vista
Developer: John Michael LLC
Applicant: Field Data Srvce, Inc
App No/Type: 2019-0775 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2504	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	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)

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 05/09/2019
Plat Name: Almeda Genoa Place partial replat no 1
Developer: Overland Group
Applicant: John Cowan and Associates
App No/Type: 2019-0591 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.0480	Total Reserve Acreage:	1.0480
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574N	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

City Engineer: Detention is required.

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

Aviation: There are no Houston Airport System restrictions on this project.

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

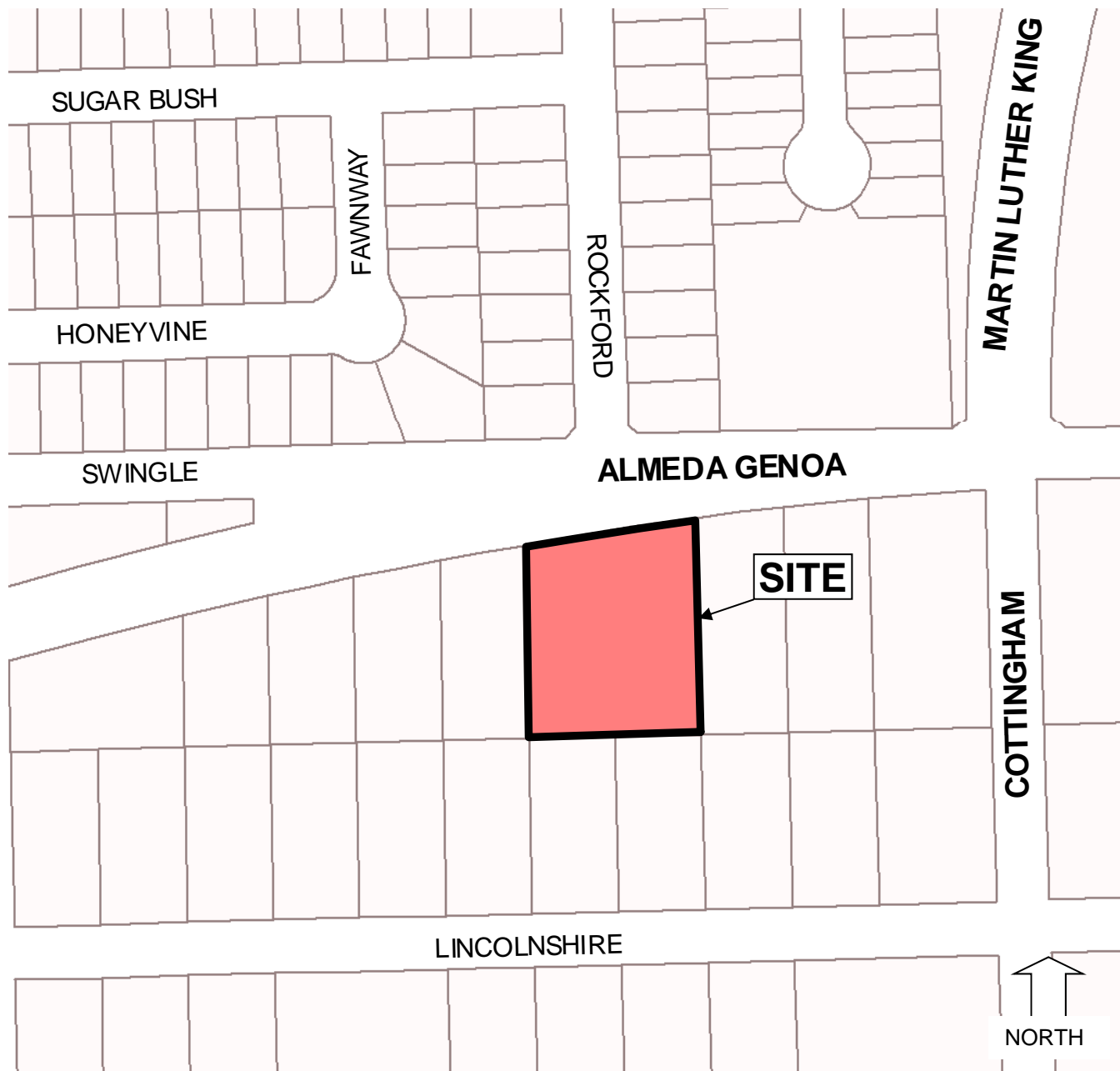
ITEM: 75

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Almeda Genoa Place partial replat no 1

Applicant: John Cowan and Associates



C – Public Hearings

Site Location

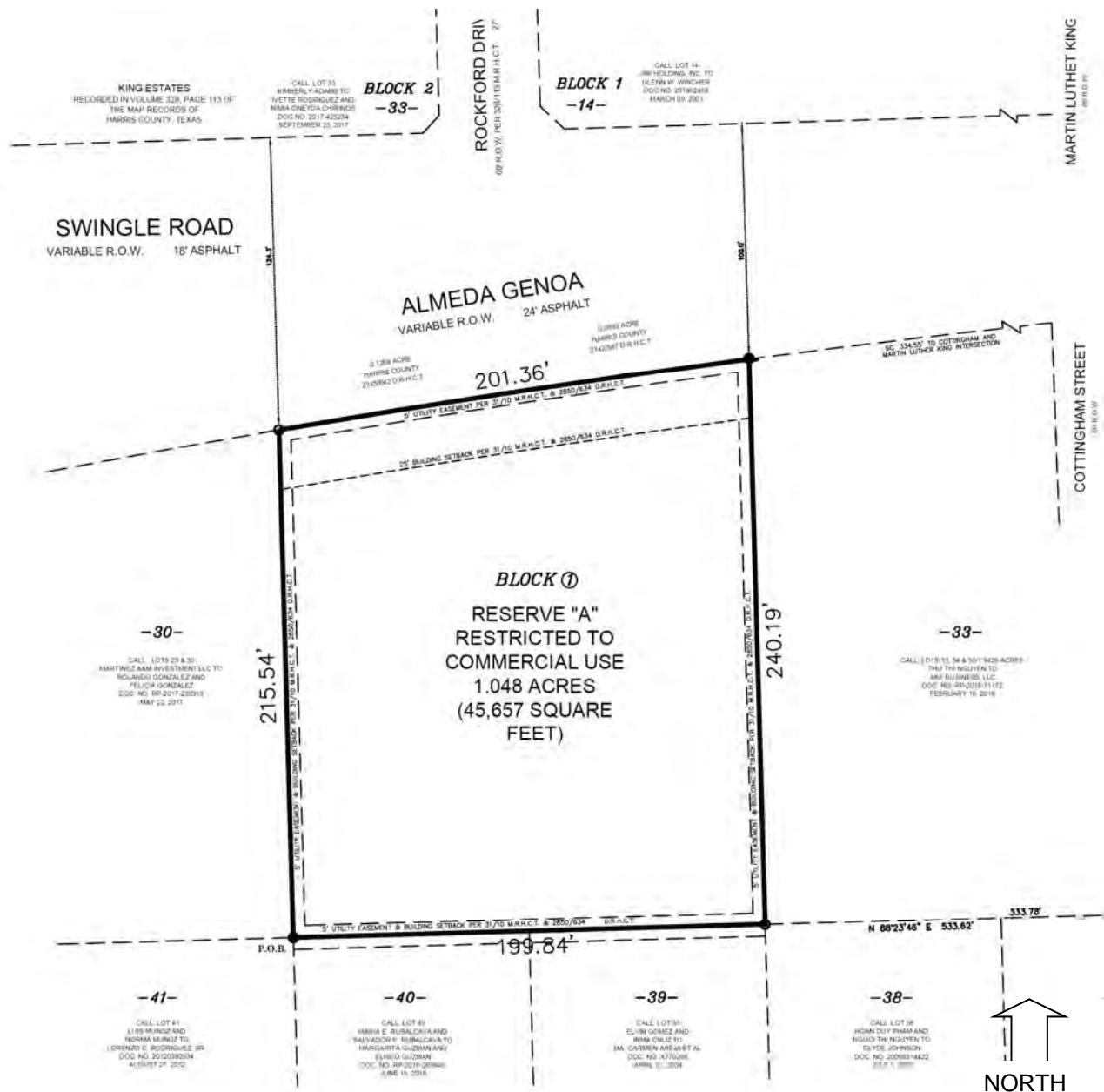
Planning and Development Department

ITEM: 75

Meeting Date: 05/09/2019

Subdivision Name: Almeda Genoa Place partial replat no 1

Applicant: John Cowan and Associates



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Almeda Genoa Place partial replat no 1

Applicant: John Cowan and Associates



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 16, 2019

Dear Property Owner:

Reference Number: 2019-0591

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of Lots thirty-one (31) and thirty-two (32) in Block 4 of "**Almeda-Genoa Place**" as recorded in Vol. 31, Pg. 10 of the Harris County Map Records. The new subdivision name is "**Almeda Genoa Place partial replat no 1**".

The property is located south of Almeda Genoa Road and west of Martin Luther King Boulevard Drive, inside the Houston city limits.

The purpose of the replat is to create 1 reserve.

The applicant, Philip Cornett, with John Cowan and Associates, can be contacted at 903-581-2238.

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, May 9, 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: 76
Action Date: 05/09/2019
Plat Name: Bridgeland Parkland Village Sec 21 partial replat no 1
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2019-0658 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0520	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:	Combination	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	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. Bridgeland Parkland Village Sec 19 must be recorded prior to or simultaneously with this plat.

For Your Information:

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

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)
Sec 19 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

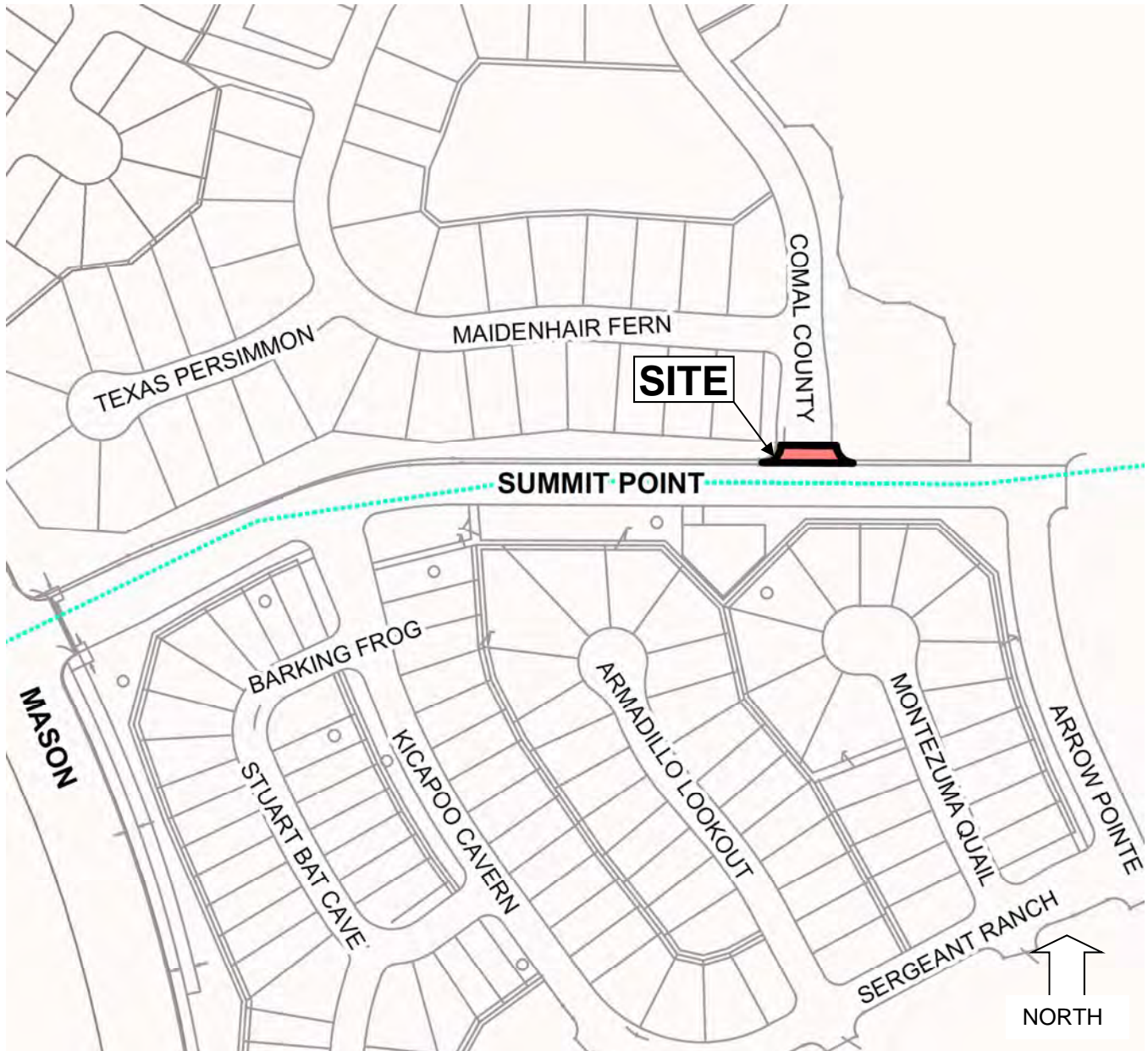
ITEM: 76

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Bridgeland Parkland Village Sec 21 partial replat no 1

Applicant: LJA Engineering, Inc – (Woodlands Office)



C – Public Hearings

Site Location

Houston Planning Commission

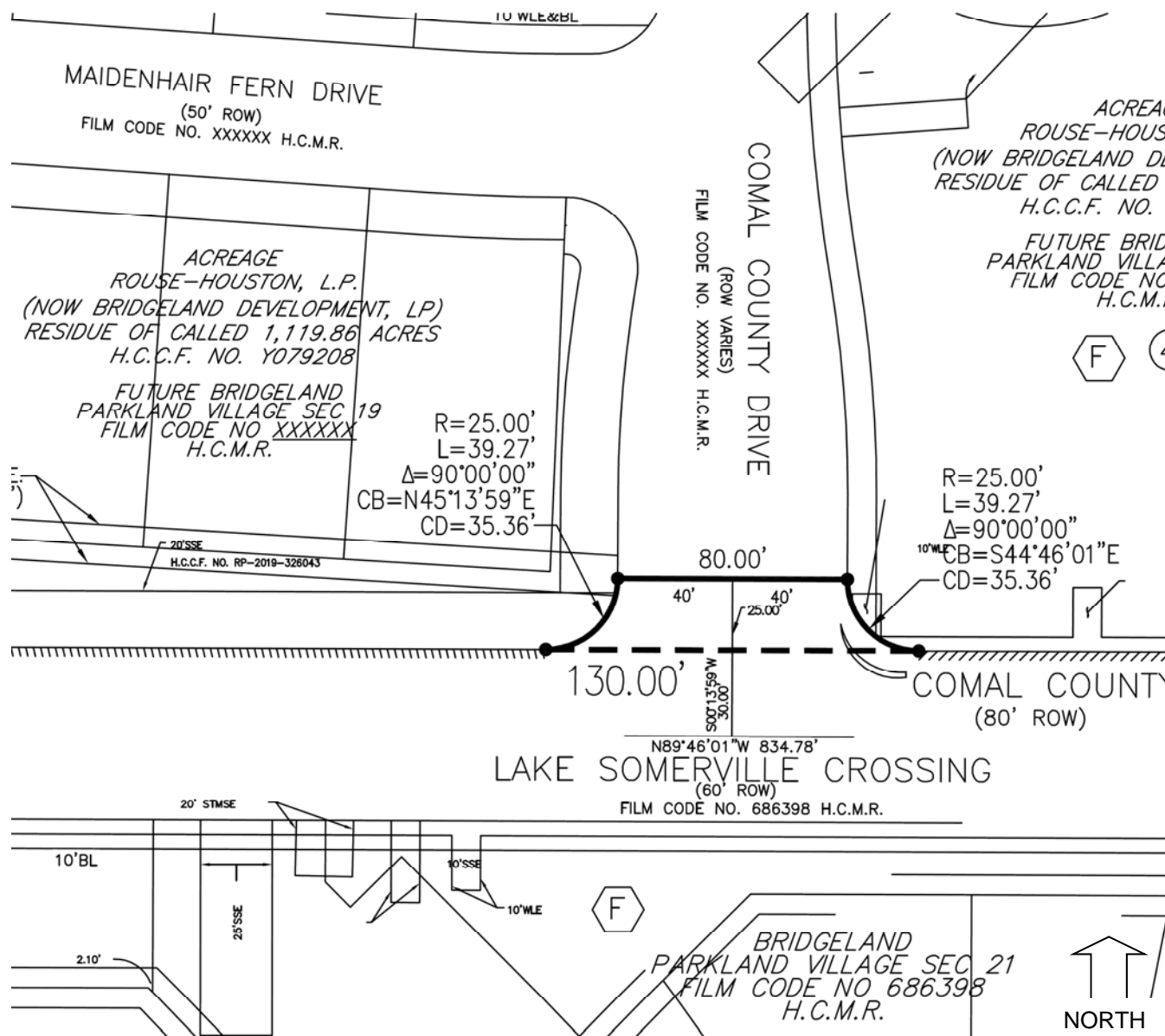
ITEM: 76

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Bridgeland Parkland Village Sec 21 partial replat no 1

Applicant: LJA Engineering, Inc – (Woodlands Office)



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Bridgeland Parkland Village Sec 21 partial replat no 1

Applicant: LJA Engineering, Inc – (Woodlands 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 16, 2019

Dear Property Owner:

Reference Number: 2019-0658

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Bridgeland Parkland Village Sec 21**". This proposal includes the replatting of Goose Island Drive stub street, as recorded at Film Code No. 686398 of the Harris County Map Records. The new subdivision name is "**Bridgeland Parkland Village Sec 21 partial replat no 1**".

The property is located at along Lake Somerville Crossing east of Mason Road. The purpose of the partial replat is to to change Goose Island Drive stub street name to Comal County Drive. The applicant, Gloria Howell, with LJA Engineering, Inc - (Woodlands Office), on behalf of Bridgeland Development L.P., can be contacted at 281-210-1770 Ext .

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

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

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

Thursday, May 9, 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: 05/09/2019
Plat Name: Devon Estates partial replat no 1
Developer: Christopher Robertson Design
Applicant: Texas Legal Media
App No/Type: 2019-0292 C3N

Staff Recommendation:
Withdraw

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

For Your Information:

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

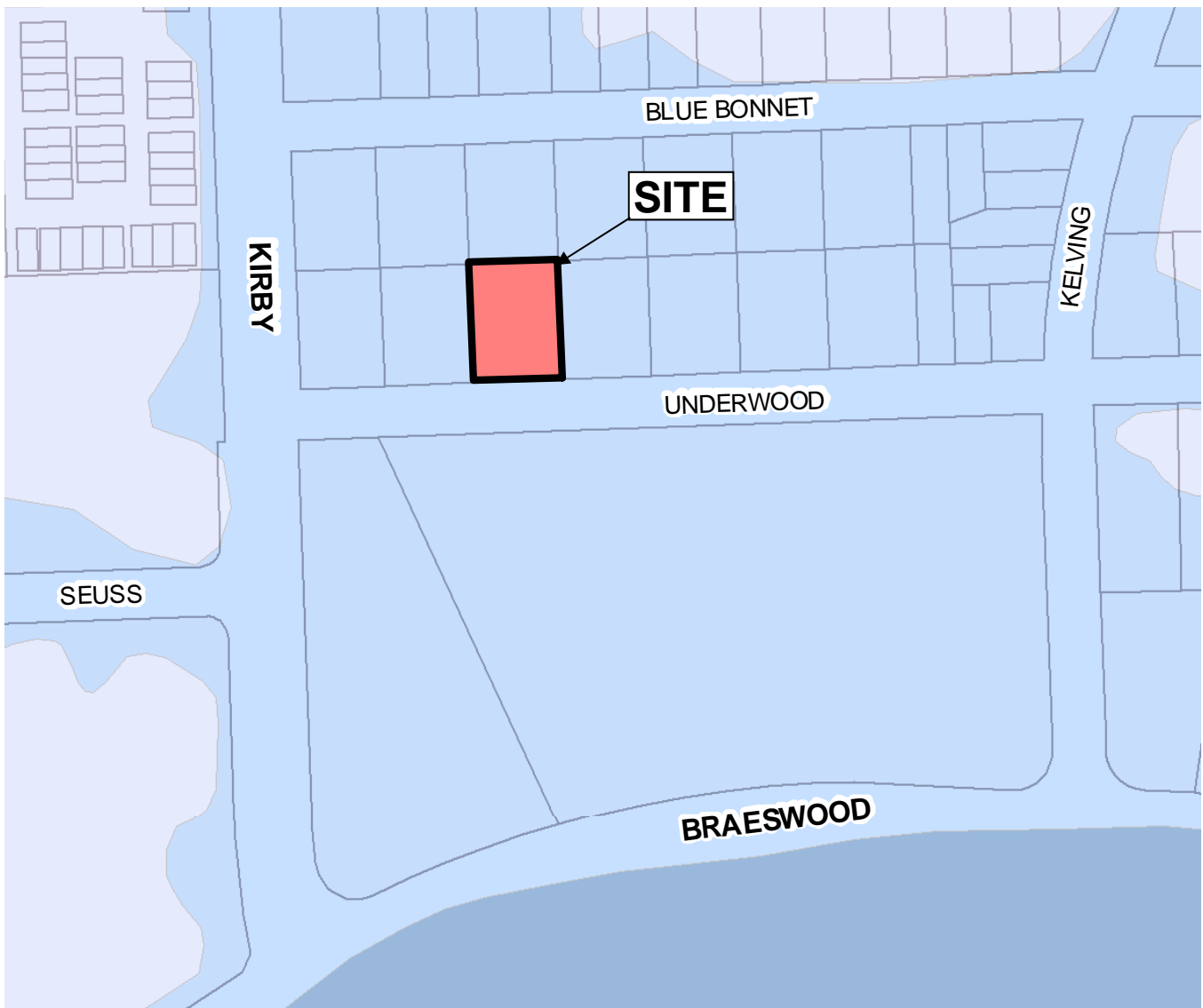
ITEM: 77

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Devon Estates partial replat no 1 (DEF 2)

Applicant: Texas Legal Media



C – Public Hearings

Site Location

Houston Planning Commission

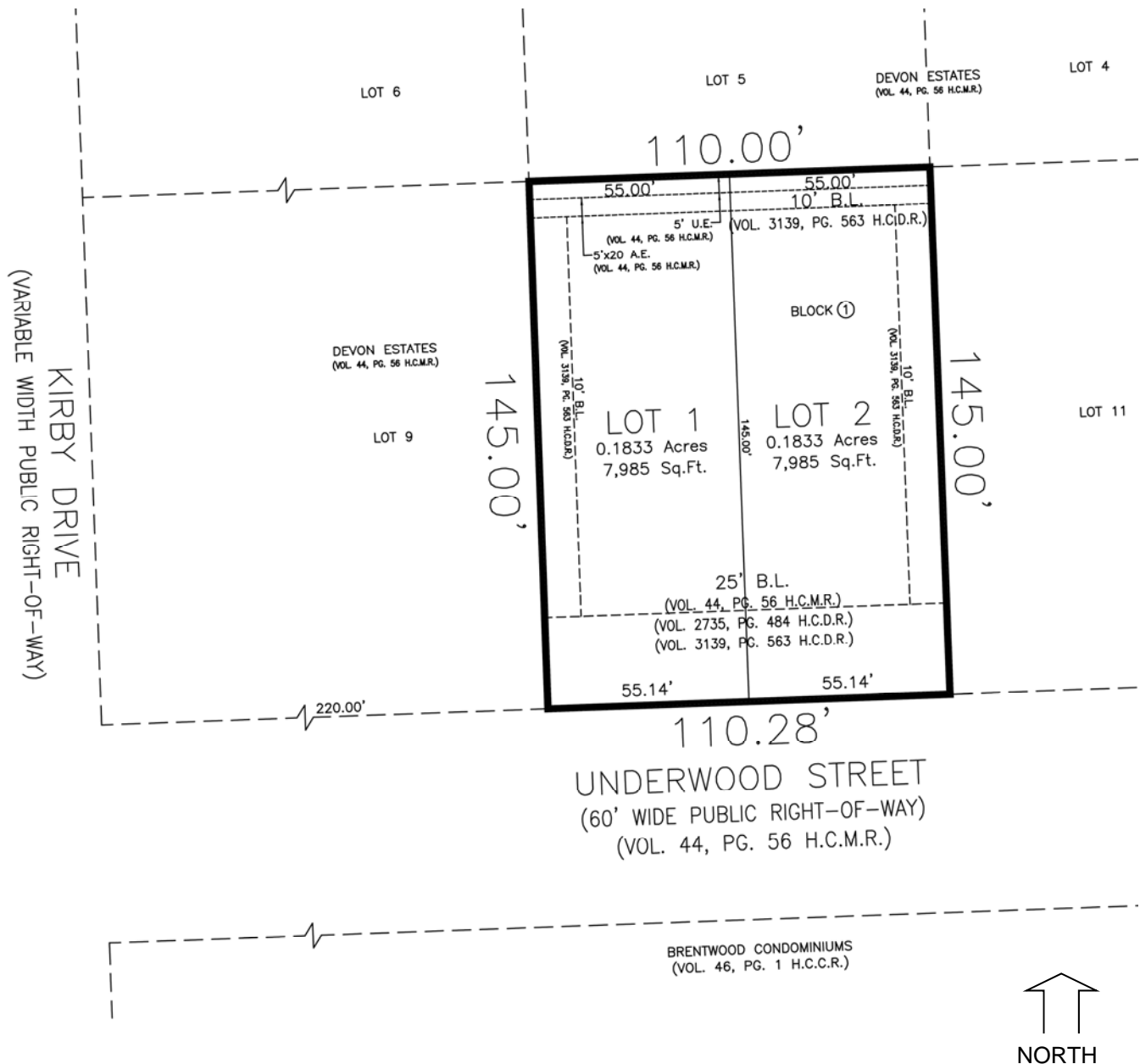
ITEM: 77

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Devon Estates partial replat no 1 (DEF 2)

Applicant: Texas Legal Media



C – Public Hearings

Subdivision

Houston Planning Commission

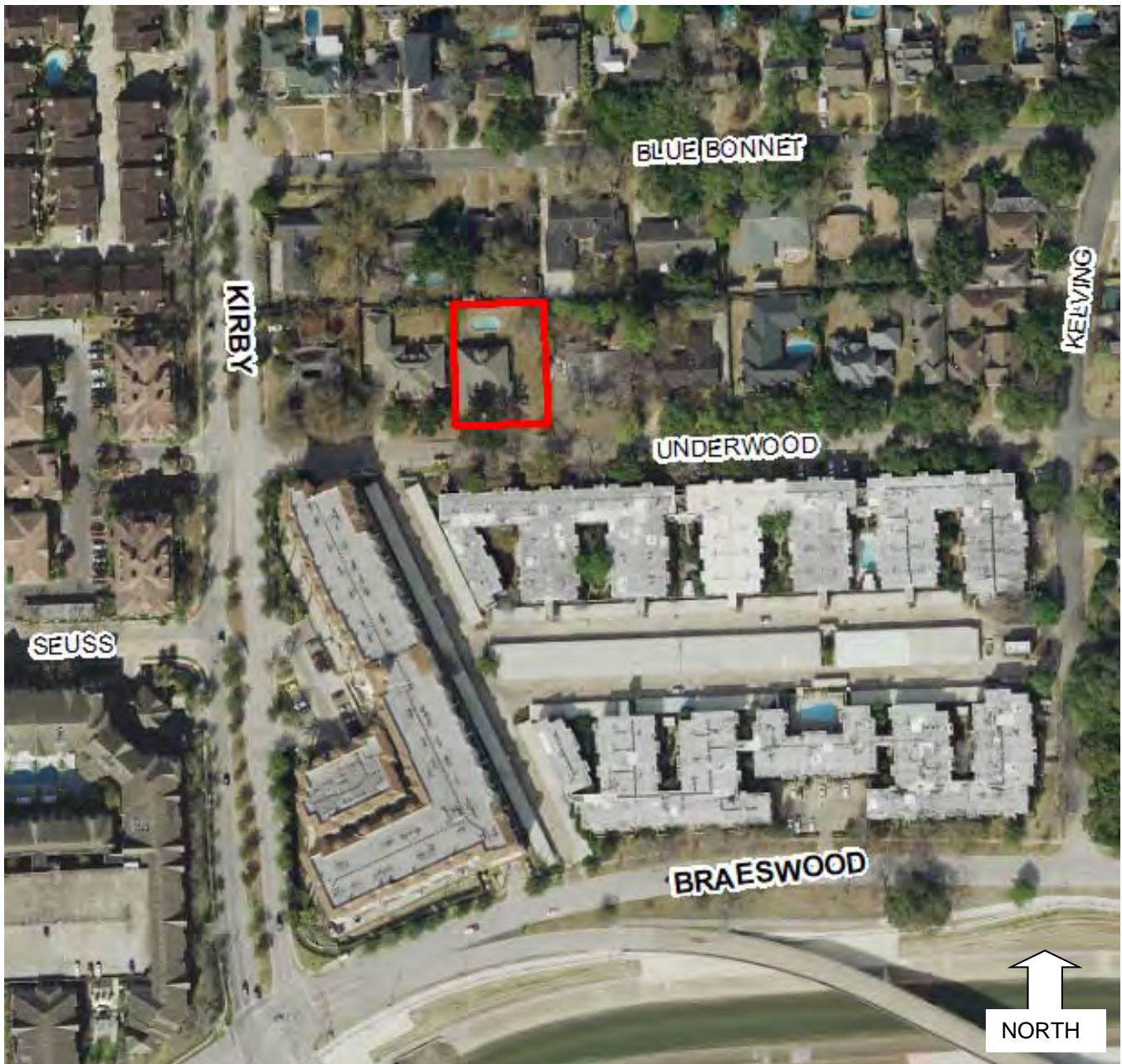
ITEM: 77

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Devon Estates partial replat no 1 (DEF 2)

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.
- **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: 78
Action Date: 05/09/2019
Plat Name: Eagle Landing Townhomes
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
App No/Type: 2019-0236 C3N

Staff Recommendation:
Withdraw

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

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.
4. Withdrawn by applicant.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78

Action Date: 05/09/2019

Plat Name: Eagle Landing Townhomes

Developer: Odyssey Engineering Group

Applicant: Miller Survey Group

App No/Type: 2019-0236 C3N

Staff Recommendation:

Withdraw

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@Ridemetrol.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 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)

Street does not end in an cul-de-sac. the suffix "Court" needs to be changed.

Need separate reserve for guest parking

Coordinate with city about intersection with Ella blvd not meeting chapter 42 standards.

UVE should be checked at Eagle Feather Court and Eagle's Glide Drive, and at Eagle Feather Court and Ella Blvd.

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 because of small lot size.

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.

Harris County traffic signal conduits should be shown on site plan for work in adjacent public roadways.

Adjustments will be at developer expense.

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

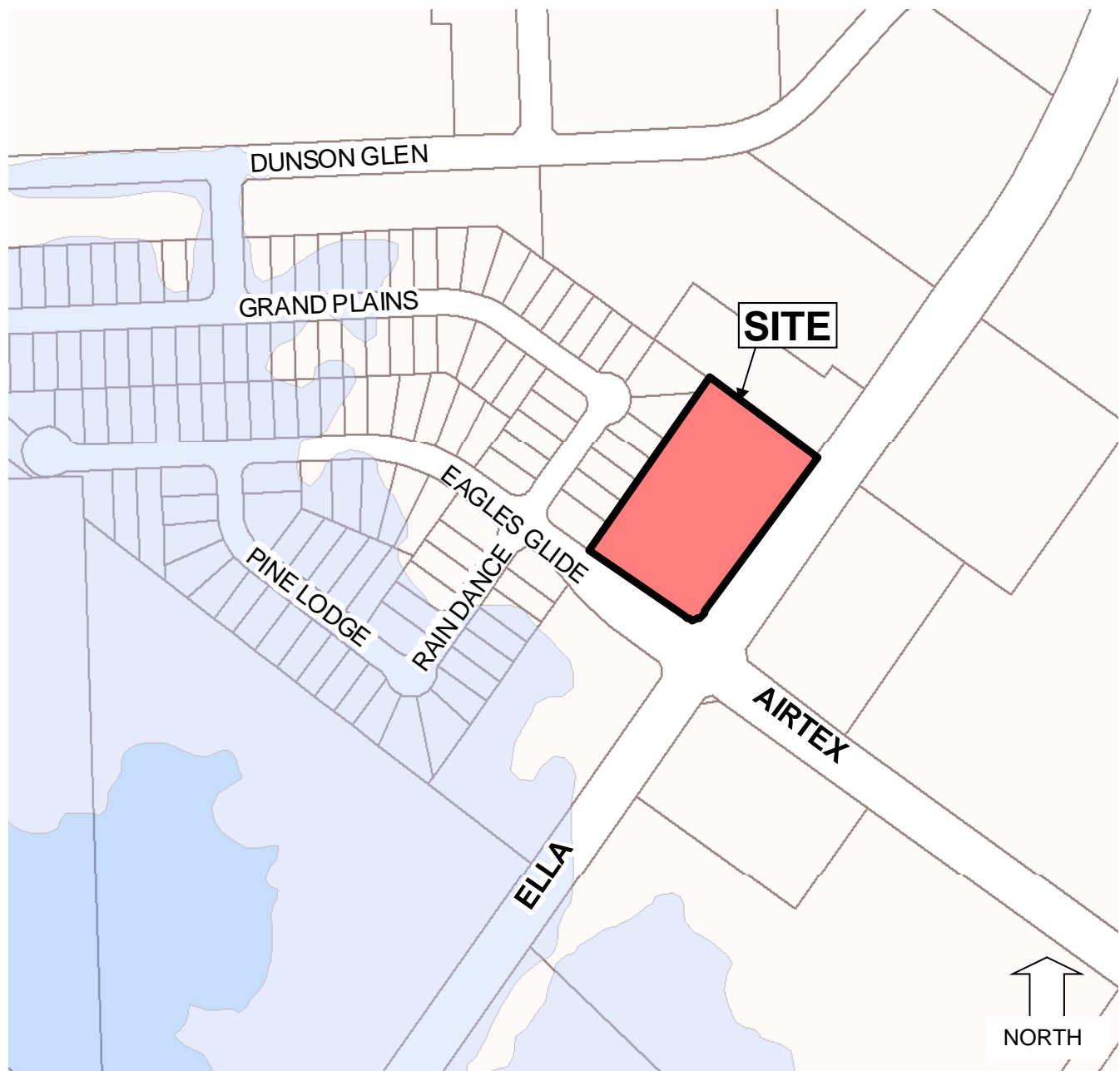
ITEM: 78

Planning and Development Department

Meeting Date: 05/05/2019

Subdivision Name: Eagle Landing Townhomes (DEF 2)

Applicant: Miller Survey Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Eagle Landing Townhomes (DEF 2)

Applicant: Miller Survey Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Eagle Landing Townhomes (DEF 2)

Applicant: Miller Survey Group



C – Public Hearings

Aerial



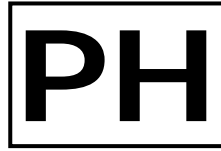
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 18, 2019

Dear Property Owner:

Reference Number: 2018-0236

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Eagle Landing Sec 1**". This proposal includes the replatting of Reserve A of Block 10, as recorded in Volume 569 Page 266 of the Harris County Map Records. The new subdivision name is "**Eagle Landing Townhomes**".

The property is located at the north-west intersection of Ella Boulevard and Eagle Glide Drive.

The purpose of the replat is to create 25 lots and 4 reserves.

The applicant, **Carolyn Jardine-Quinn**, with **Miller Survey Group**, on behalf of Odyssey Engineering Group, can be contacted at **713-413-1900**.

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

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

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

Thursday, April 11, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

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

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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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: 79
Action Date: 05/09/2019
Plat Name: Fullerton Place partial replat no 3
Developer: Shiplap Investments
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0646 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2152	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

City Engineer: Detention 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

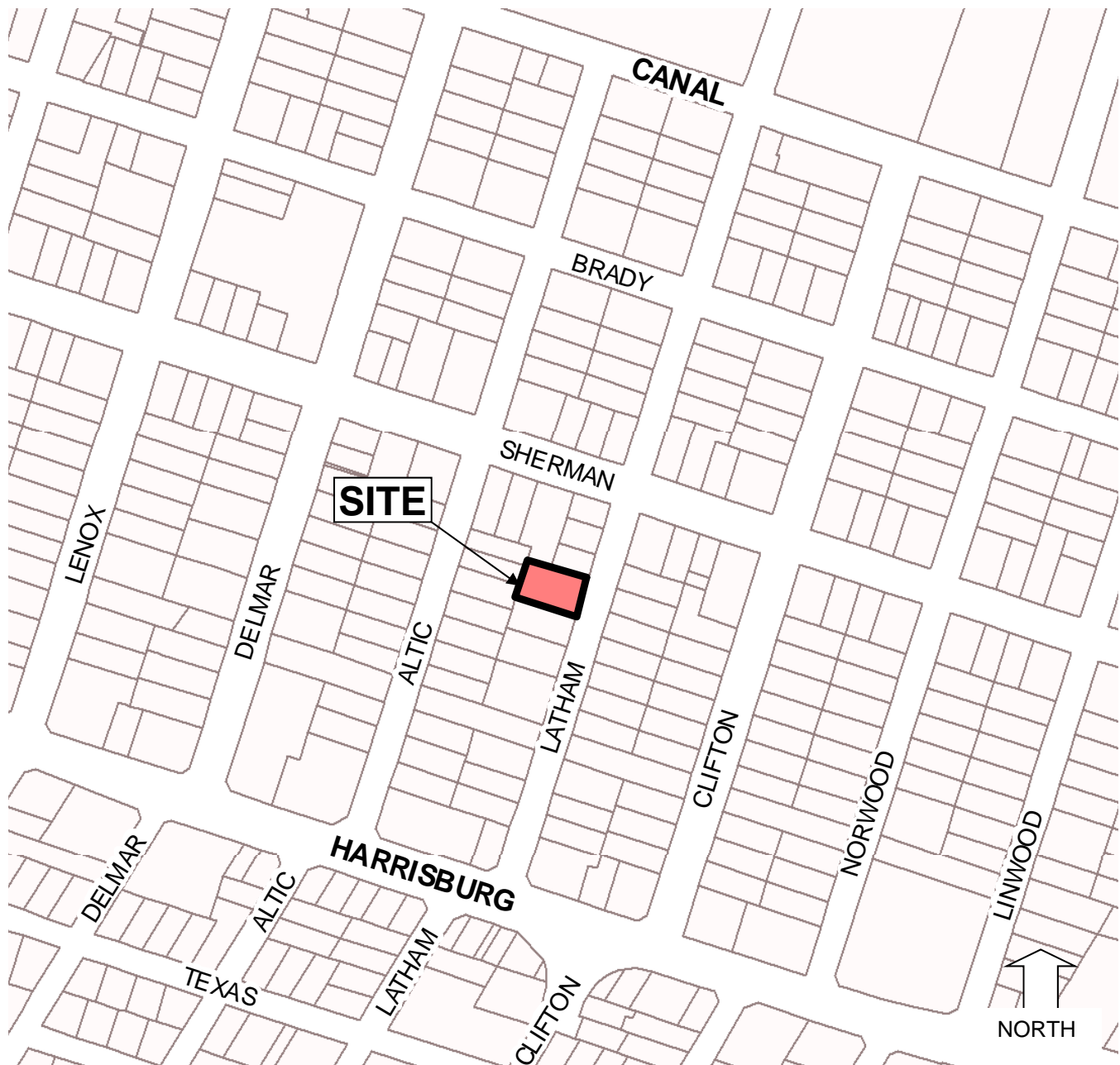
ITEM: 79

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Fullerton Place partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

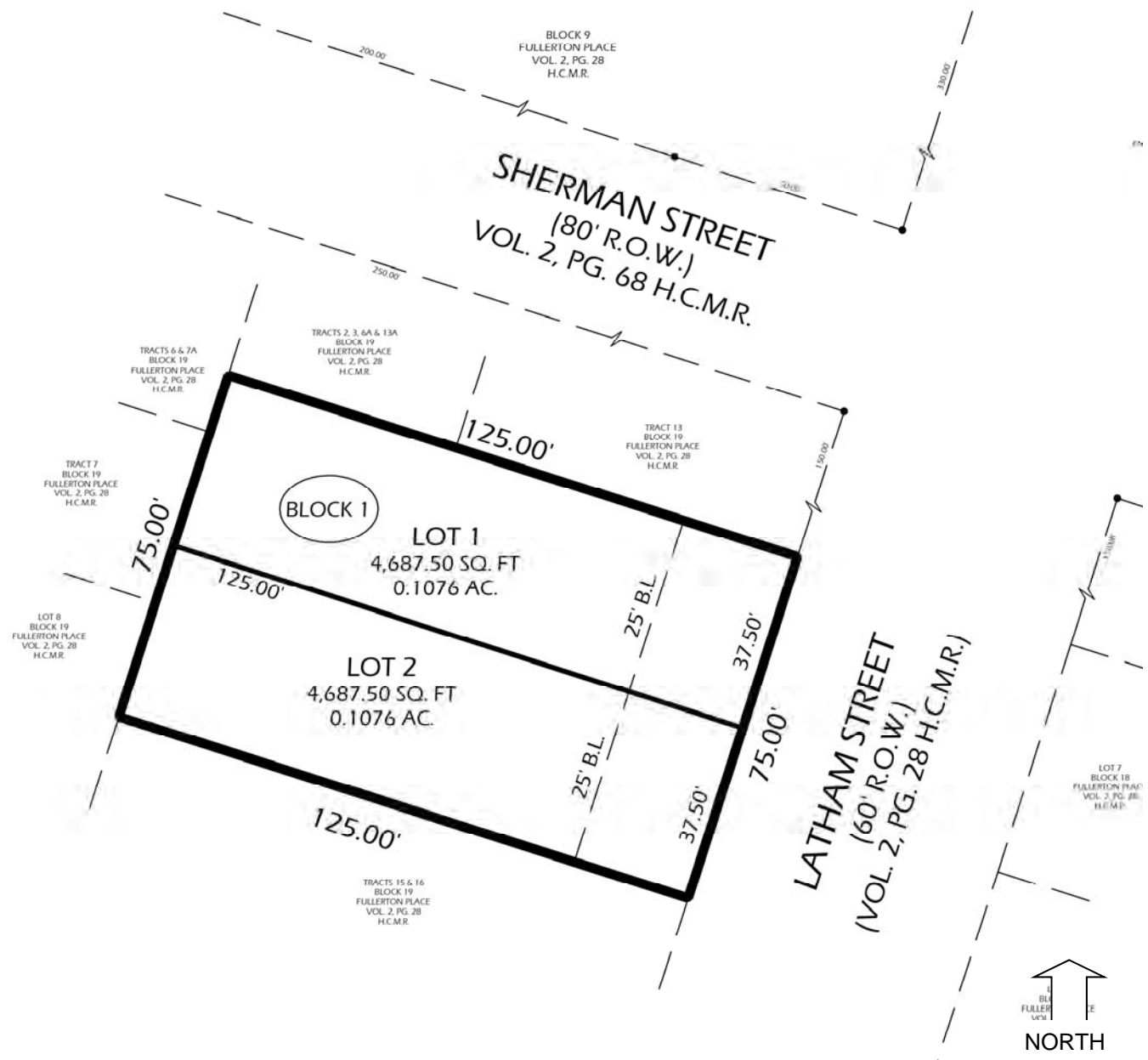
ITEM: 79

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Fullerton Place partial replat no 3

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

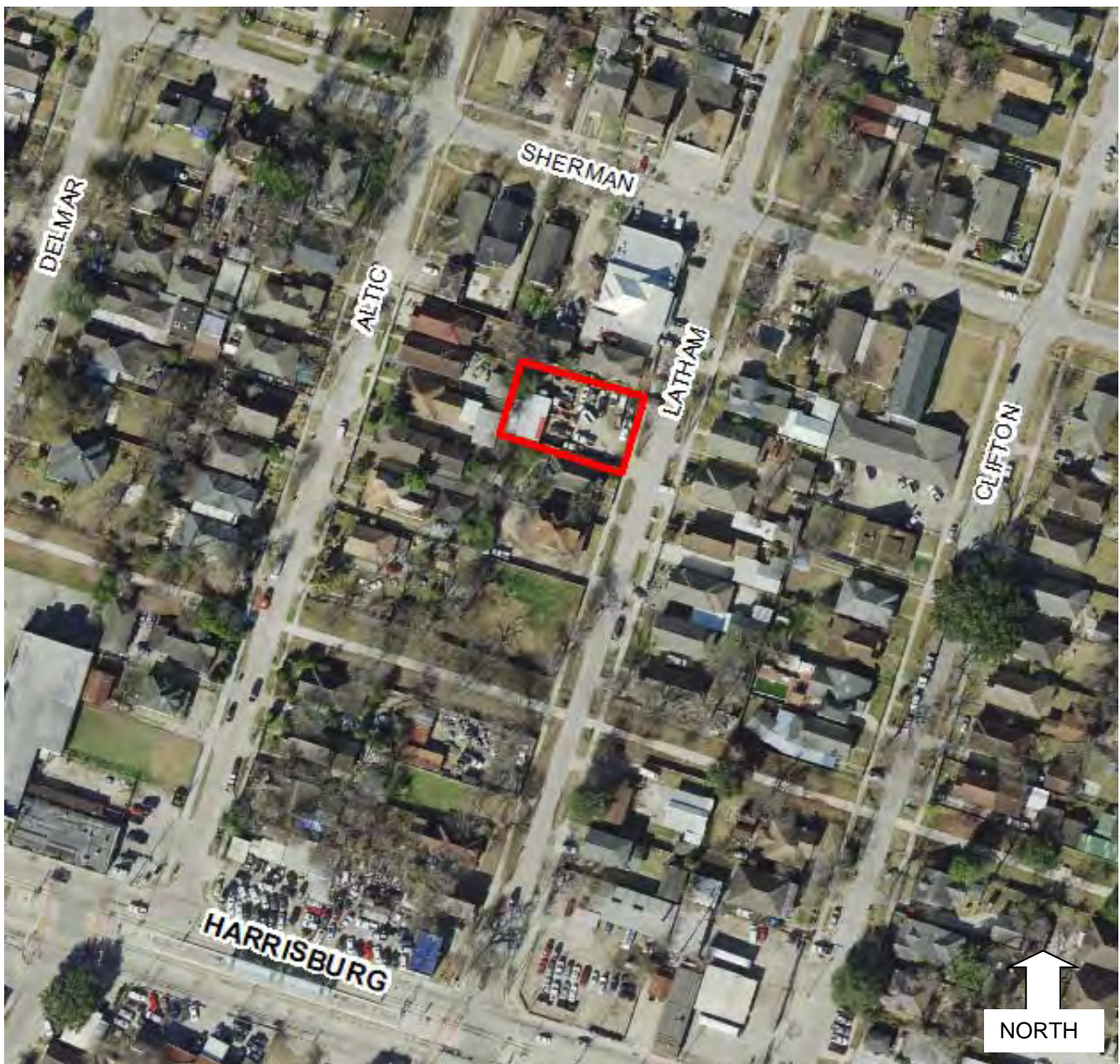
ITEM: 79

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Fullerton Place partial replat no 3

Applicant: Owens Management Systems, LLC



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 16, 2019

Dear Property Owner:

Reference Number: 2019-0646

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Fullerton Place**". This proposal includes the replatting of Lot 14 and the north ½ of Lot 15 of Block 19, as recorded in Volume 2 Page 28 of the Harris County Map Records. The new subdivision name is "**Fullerton Place partial replat no 3**".

The property is located south of Sherman Street, north of Harrisburg Boulevard, along the west side of Latham Street. The purpose of the replat is to create 2 single family residential lots. The applicant, Joyce Owens, with Owens Management Systems, LLC, can be contacted at 713-643-6333.

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, May 9, 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

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 05/09/2019
Plat Name: Houston Skyscraper Shadows Sec 1 partial replat no 1
Developer: Oscar Chavez
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0640 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4500	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575Q	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

City Engineer: Detention is required.

v

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

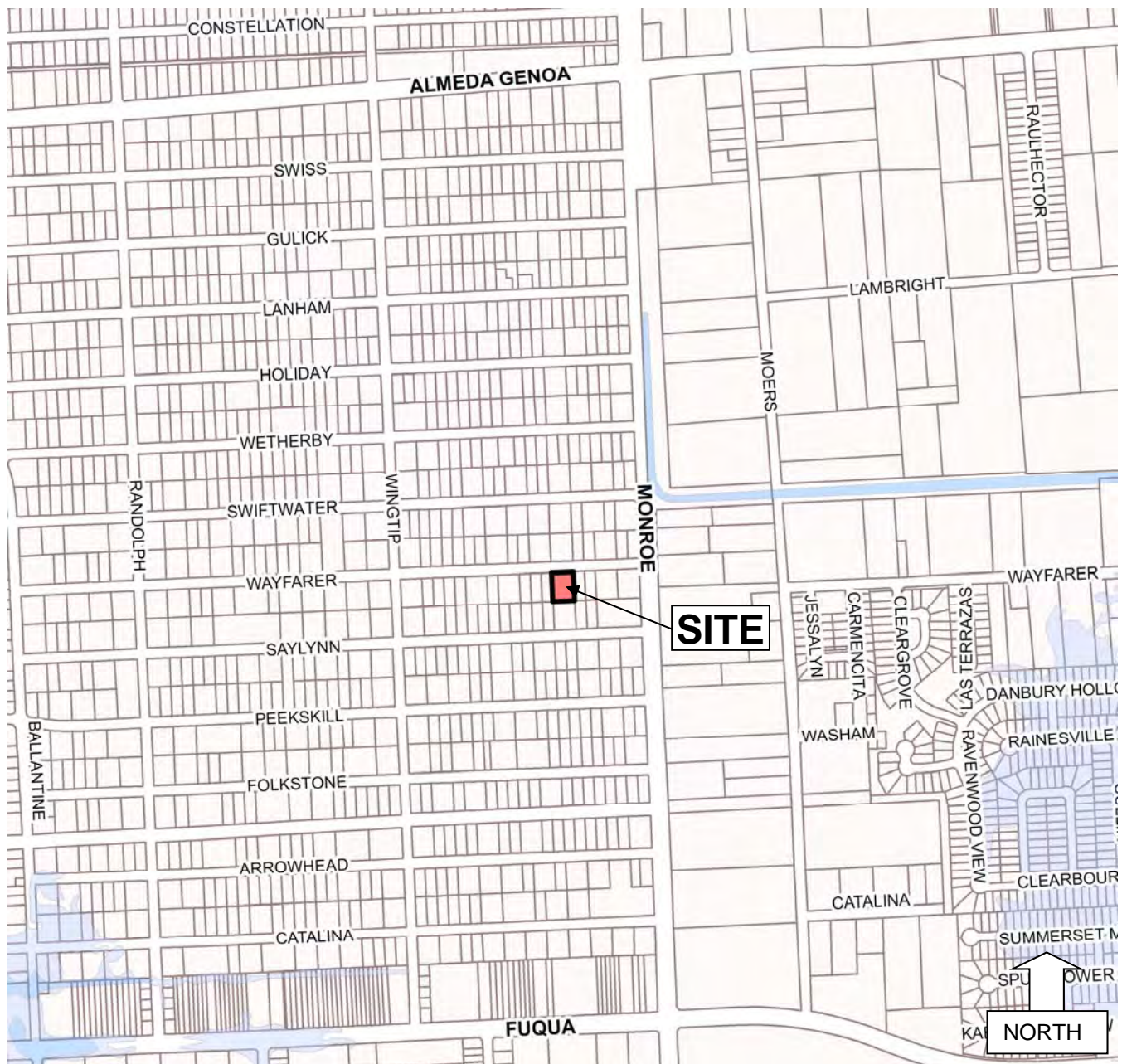
ITEM: 80

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Houston Skyscraper Shadows Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

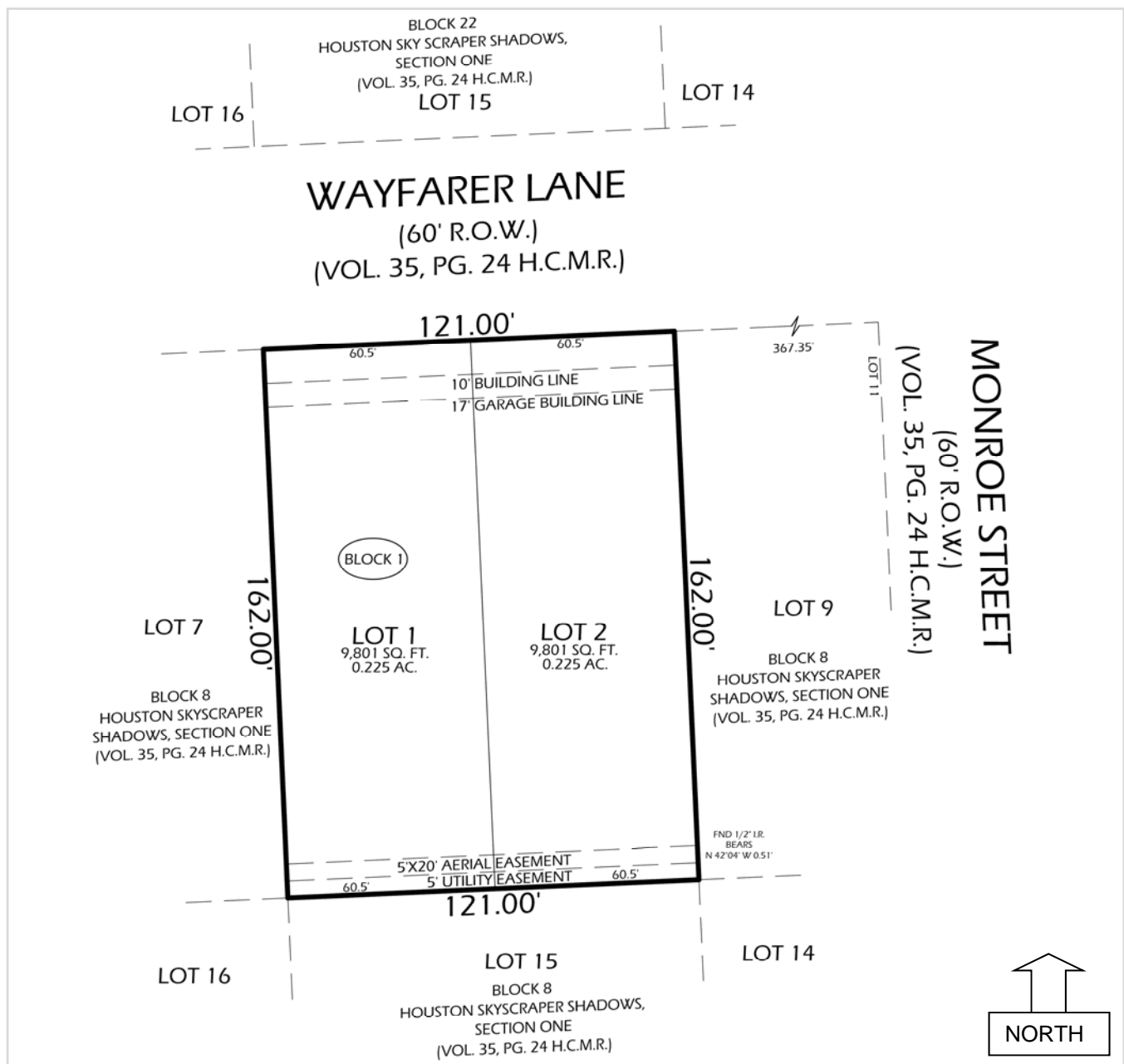
ITEM: 80

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Houston Skyscraper Shadows Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

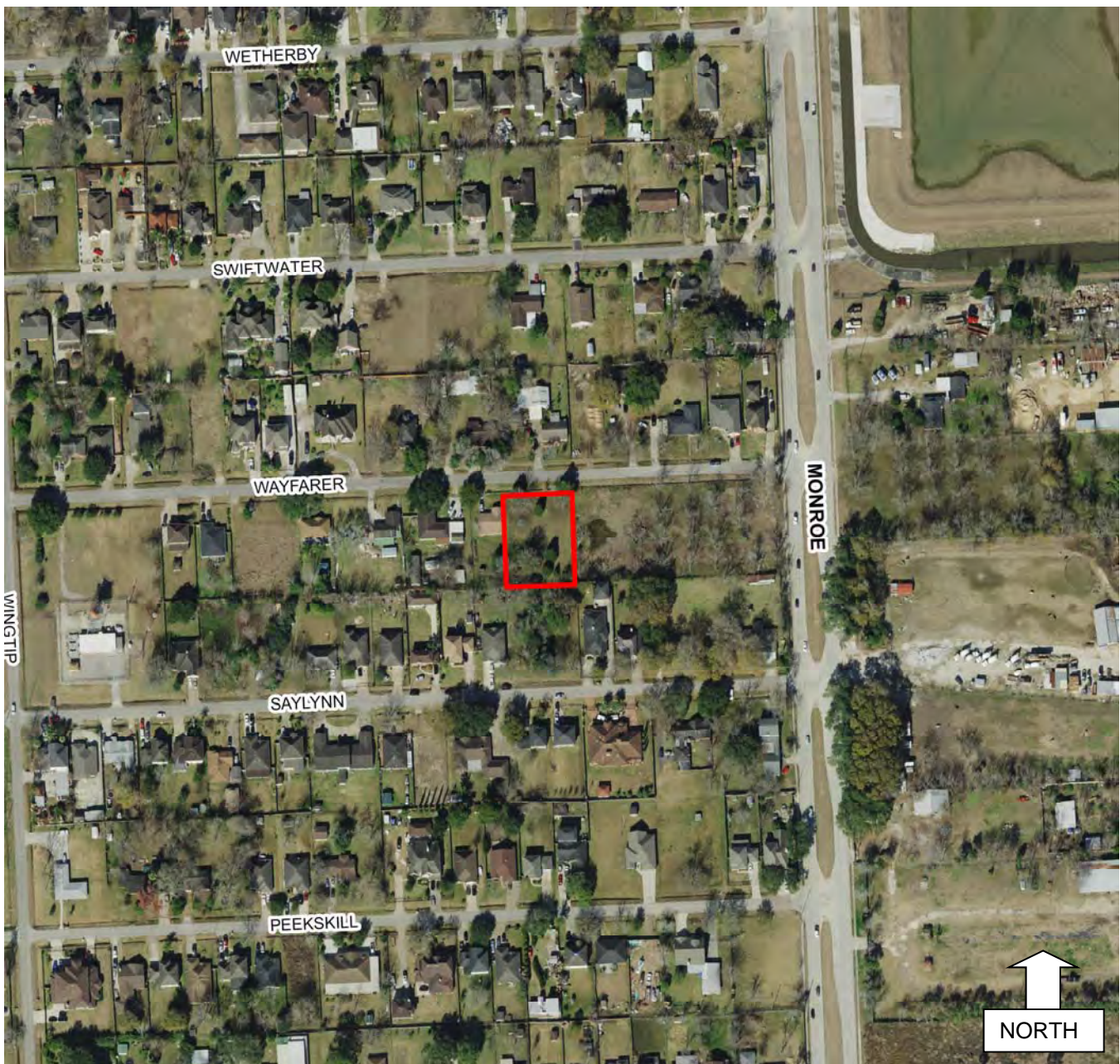
ITEM: 80

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Houston Skyscraper Shadows Sec 1 partial replat no 1

Applicant: Owens Management Systems, LLC



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 16, 2019

Dear Property Owner:

Reference Number: 2018-0640

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of " **Houston Skyscraper Shadows Sec 1** ". This proposal includes the replatting of lot 8 of Block 21, as recorded in Volume 35 Page 24 of the Harris County Map Records. The new subdivision name is " **Houston Skyscraper Shadows Sec 1 partial replat no 1**".

The property is located at South of Almeda Genoa Rd., West of Monroe Rd along Wayfarer Ln. The purpose of the replat is to create 2 single family residential lots. The applicant, Joyce Owens, with Owens Management Systems, LLC, can be contacted at 713-643-6333.

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, May 9th, 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

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Planning Department Staff Authority and Obligation

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PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 05/09/2019
Plat Name: Kluski Place Sec 1 replat no 1
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0577 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2490	Total Reserve Acreage:	0.2400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453S	City

Conditions and Requirements for Approval

017. A 15-foot front building line is allowed in the urban area along a major thoroughfare (< 80 feet) when certain standards have been met. Add the following note to the face of the plat: "A clearly-defined pedestrian walkway that is separate from any private street or private drive shall be established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to a building or the development."

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)

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)

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

Approved Drainage Plan is required at final submittal.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 05/09/2019
Plat Name: Kluski Place Sec 1 replat no 1
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-0577 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.
In the floodplain, need drainage plan.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Parks notes missing from 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

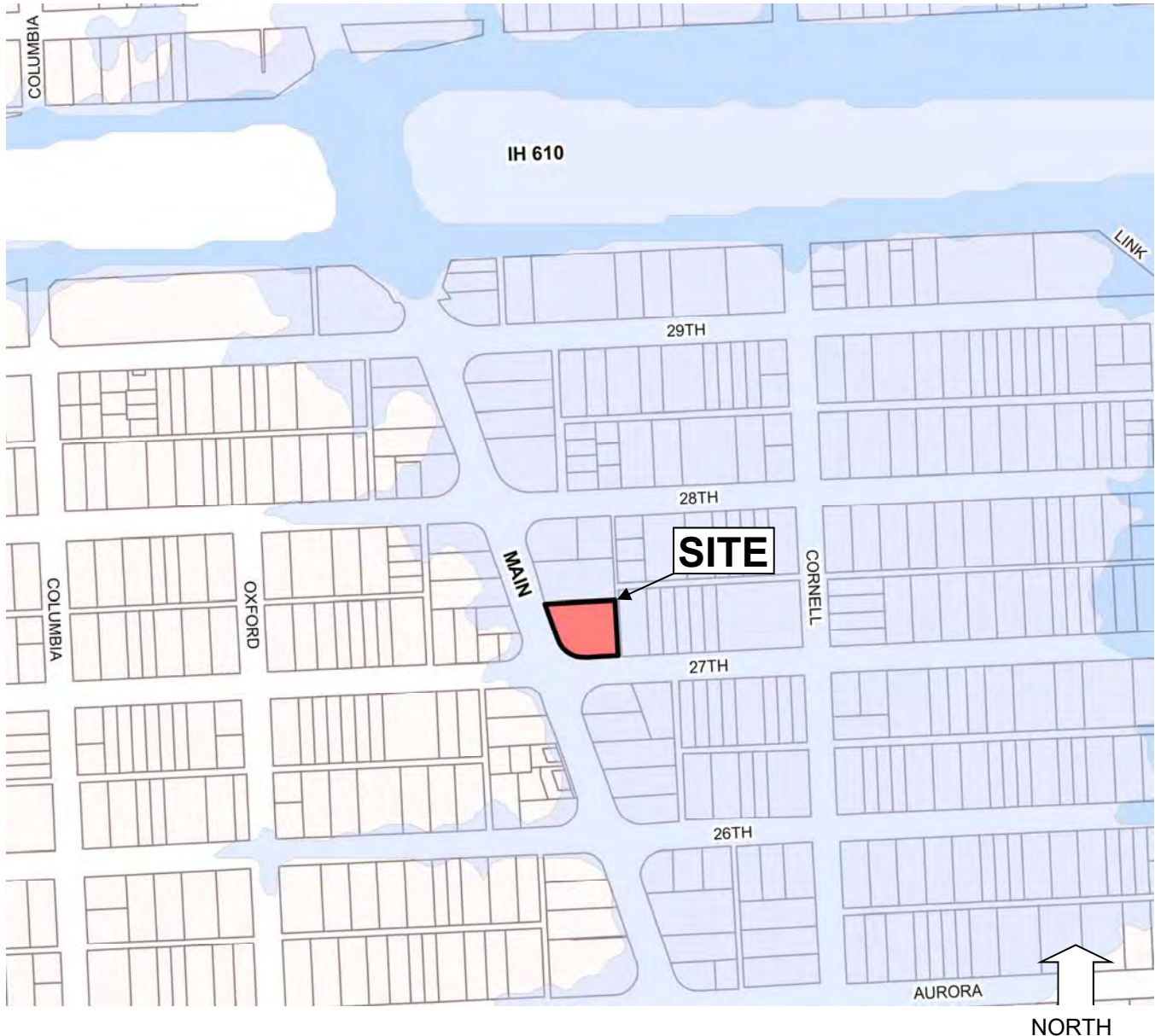
ITEM: 81

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Kluski Place Sec 1 replat no 1

Applicant: RVi Planning + Landscape Architecture



C – Public Hearings

Site Location

Houston Planning Commission

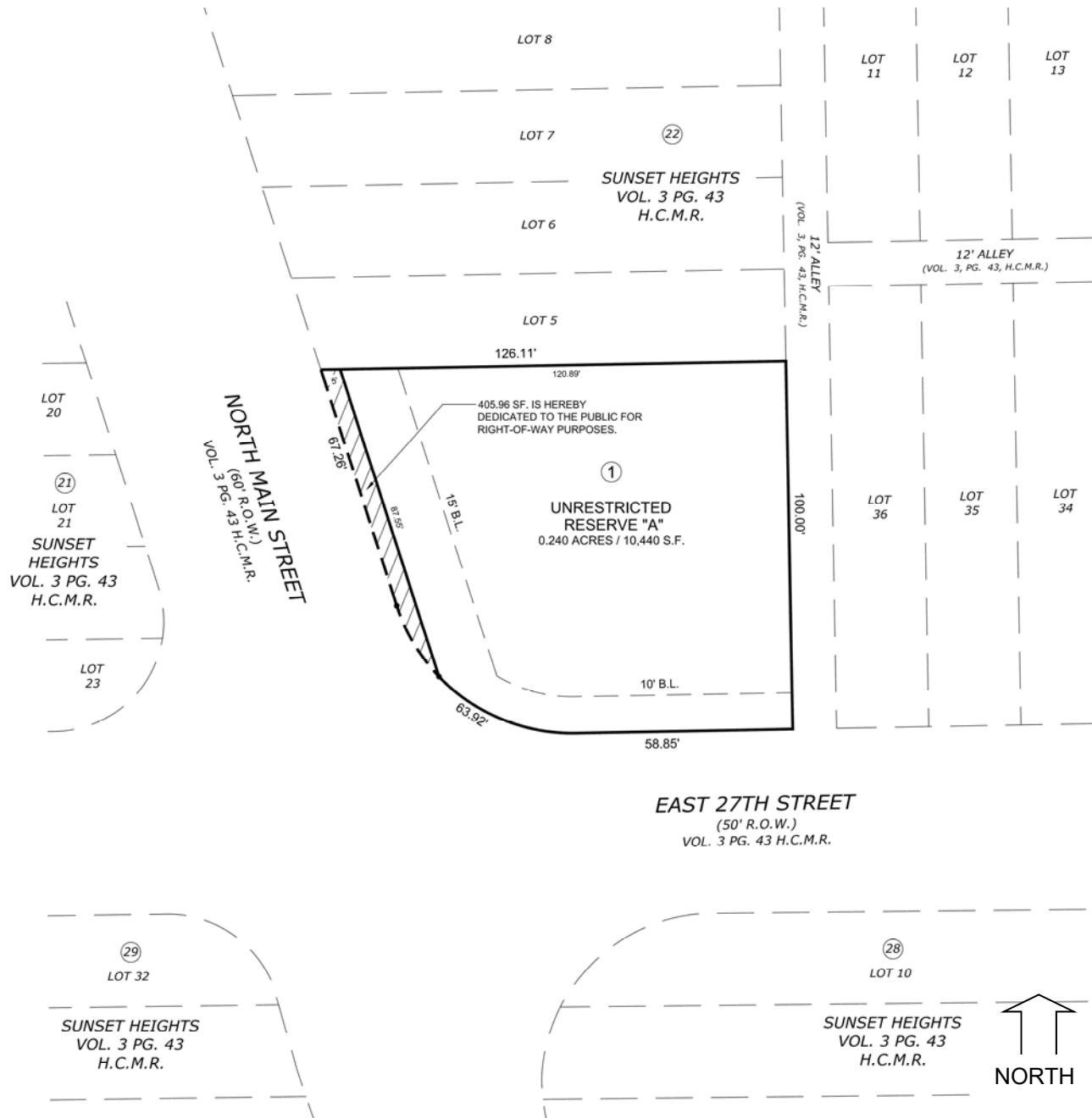
ITEM: 81

Planning and Development Department

Meeting Date: 05/09/2019

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Applicant: RVi Planning + Landscape Architecture



C – Public Hearings

Subdivision

Houston Planning Commission

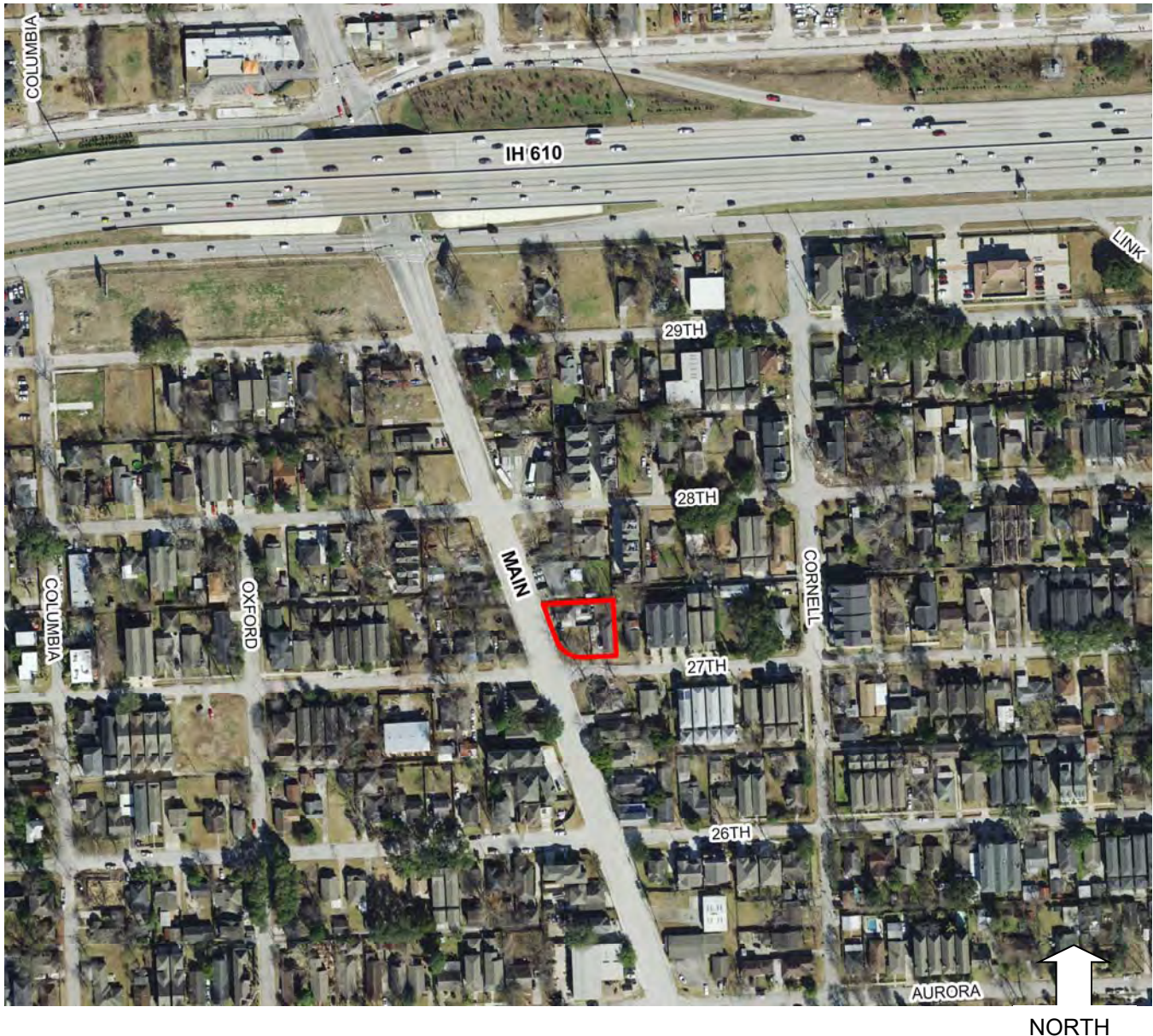
ITEM: 81

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Kluski Place Sec 1 replat no 1

Applicant: RVi Planning + Landscape Architecture



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 16th, 2019

Dear Property Owner:

Reference Number: 2019-0577

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Kluski Place Sec 1**". This proposal includes the replatting of all of Kluski Place Sec 1, as recorded in film code 648143 of the Harris County Map Records. The new subdivision name is "**Kluski Place Sec 1 replat no 1**"

The property is located at the Northeast intersection of North Main Dr and East 27th St.

The purpose of the replat is to create one lots.

The applicant, Chris Patterson, with RVi Planning + Landscape Architecture, can be contacted at 713-621-8025.

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

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PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 05/09/2019
Plat Name: Lindale Park Sec 3 partial replat no 1
Developer: n/a
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0556 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3328	Total Reserve Acreage:	0.0000
Number of Lots:	1	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

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

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

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

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

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

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

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.

134.17. Revise Parks and Open Space Table.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 82
Action Date: 05/09/2019
Plat Name: Lindale Park Sec 3 partial replat no 1
Developer: n/a
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0556 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

City Engineer: Detention 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

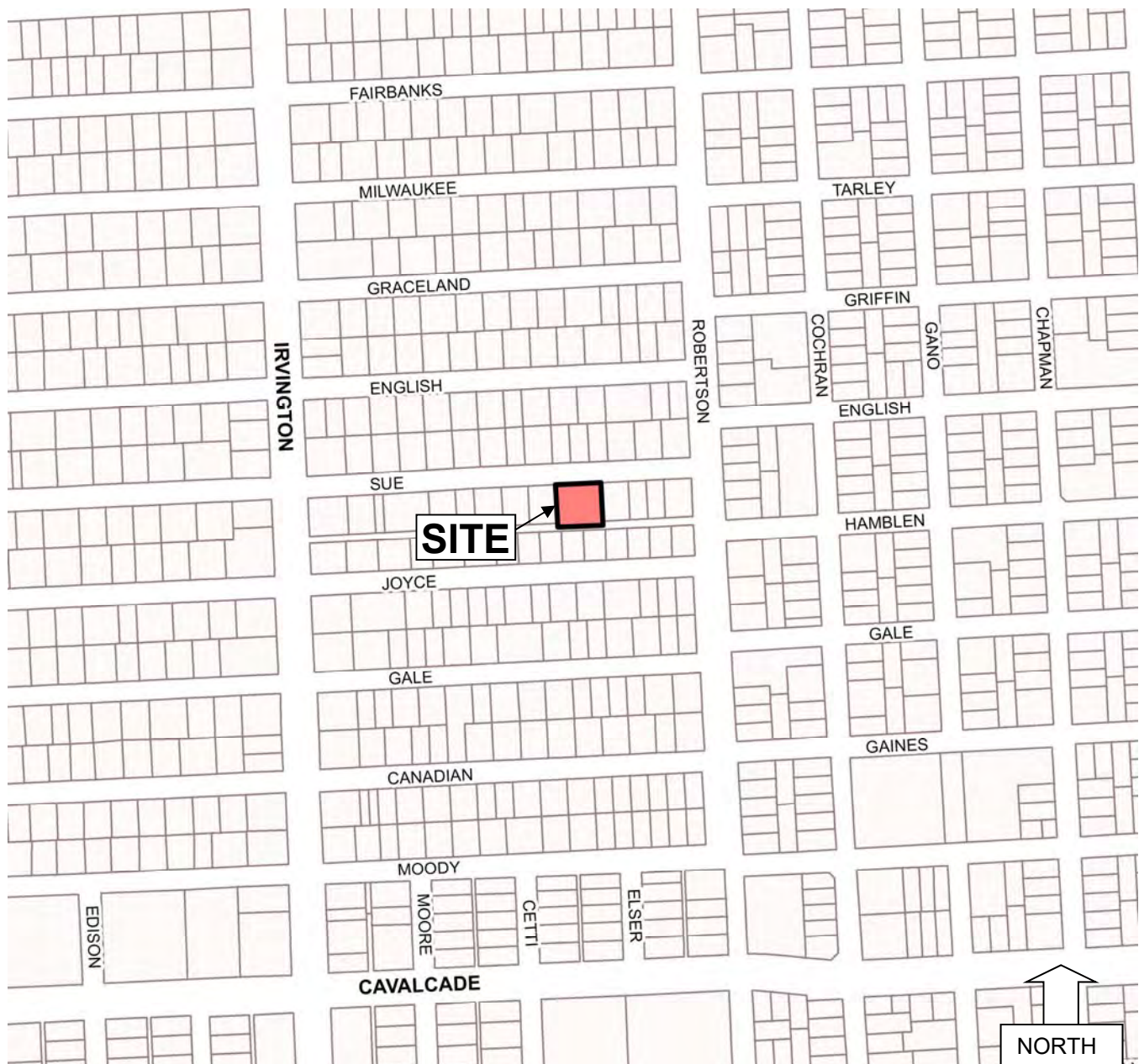
ITEM: 82

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Lindale Park Sec 3 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

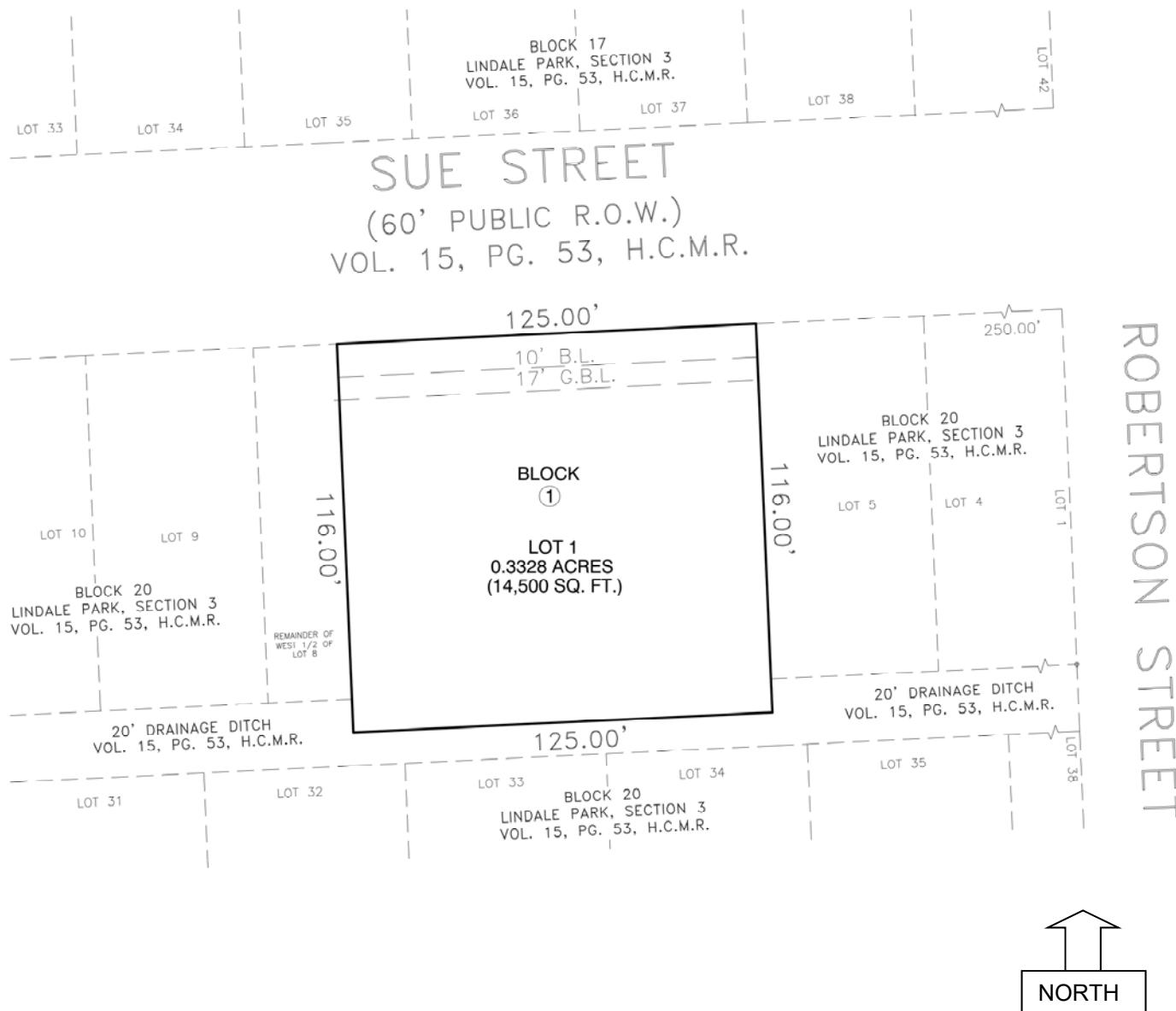
ITEM: 82

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Lindale Park Sec 3 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

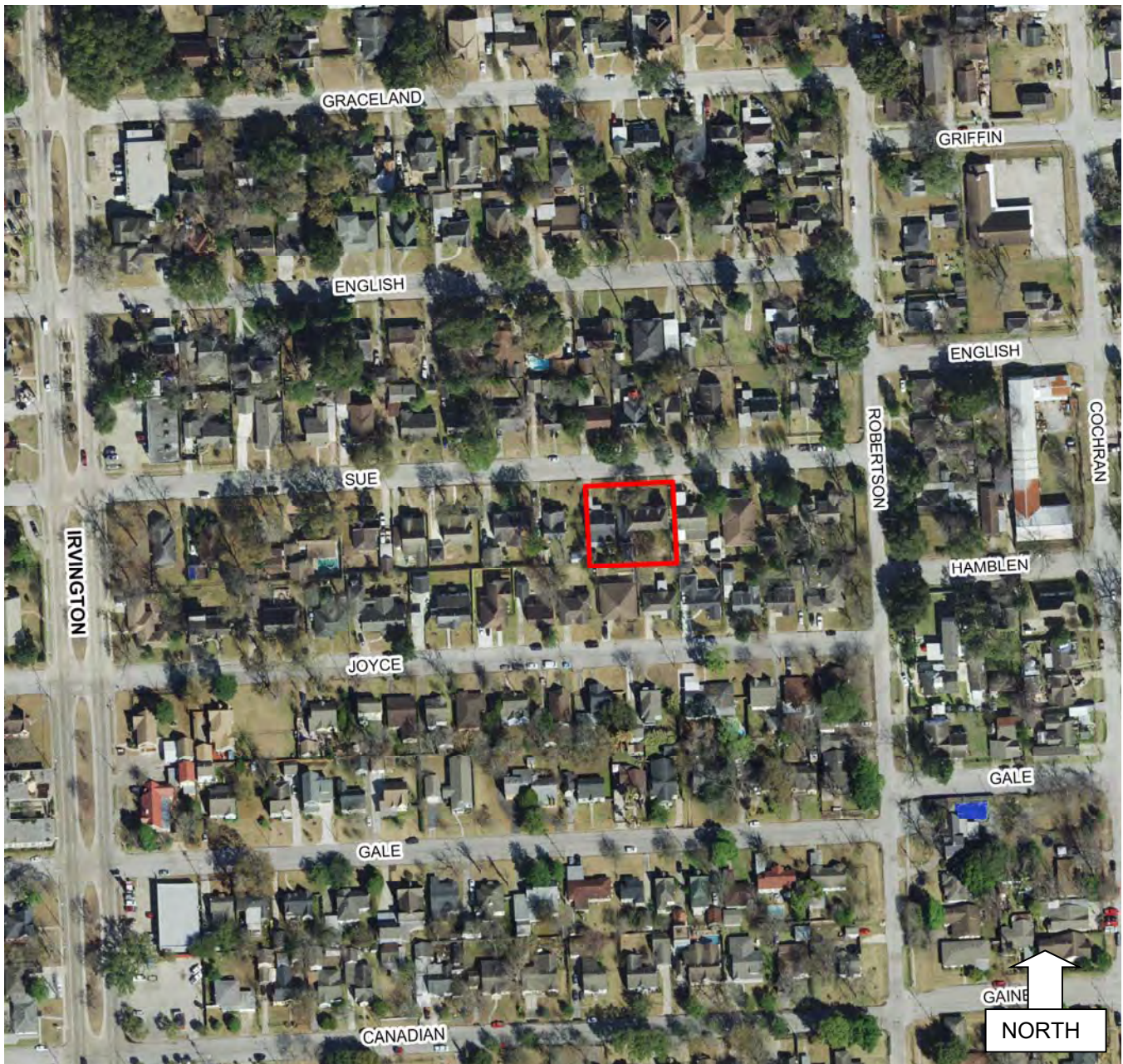
ITEM: 82

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Lindale Park Sec 3 partial replat no 1

Applicant: South Texas Surveying Associates, 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 15, 2019

Dear Property Owner:

Reference Number: 2019-0556

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Lindale Park Sec 3**". This proposal includes the replatting of Lots 6, 7A, 7, 8A and the north 10 feet of Drainage Ditch, Block 20, as recorded in Volume 15 Page 53 of the Harris County Map Records. The new subdivision name is "**Lindale Park Sec 3 partial replat no 1**".

The property is located on Sue Street, north of Joyce Street and east of Irvington Boulevard.

The purpose of the replat is to create one single family lot.

The applicant, Patrick Cook, with South Texas Surveying Associates, Inc., can be contacted at 281-556-6918.

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

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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, May 9, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

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

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 05/09/2019
Plat Name: Lindale Park Sec 5 partial replat no 2
Developer: Rainbow Unicorn
Applicant: ICMC GROUP INC
App No/Type: 2019-0584 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2700	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and Requirements for Approval

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

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

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

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

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

115. Add Owners Certification of Restrictions note to face of replat: Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or 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 maybe required subject to impervious cover more than 65%.

Parks and Recreation: Dwelling Units incorrect in Plat Notes.
Harris County Flood Control District: Flood Control review - No comments.

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Lindale Park Sec 5 partial replat no 2

Applicant: ICMC GROUP INC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Lindale Park Sec 5 partial replat no 2

Applicant: ICMC GROUP INC



C – Public Hearings

Subdivision

Houston Planning Commission

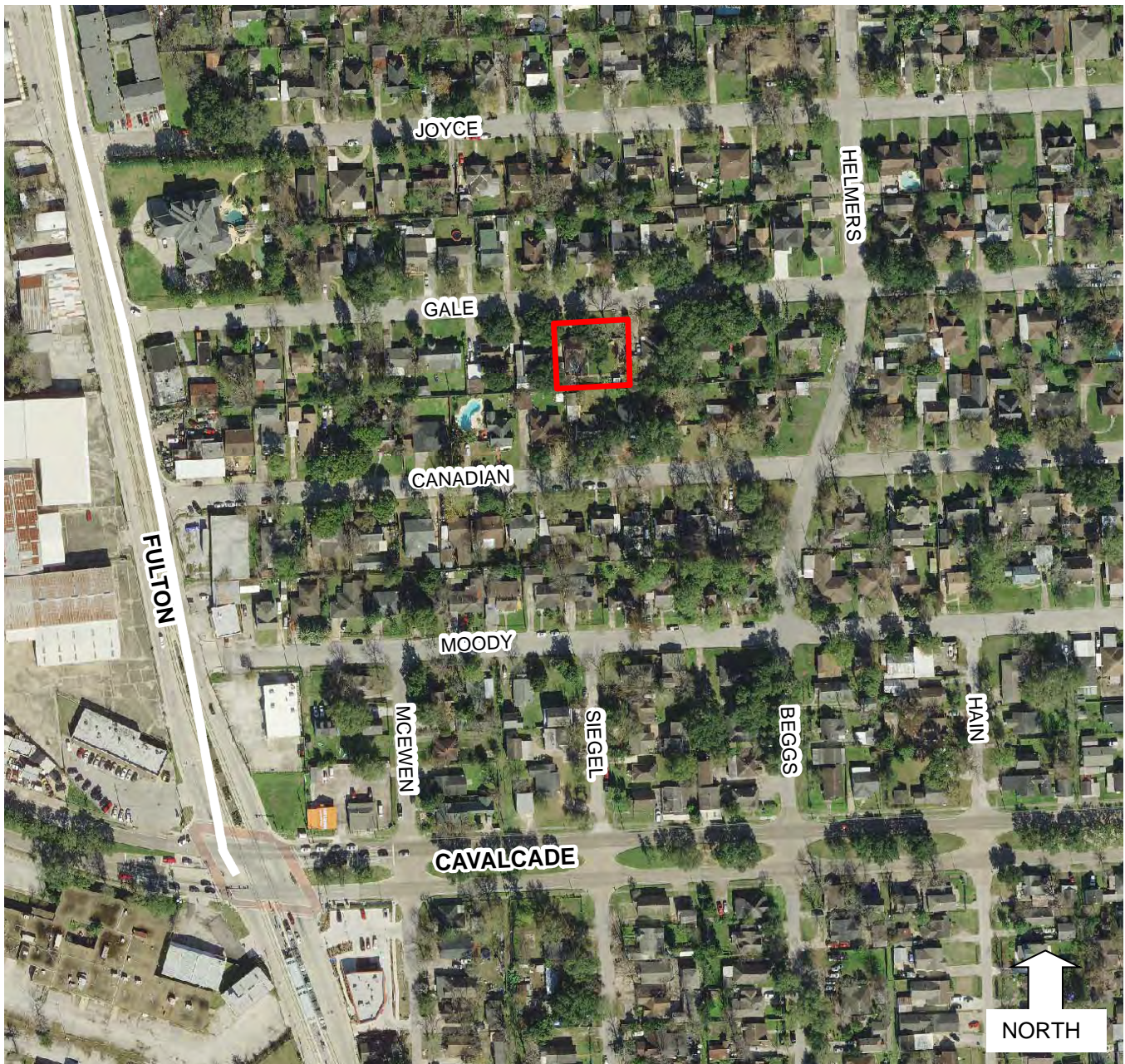
ITEM: 83

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Lindale Park Sec 5 partial replat no 2

Applicant: ICMC GROUP 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 16, 2019

Dear Property Owner:

Reference Number: 2019-0584

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Lindale Park Sec 5**". This proposal includes the replatting of Lot 8, Block 28, as recorded in Volume 998 Page 724 of the Harris County Map Records. The new subdivision name is "**Lindale Park Sec 5 partial replat no 2**".

The property is located 316 Gale Street, Houston, TX 77009.

The purpose of the replat is create two single family residential lots.

The applicant, Sunny Grewal of ICMC Group, Inc., can be contacted at 713-894-5314.

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, May 9, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

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

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 05/09/2019
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:
Approve the plat subject to
the conditions listed

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. Obtain a consent to encroachment over city easement for the shared driveway to cross over the existing 10' Sanitary Sewer Easement prior to recordation. Contact Houston Public Work-Houston Water Utility Analysis Section -Infrastructure Support Group 832-394-8970. Contact Public Works concerning the correct size of the water meter easement prior to recordation.

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. 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. Provide proof of coordination at final plat submittal.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 05/09/2019
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:
Approve the plat subject to
the conditions listed

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: 84

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1 (DEF 1)

Applicant: United Engineers, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

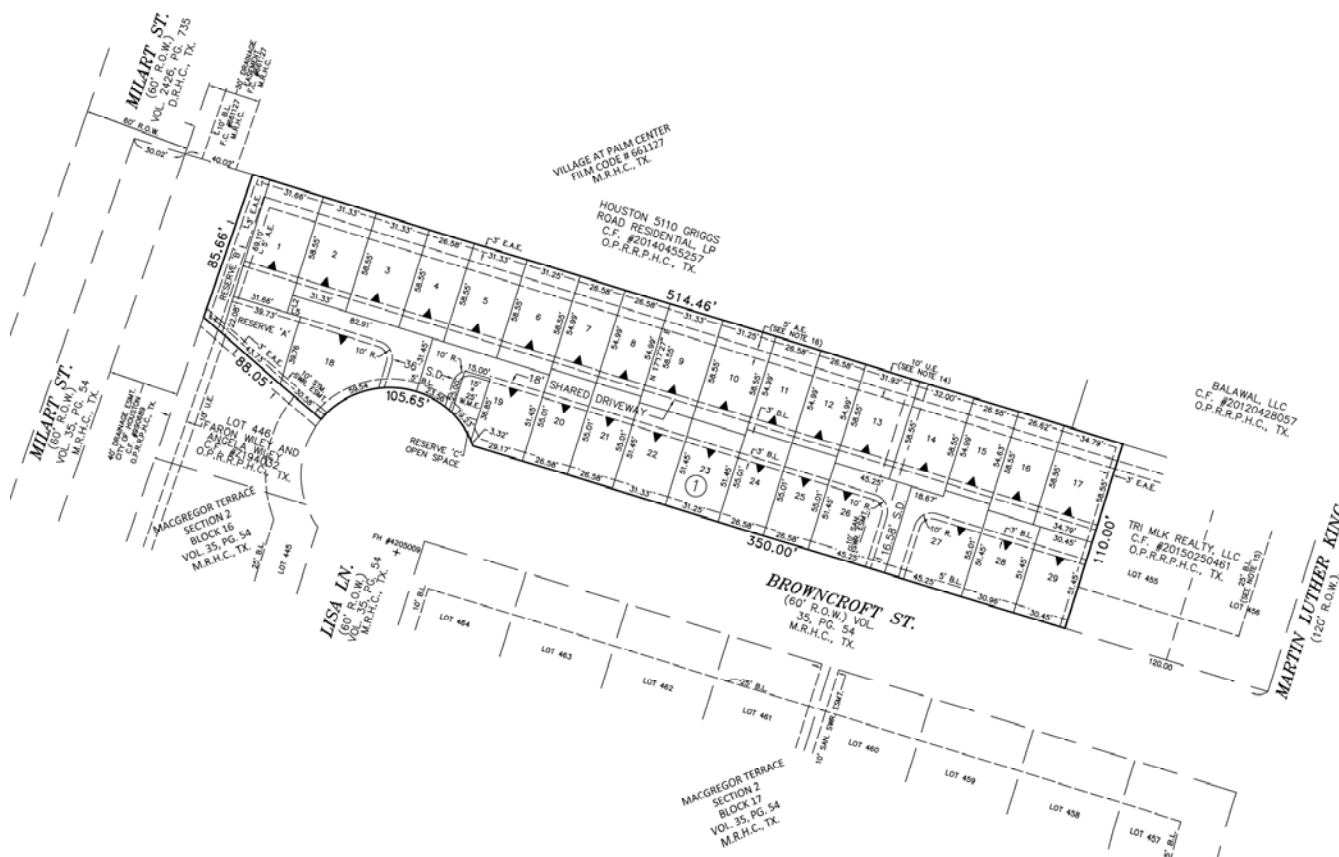
ITEM: 84

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1 (DEF 1)

Applicant: United Engineers, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Macgregor Terrace Sec 2 partial replat no 1 (DEF 1)

Applicant: United Engineers, Inc.



C – Public Hearings

Aerial



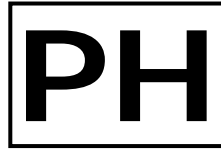
CITY OF HOUSTON

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

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: 85
Action Date: 05/09/2019
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: 85
Action Date: 05/09/2019
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

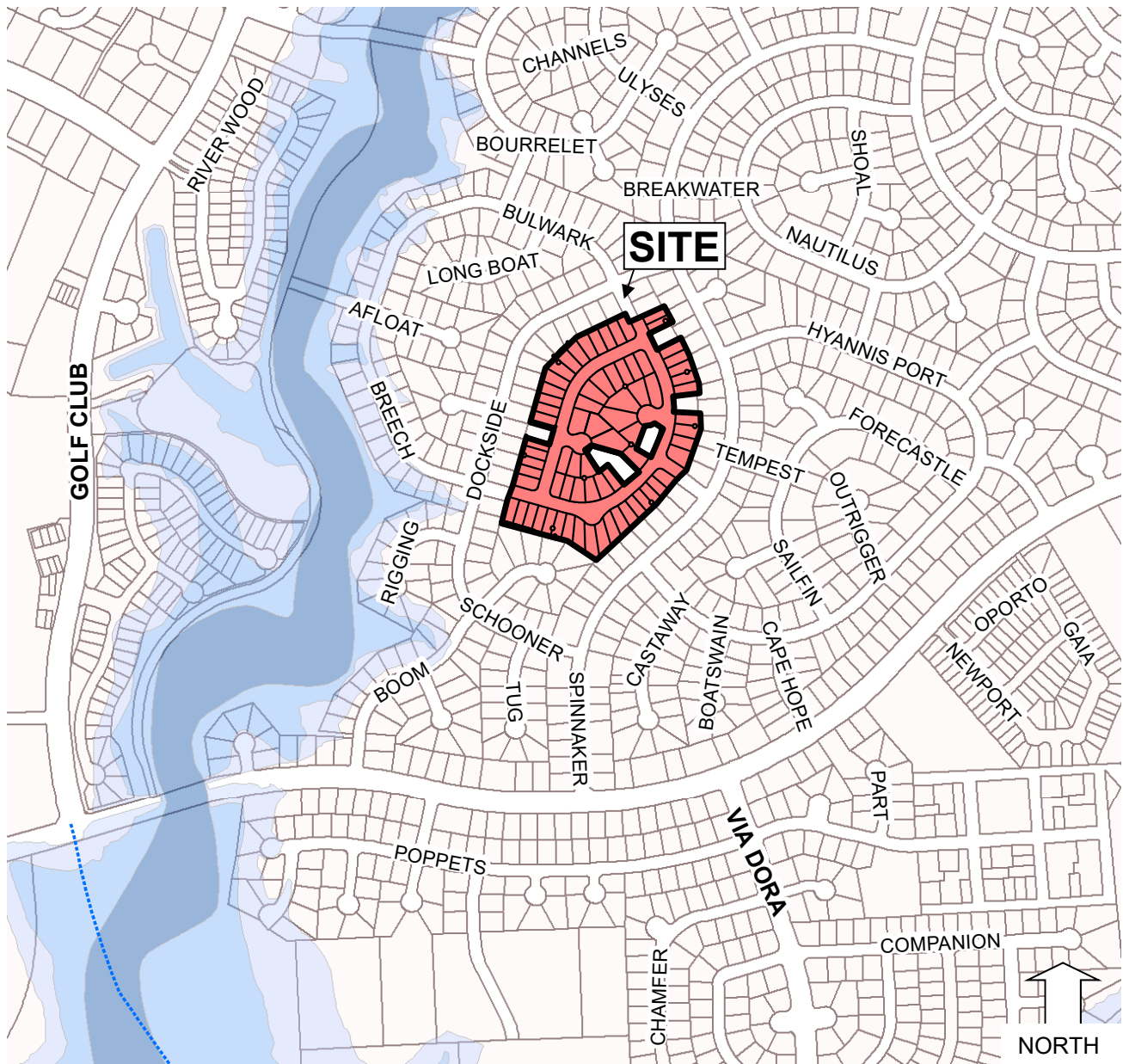
ITEM: 85

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Newport Sec 7 partial replat no 4 (DEF 1)

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



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Newport Sec 7 partial replat no 4 (DEF 1)

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



C – Public Hearings

Subdivision

Houston Planning Commission

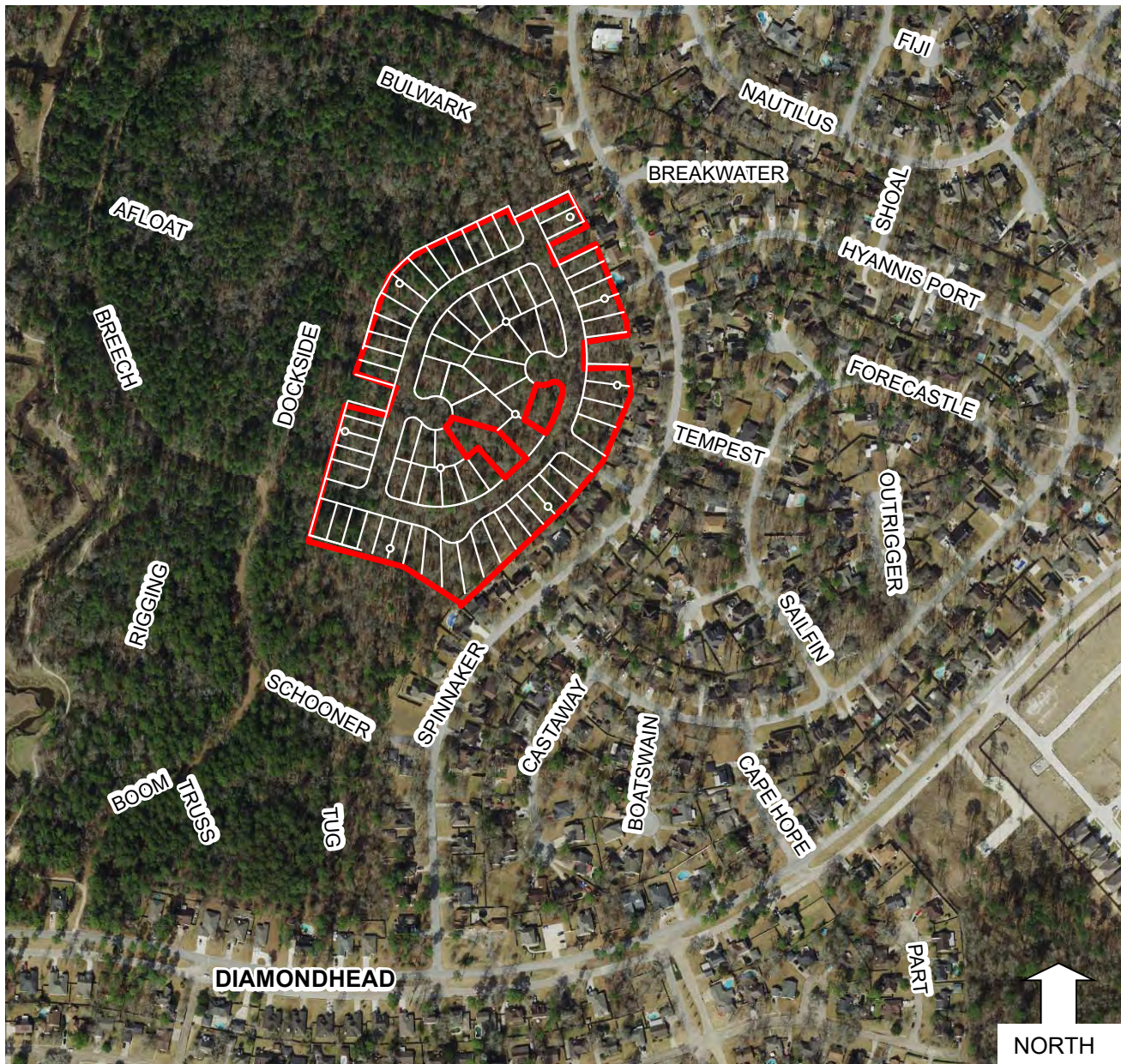
ITEM: 85

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Newport Sec 7 partial replat no 4 (DEF 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 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

- **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: 05/09/2019
Plat Name: Oak Forest Sec 1 partial replat no 2
Developer: Elevate Development Group
Applicant: Tetra Surveys
App No/Type: 2019-0651 C3N

Staff Recommendation:
 Defer Applicant request

Total Acreage:	0.3154	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452P	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.

Applicant has to provide revised information before noon next Wednesday.

Legal indicates that this plat violates restrictions filed separately. The applicant has requested this plat be deferred to confer with Legal concerning the separately filed deed restrictions.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an existing 8-inch sanitary sewer along the east property line of the subject site that will require the continuous of the existing easement. For the abandonment/relocation of the existing sewer contact the Joint Referral Committee.

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

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

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

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Oak Forest Sec 1 partial replat no 2

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Oak Forest Sec 1 partial replat no 2

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 16, 2019

Dear Property Owner:

Reference Number: 2019-0651

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of Lot Twelve (12) in Block 18 of "**Oak Forest Section 1**" as recorded in Vol. 23, Pg. 48 of the Harris County Map Records. The new subdivision name is "**Oak Forest Section 1 partial replat no 2**".

The property is located at the southeast intersection of Du Barry Lane and Wakefield Drive, east of Ella Boulevard., north of West 34th Street.

The purpose of the replat is to create 2 lots.

The applicant, Paul Coyne, with Tetra Surveys, can be contacted at 713-462-6100.

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, May 9, 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.
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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

- 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: 05/09/2019
Plat Name: Shiloh Lake Estates Sec 1 partial replat no 1 and extension
Developer: Individual
Applicant: Texas Engineering And Mapping Company
App No/Type: 2019-0481 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0494	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567E	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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Update county engineering to J. Stacy Slawinski
2) Address all comments provided on formal FBC review letter from 3/22/19
3) This does not constitute a formal review by FBC as not all review comments are provided in this portal
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

Houston Planning Commission

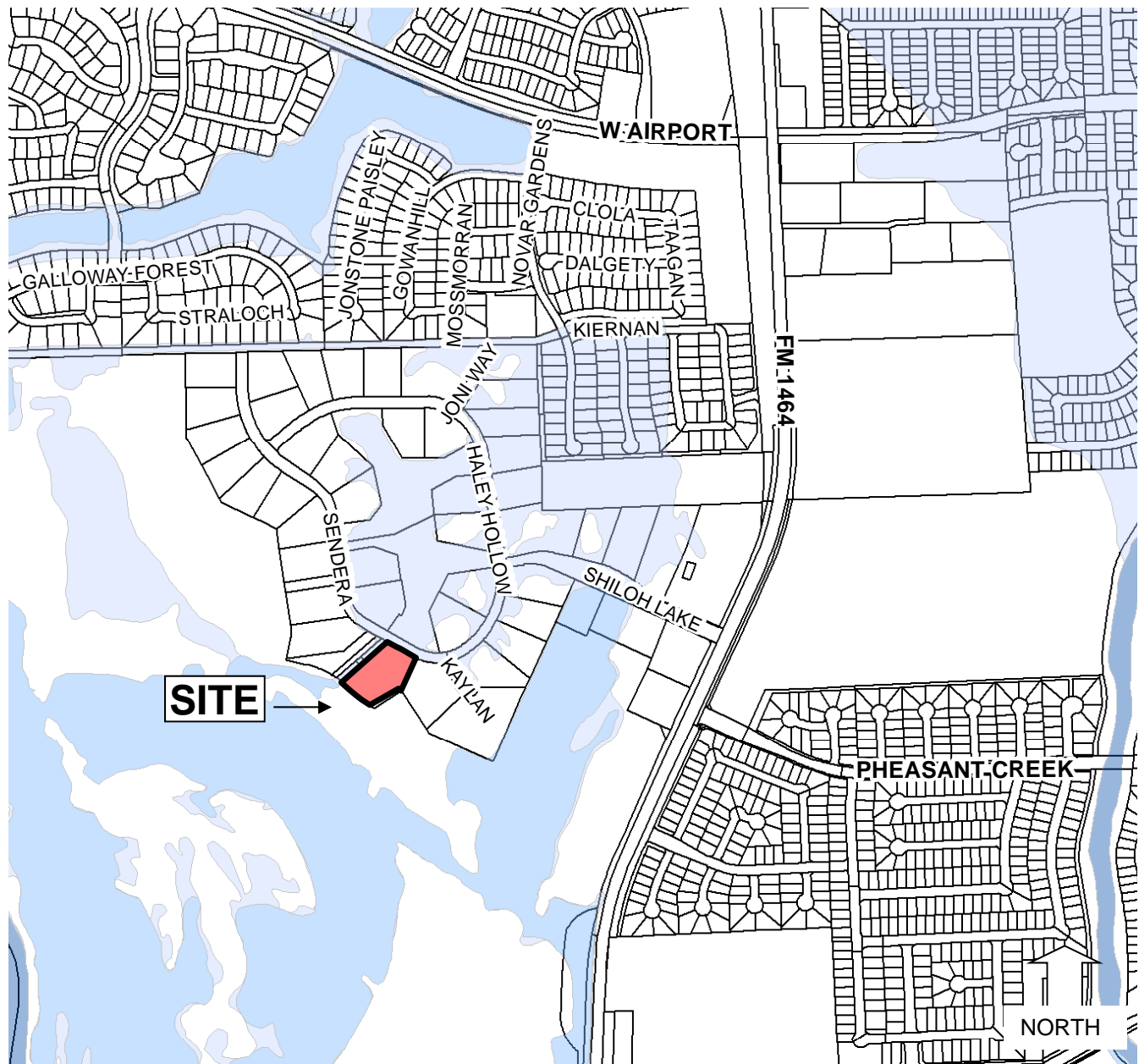
ITEM: 87

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Shiloh Lake Estates Sec 1 partial replat no 1 and extension

Applicant: Texas Engineering And Mapping Company



C – Public Hearings

Site Location

Houston Planning Commission

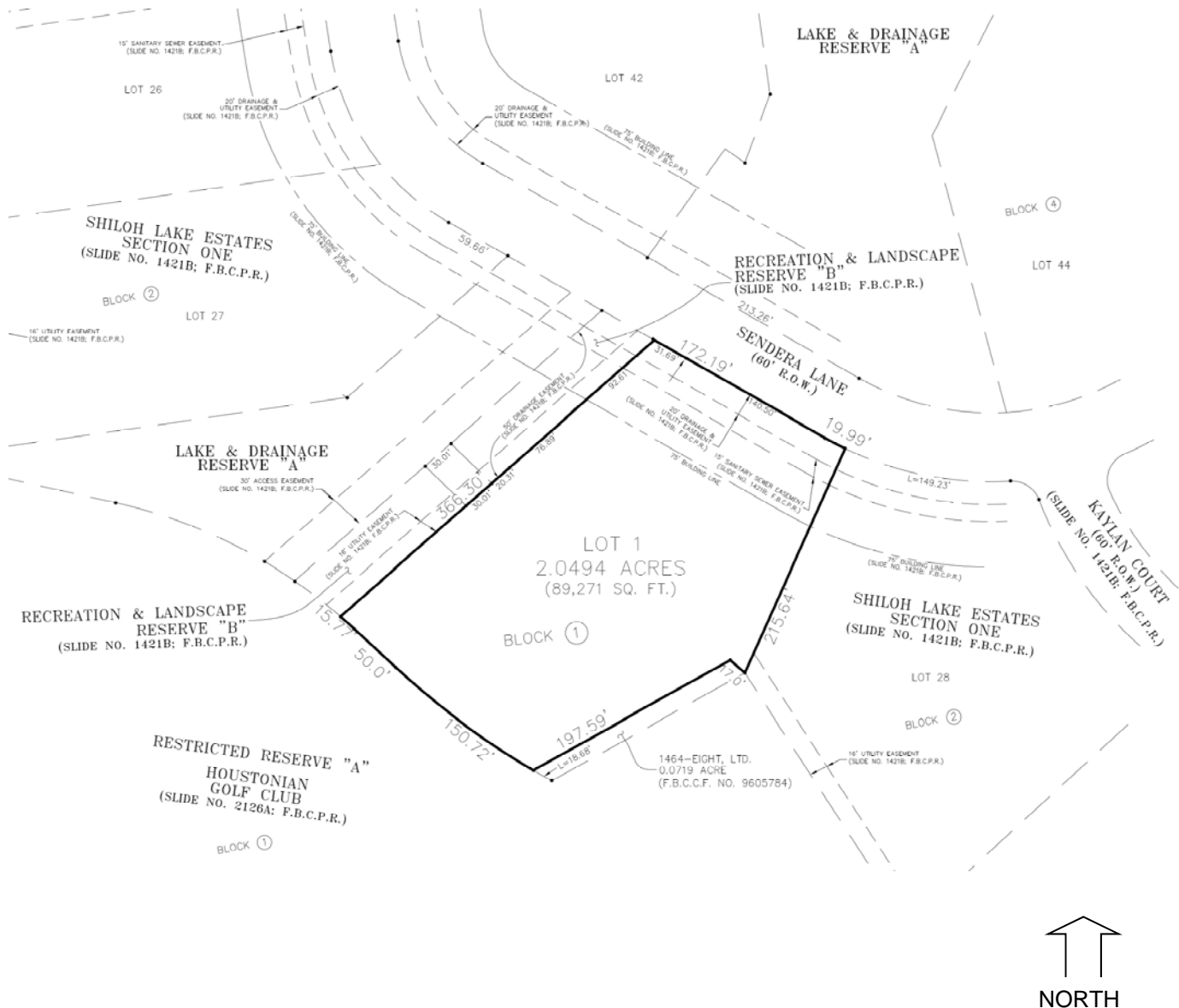
ITEM: 87

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Shiloh Lake Estates Sec 1 partial replat no 1 and extension

Applicant: Texas Engineering And Mapping Company



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Shiloh Lake Estates Sec 1 partial replat no 1 and extension

Applicant: Texas Engineering And Mapping Company



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 17, 2019

Dear Property Owner:

Reference Number: 2019-0481

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Shiloh Lake Estates Section One**". This proposal includes the replatting of a portion of **Reserve B**, as recorded at Film Code No. 1421B; F.B.C.P.R. of the Harris County Map Records. The new subdivision name is "**Shiloh Lake Estates Sec 1 partial replat no 1 and extension**".

The property is located at Sendera Lane west of Kaylan Court and FM 1464 in Fort Bend County. The purpose of the partial replat is to combine a portion of a landscape and recreation reserve and acreage into one single family residential lot.

The applicant, Ryan Moeckel, with Texas Engineering And Mapping Company, on behalf of Individual, can be contacted at 281-491-2525 Ext .

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

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

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

Thursday, May 9, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

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

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

See reverse side for useful information

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

Terminology

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- **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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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 05/09/2019
Plat Name: Terrace Oaks partial replat no 2
Developer: Jamal Zadran
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0650 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.1671	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533G	City

Conditions and Requirements for Approval

1. Withdrawn by applicant.

For Your Information:

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

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.
In the floodplain, need drainage plan.

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

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

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Terrace Oaks partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

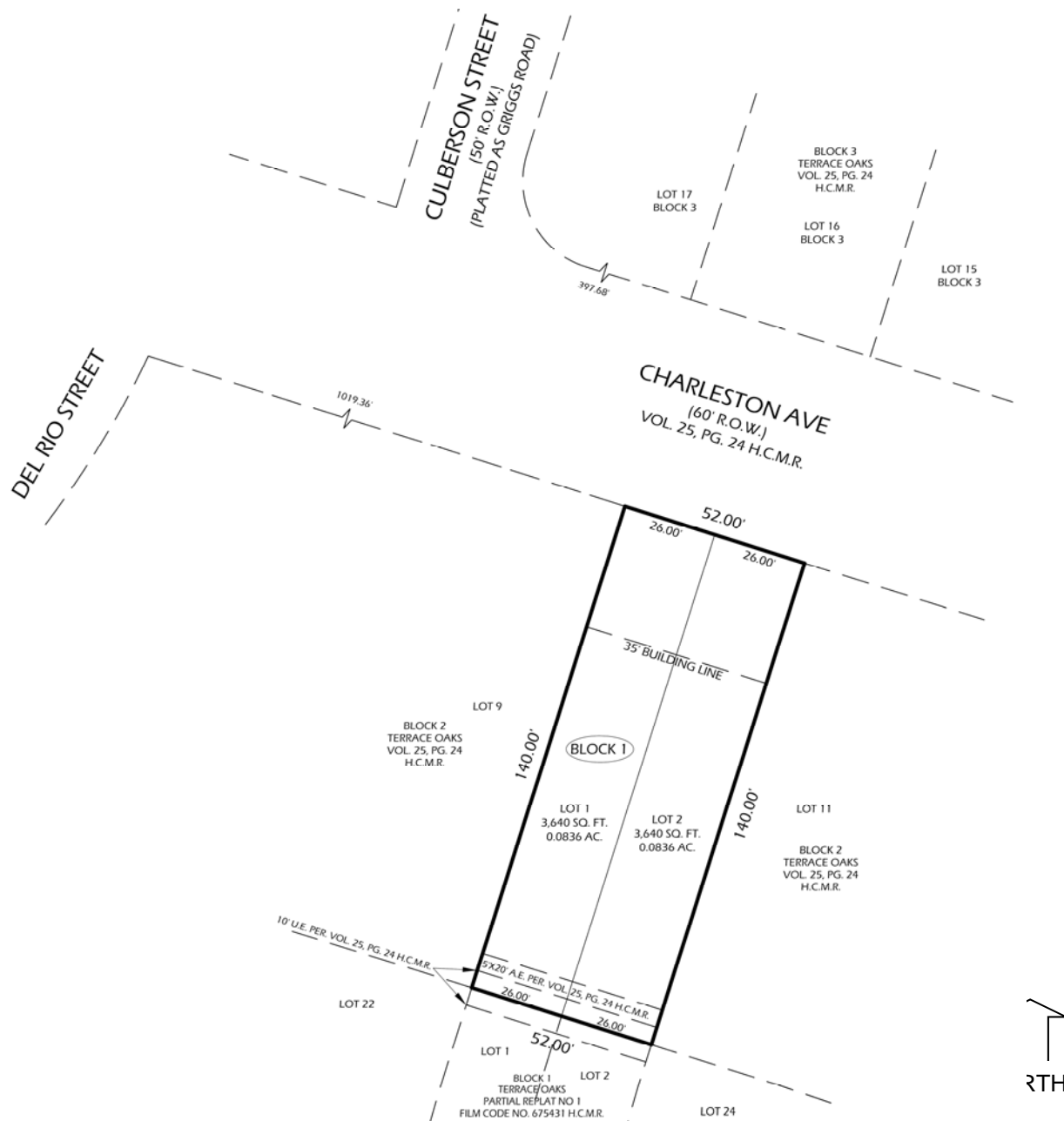
ITEM: 88

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Terrace Oaks partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

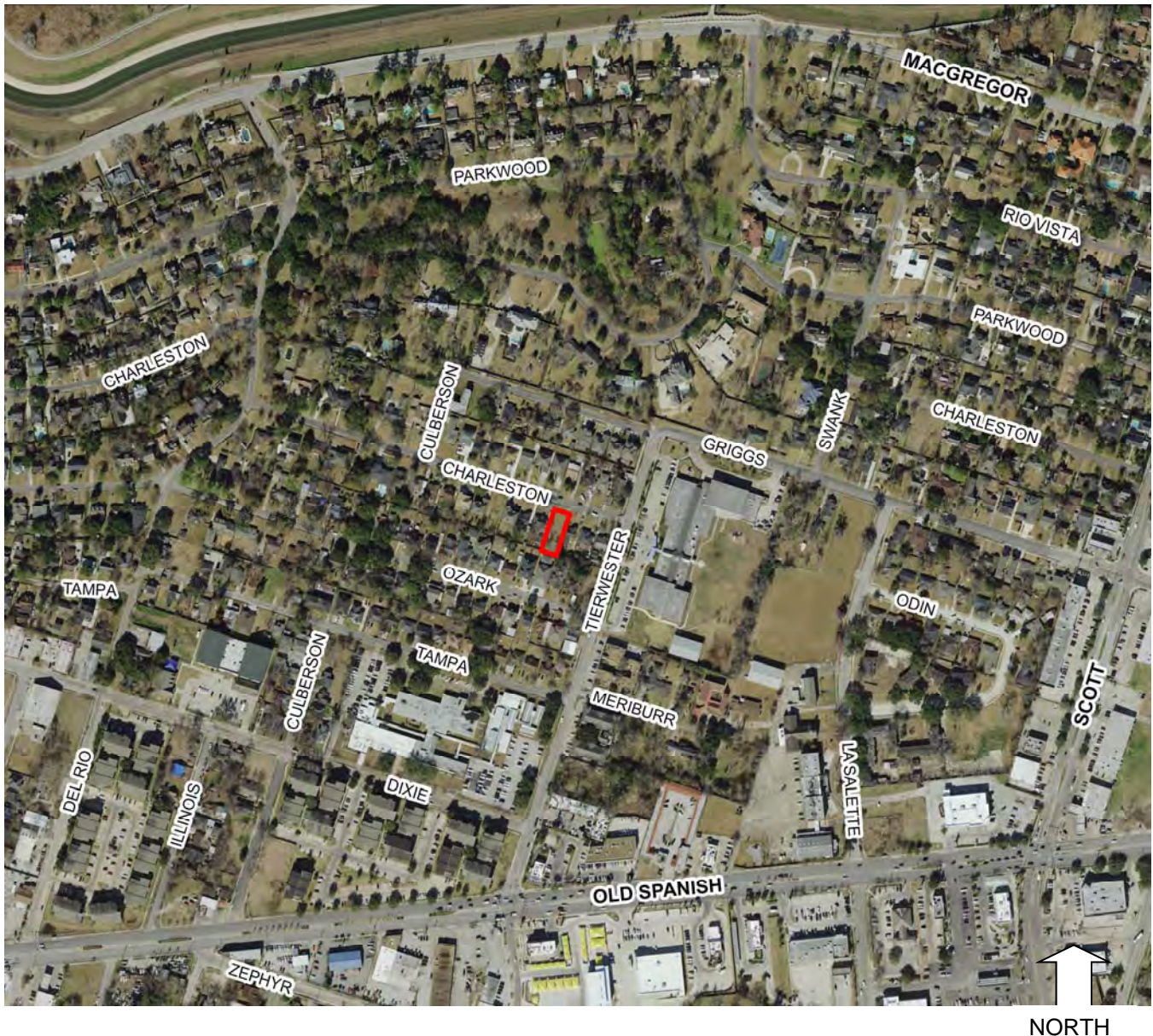
ITEM: 88

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Terrace Oaks partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



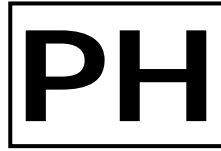
CITY OF HOUSTON

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 12, 2019

Dear Property Owner:

Reference Number: 2019-0650

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Terrace Oaks**". This proposal includes the replatting of Lot 10, Block 2, as recorded in Volume 25 Page 24 of the Harris County Map Records. The new subdivision name is "**Terrace Oaks partial replat no 2**".

The property is located south along Charleston Street, west of Tierwester Street.

The purpose of the replat is to create 2 lots.

The applicant, Joyce Owens, with Owens Management Systems, LLC, can be contacted at 713-643-6333.

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, May 9, 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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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 05/09/2019
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 review by Harris County Engineering Office.

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. 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

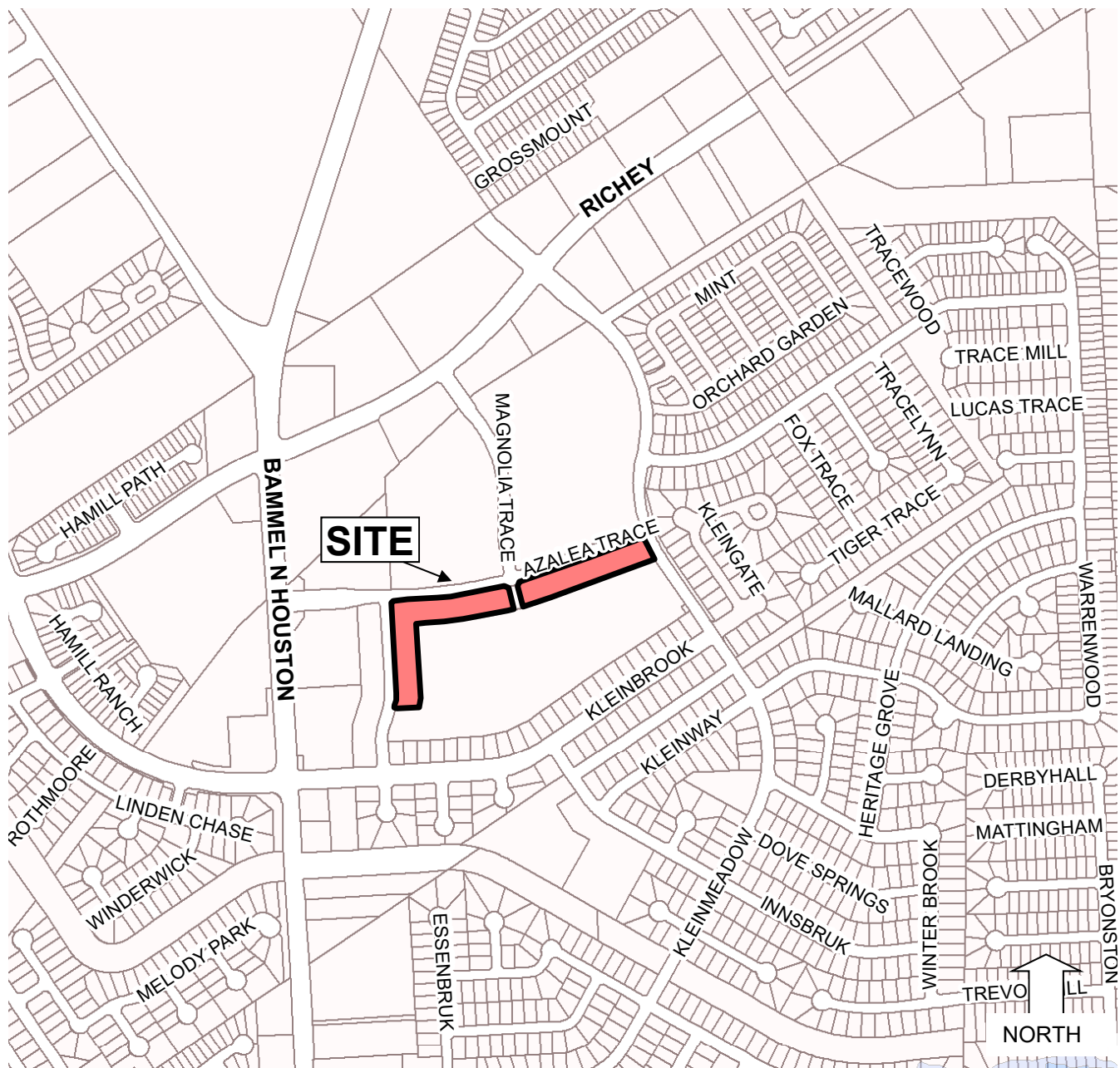
ITEM: 89

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Traces Sec 1 partial replat no 6 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

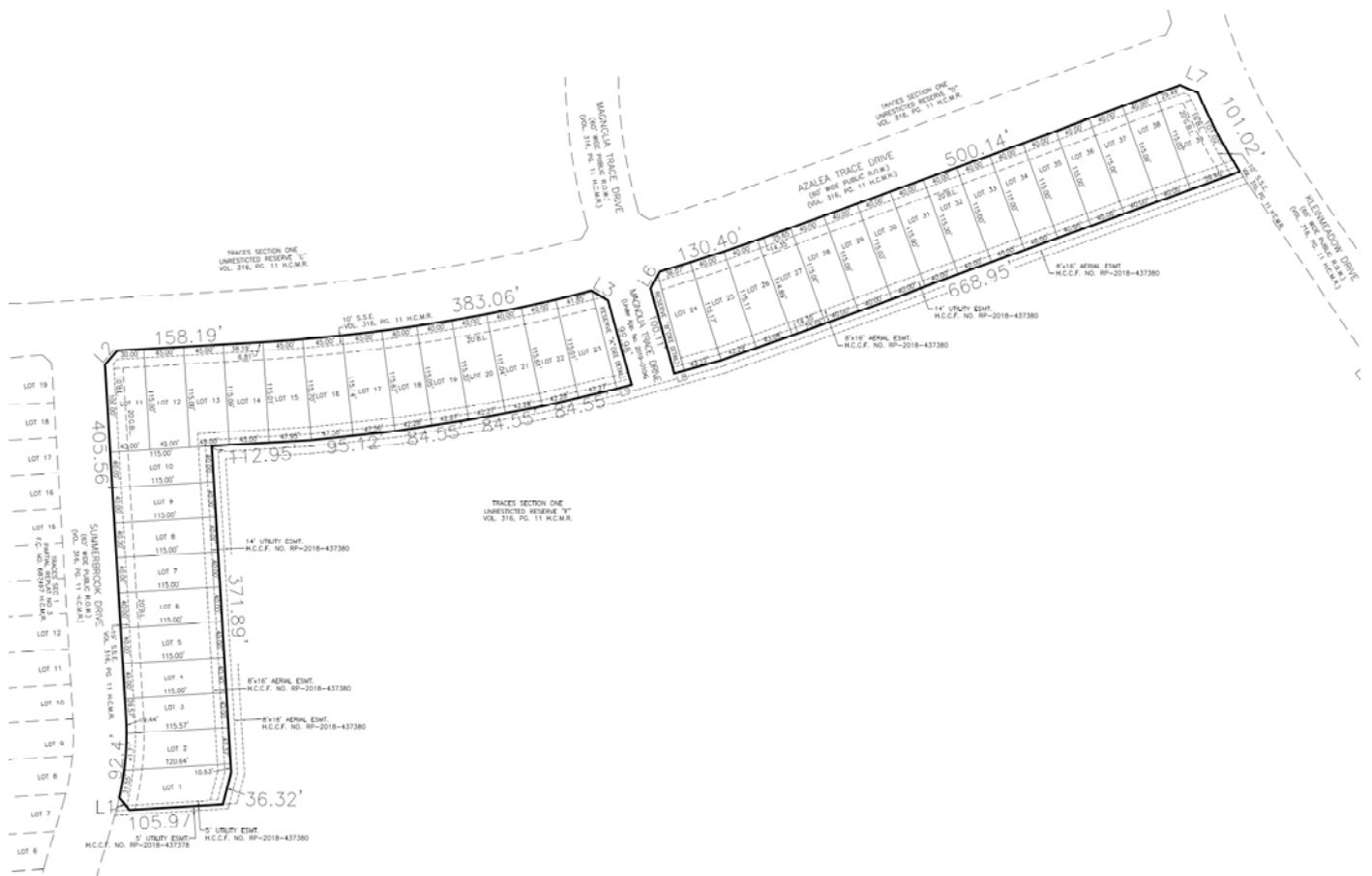
ITEM: 89

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Traces Sec 1 partial replat no 6 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

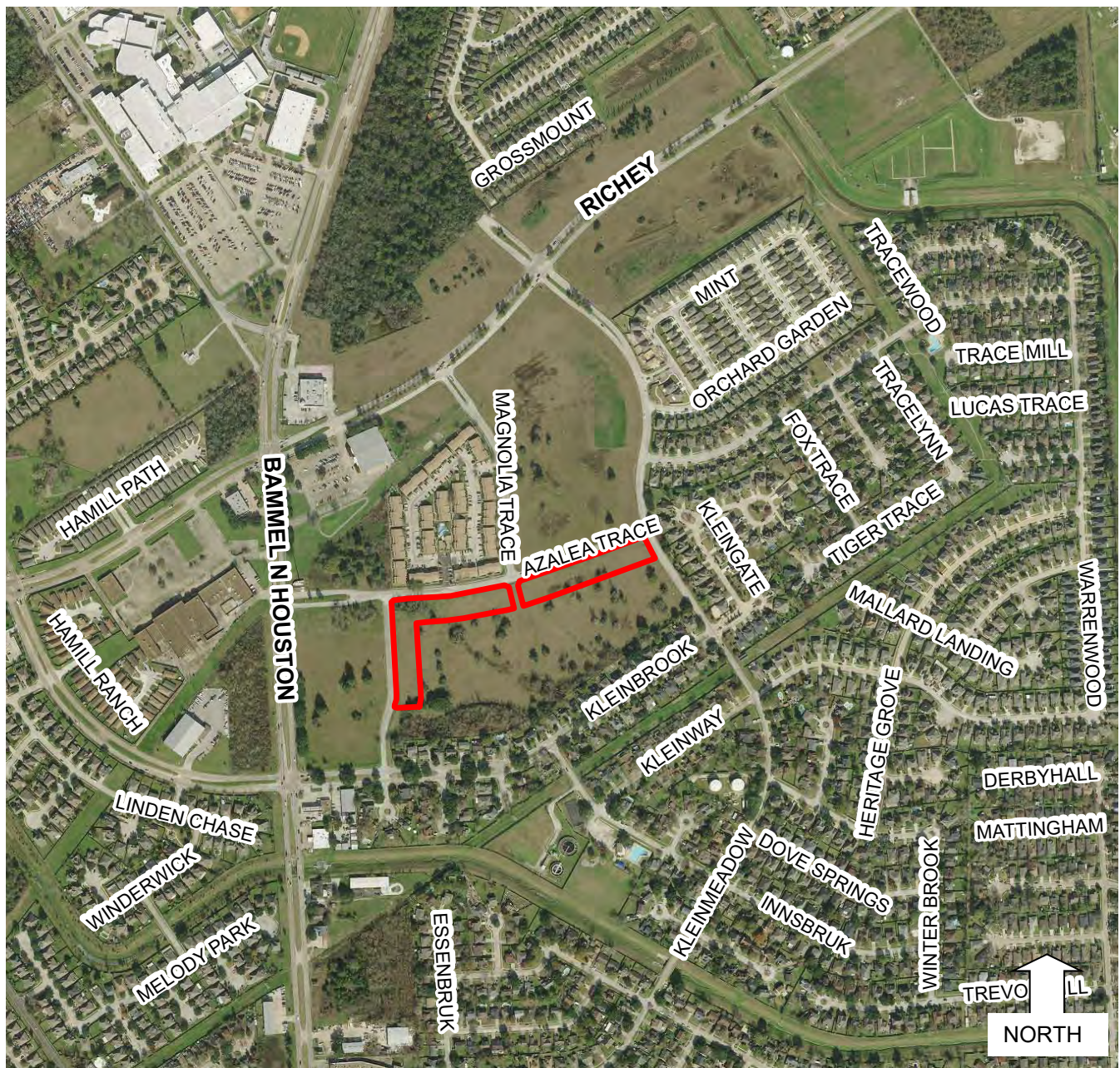
ITEM: 89

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Traces Sec 1 partial replat no 6 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Aerial



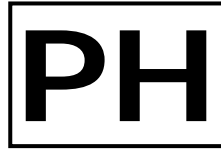
CITY OF HOUSTON

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

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

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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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 05/09/2019
Plat Name: Vincent Estates replat no 1
Developer: AZH Development
Applicant: The Interfield Group
App No/Type: 2019-0541 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	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	453Y	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.

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

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

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (_2_units) of dwelling units.

1. Provide record information for 15' Building line.
2. Use short replat sentence in Dedication/Acknowledgement language.
3. Correct Parks/Dwelling Unit table to show 0 existing DU, 2 Proposed DU, and 2 Incremental DU.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 maybe required subject to impervious cover more than 65%.

Parks and Recreation: Plat states 4 Dwelling Units, but subdivision plat only shows two lots.

Houston Planning Commission

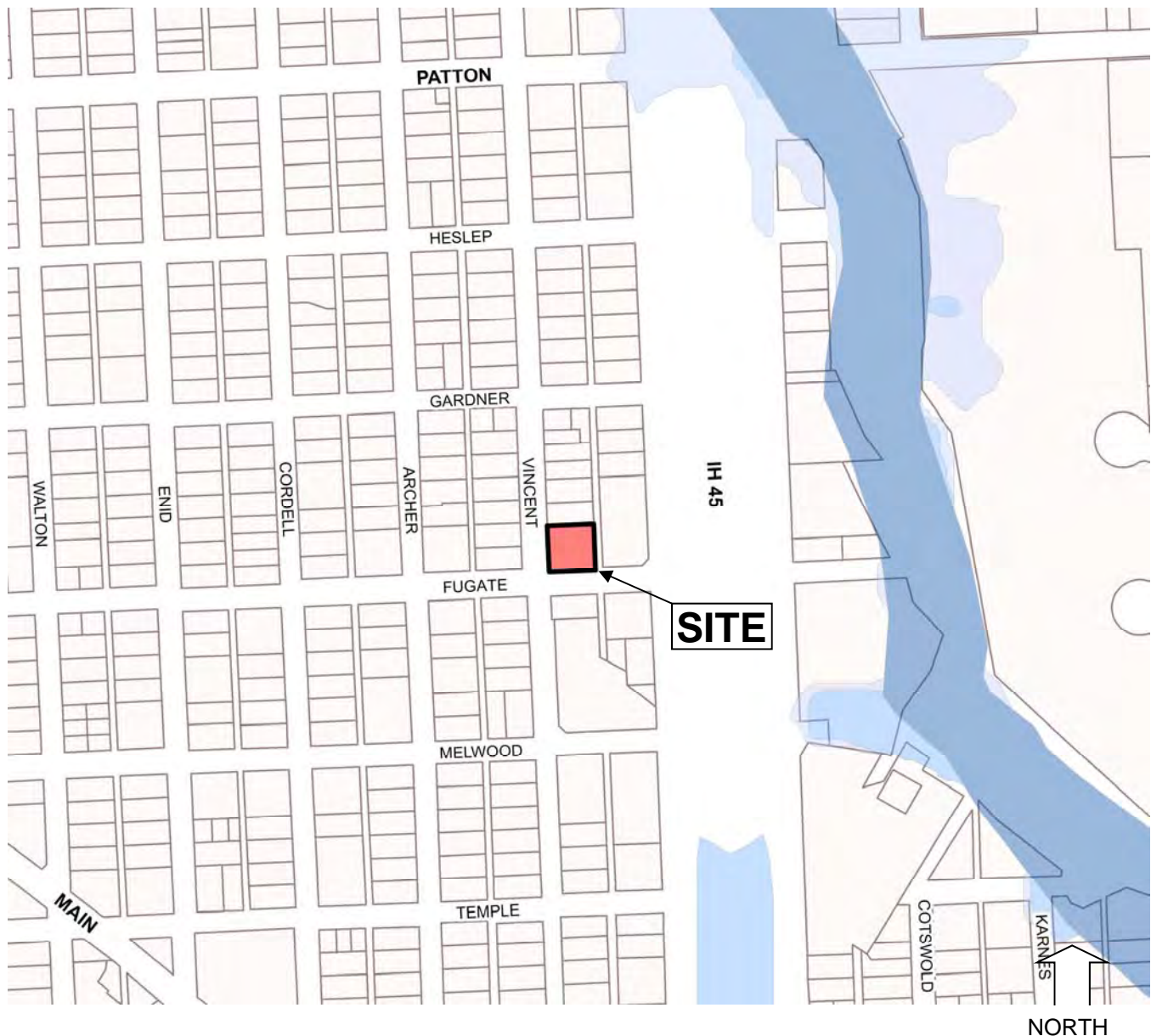
ITEM: 90

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Vincent Estates replat no 1

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

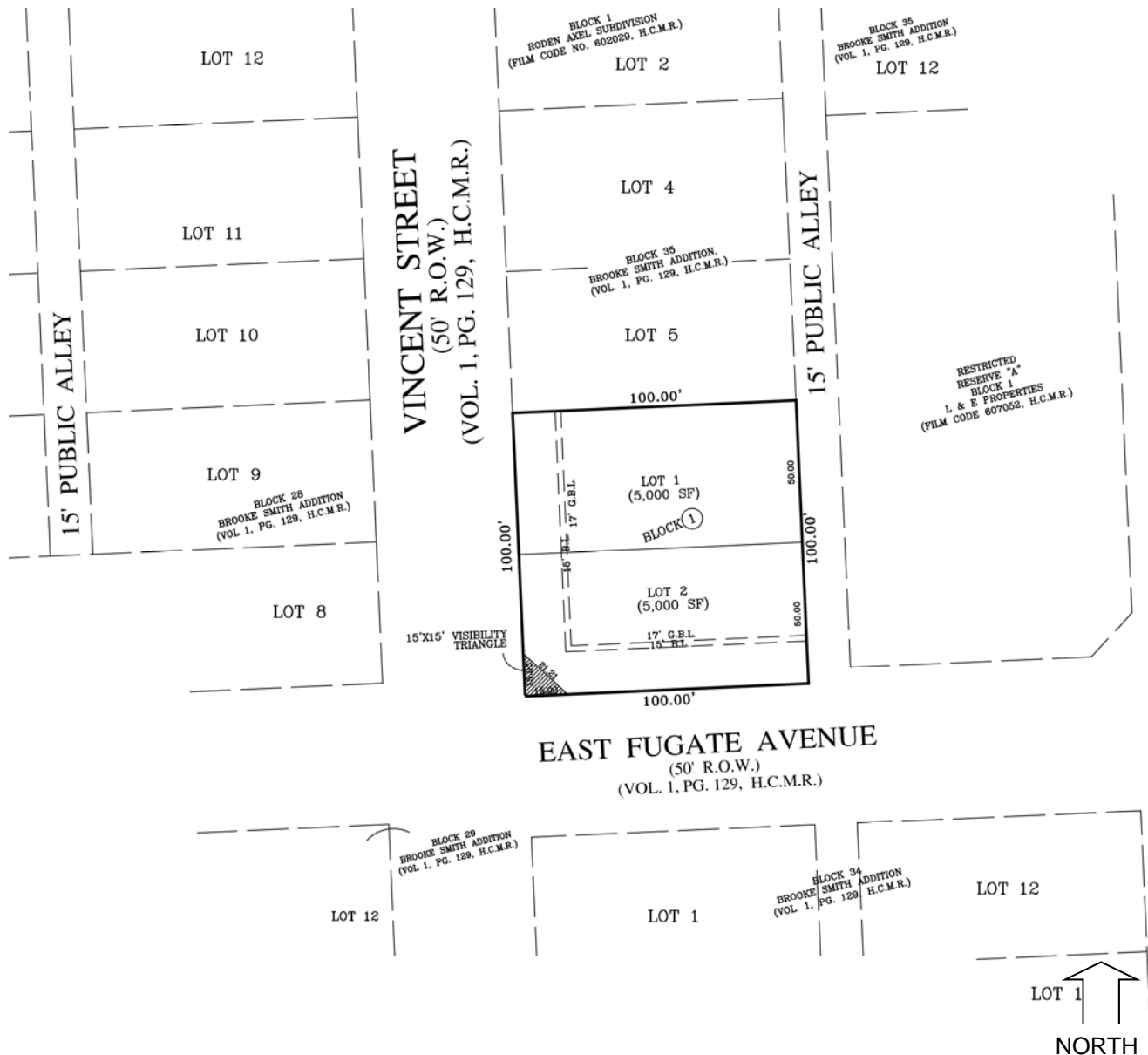
ITEM: 90

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Vincent Estates replat no 1

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

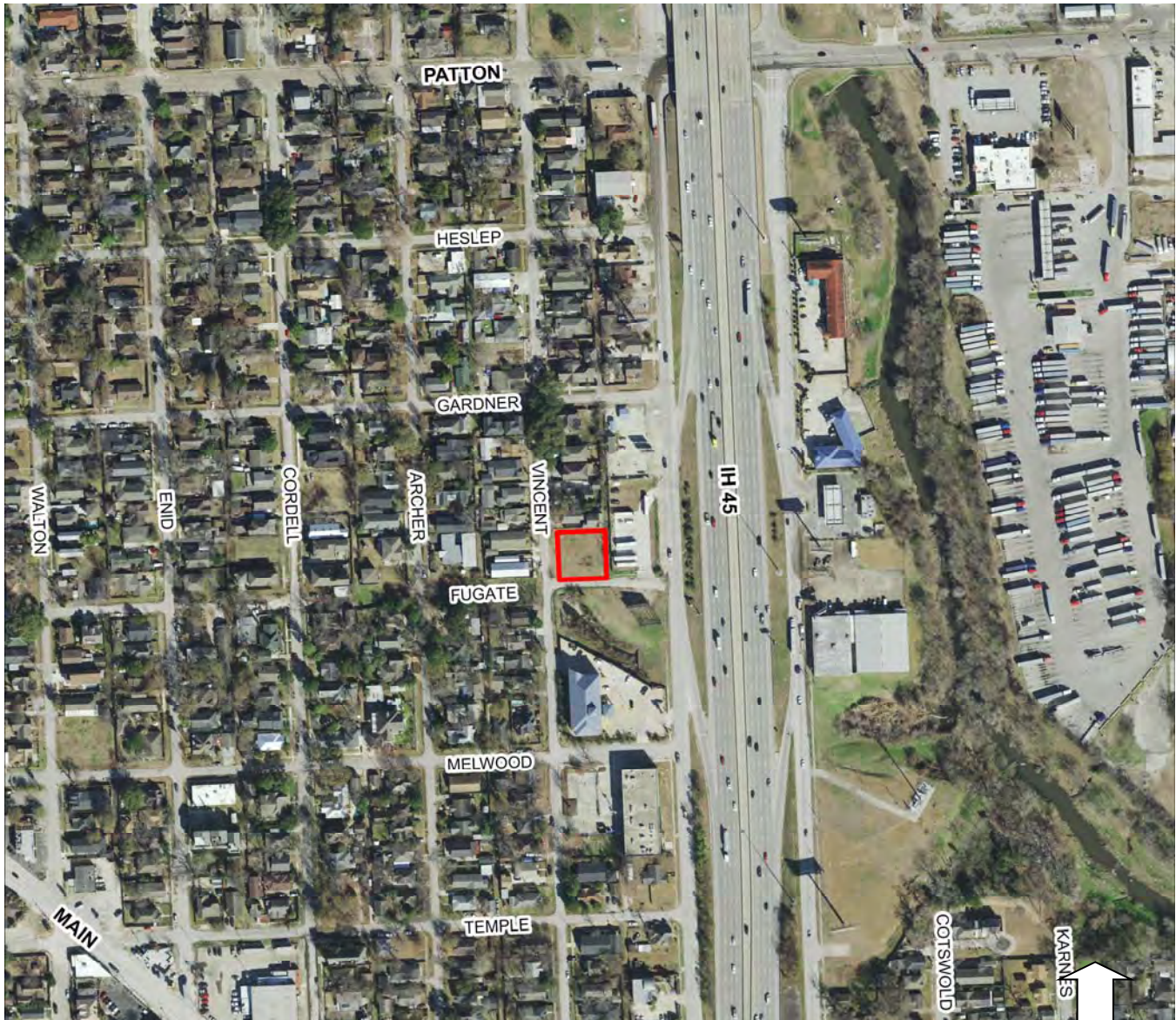
ITEM: 90

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Vincent Estates replat no 1

Applicant: The Interfield Group



NORTH

C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 12, 2019

Dear Property Owner:

Reference Number: 2019-0541

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "Vincent Estates" subdivision. This proposal includes the replatting of all Lots One (1) thru Lot Six (6), in Block 1, as recorded at Film Code No. 674694 of the Harris County Map Records. The new subdivision name is "**Vincent Estates replat no 1**".

The property is located at the northeast intersection of Vincent Street and East Fugate Avenue. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Mary Villareal, with The Interfield Group, on behalf of AZH Development, can be contacted at 713-780-0909 Ext 312.

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, May 9th, 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

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Planning Department Staff Authority and Obligation

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 05/09/2019
Plat Name: Washington Terrace partial replat no 4
Developer: SHANE COOK DESIGNS
Applicant: Advance Surveying, Inc.
App No/Type: 2019-0600 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2651	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
031. Add Dual B.L note to 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: 91
Action Date: 05/09/2019
Plat Name: Washington Terrace partial replat no 4
Developer: SHANE COOK DESIGNS
Applicant: Advance Surveying, Inc.
App No/Type: 2019-0600 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 05/08/19:
No comments.

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

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

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

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

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Washington Terrace partial replat no 4

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

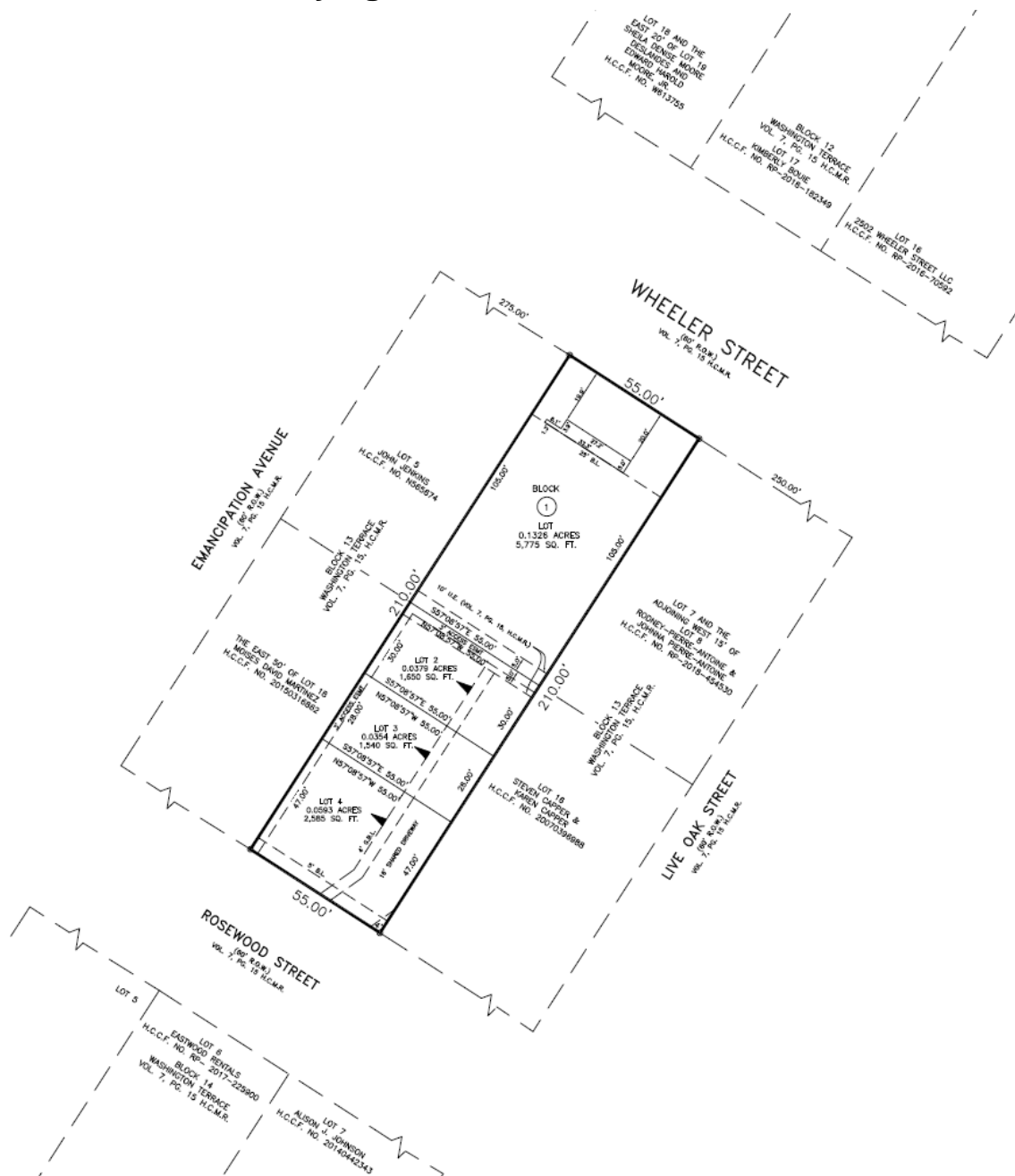
ITEM: 91

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Washington Terrace partial replat no 4

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

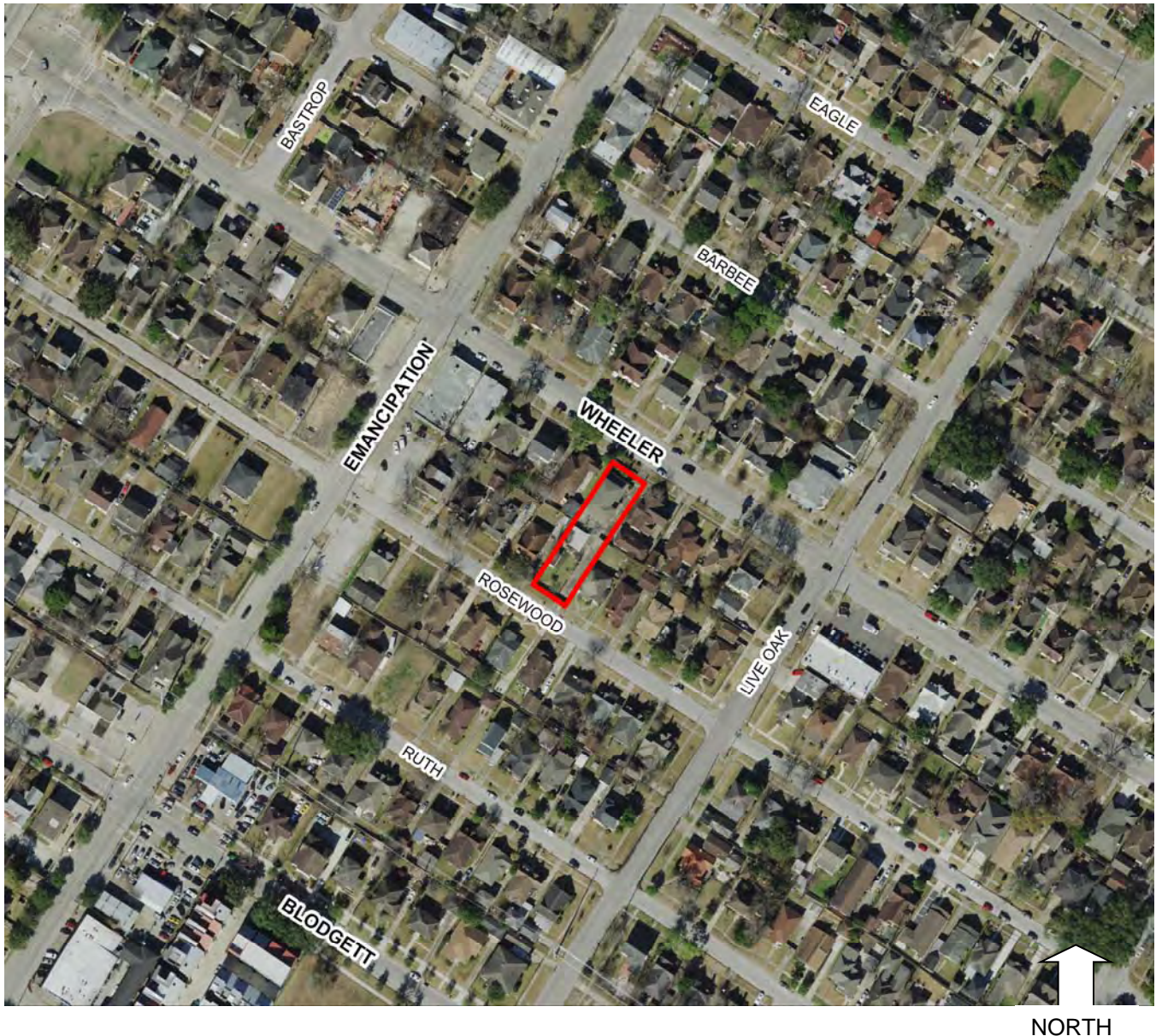
ITEM: 91

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Washington Terrace partial replat no 4

Applicant: Advance Surveying, 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 17, 2019

Dear Property Owner:

Reference Number: 2019-0600

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of " **Washington Terrace** ". This proposal includes the replatting of Lots 6 and 17 of Block 13, as recorded in Volume 7 Page 15 of the Harris County Map Records. The new subdivision name is "**Washington Terrace partial replat no 4**".

The property is located east of Emancipation Ave. and South of Wheeler St. along Rosewood St. The purpose of the replat is to create 4 single family lots and a shared driveway. The applicant, Marina Damian, with Advance Surveying, Inc., can be contacted at 281-530-2939.

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, May 9, 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

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 05/09/2019
Plat Name: Westheimer Gardens Extension partial replat no 9
Developer: 5828 Faridale Lane HOU LLC
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2019-0489 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8295	Total Reserve Acreage:	0.8295
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

Conditions and Requirements for Approval

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

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

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

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

134.09. Add to general notes on face of plat: This property(s) is located in Park Sector number 9.

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 Traffic: 05/08/19:

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.

Parks and Recreation: Parks sector is incorrect in plat notes.

Houston Planning Commission

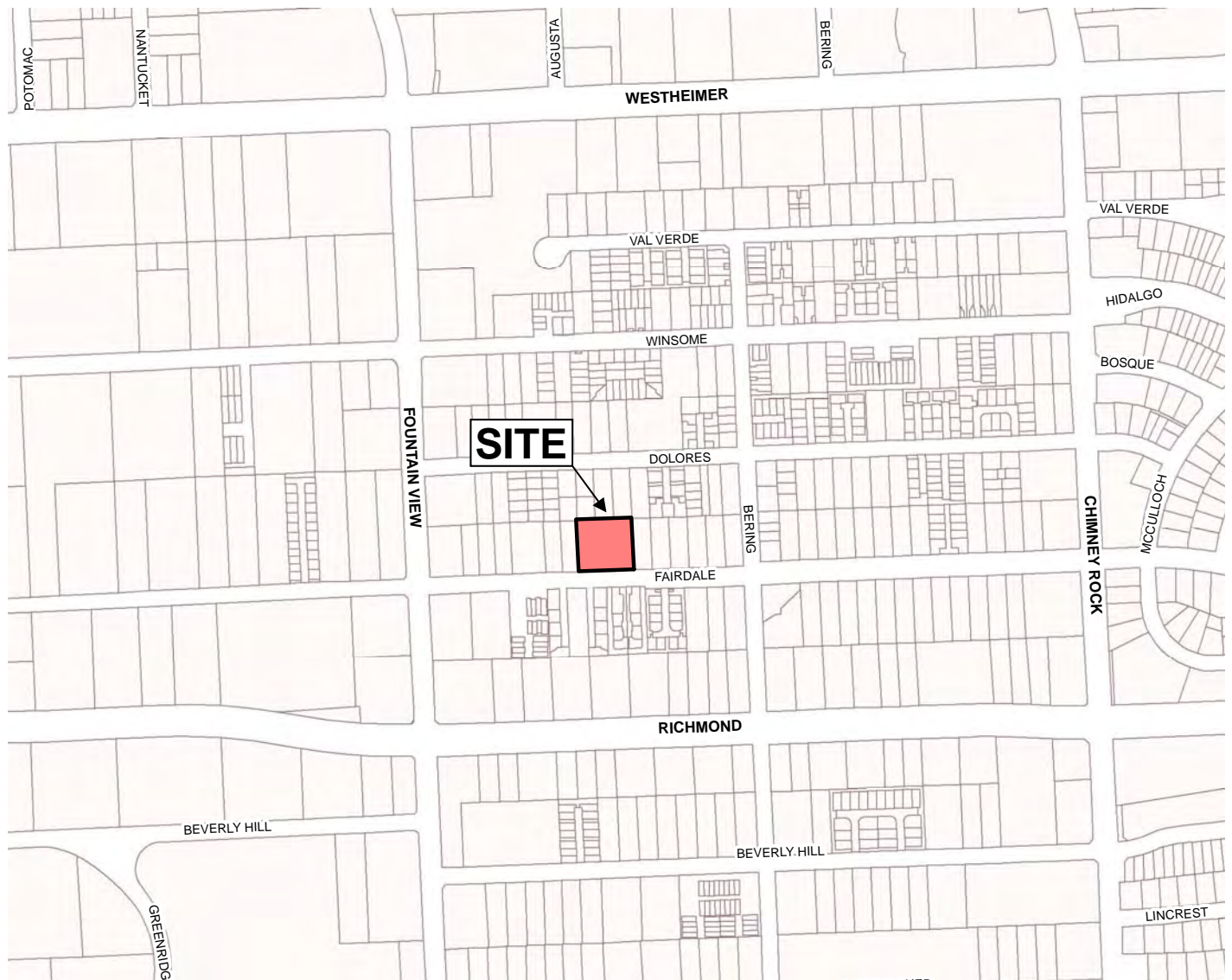
ITEM: 92

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 9

Applicant: Marsh Darcy Partners, Inc.



C – Public Hearings

Site Location

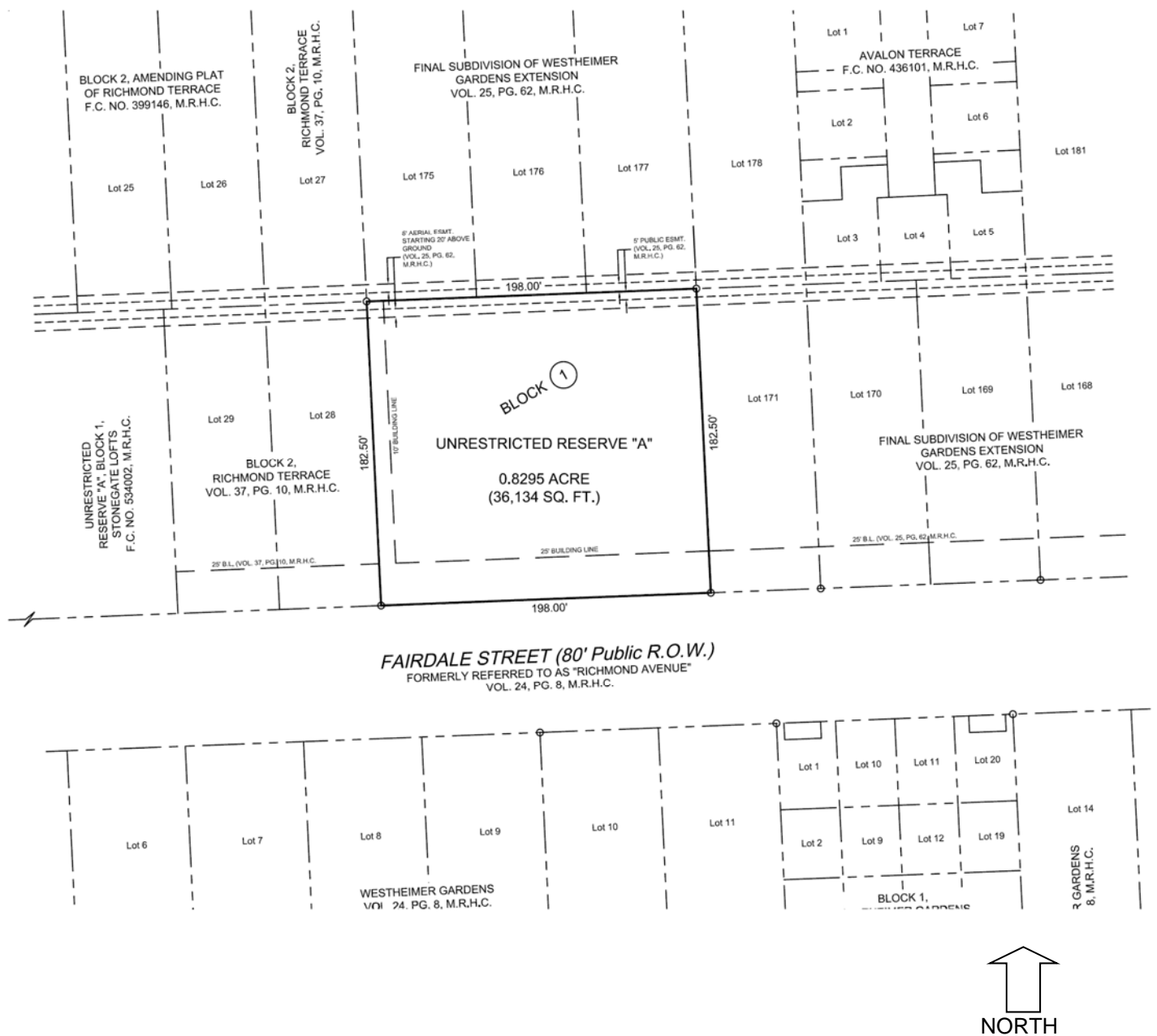
Planning and Development Department

ITEM: 92

Meeting Date: 05/09/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 9

Applicant: Marsh Darcy Partners, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Westheimer Gardens Extension partial replat no 9

Applicant: Marsh Darcy Partners, 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 17, 2019

Dear Property Owner:

Reference Number: 2019-0489

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of **"Westheimer Gardens Extension"**. This proposal includes the replatting of a portion of lots 172, 173, and 174, as recorded at Film Code No. Vol. 25, page 62 of the Harris County Map Records. The new subdivision name is **"Westheimer Gardens Extension partial replat no 9"**.

The property is located along Fairdale Street East of Fountain View Dr. South of Westheimer Rd. The purpose of the replat is to create one unrestricted reserve. The applicant, J Kent Marsh, with Marsh Darcy Partners, Inc., on behalf of 5828 Faridale Lane HOU LLC, can be contacted at 713-647-9880 Ext 301.

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, May 9, 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: 93
Action Date: 05/09/2019
Plat Name: Westheimer Manor partial replat no 1
Developer: Inspectra
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0439 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.6621	Total Reserve Acreage:	0.6621
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.

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

For Your Information:

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

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

City Engineer: Detention is required.

B.L. is missing.

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: 93

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Westheimer Manor partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

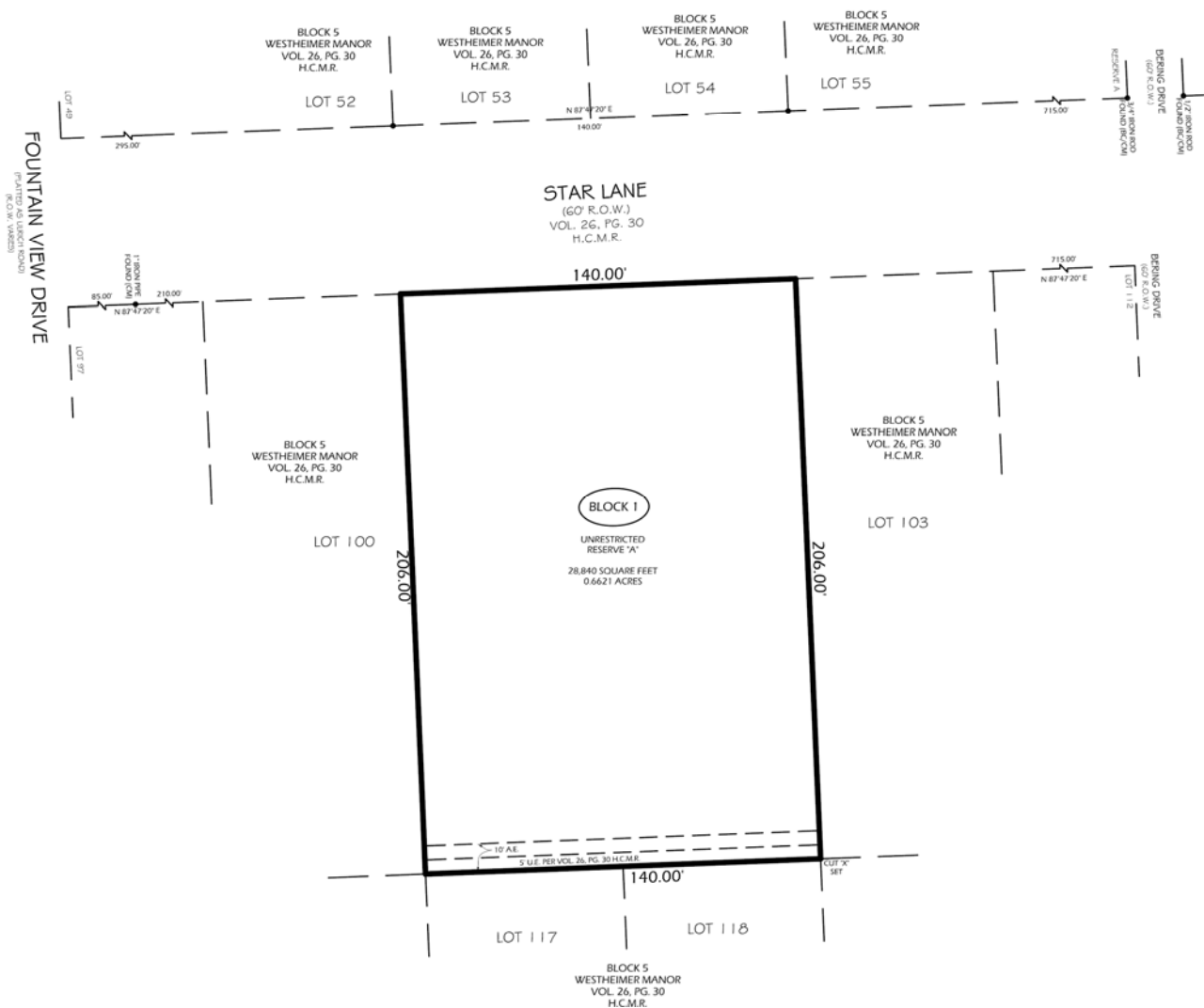
ITEM: 93

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Westheimer Manor partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

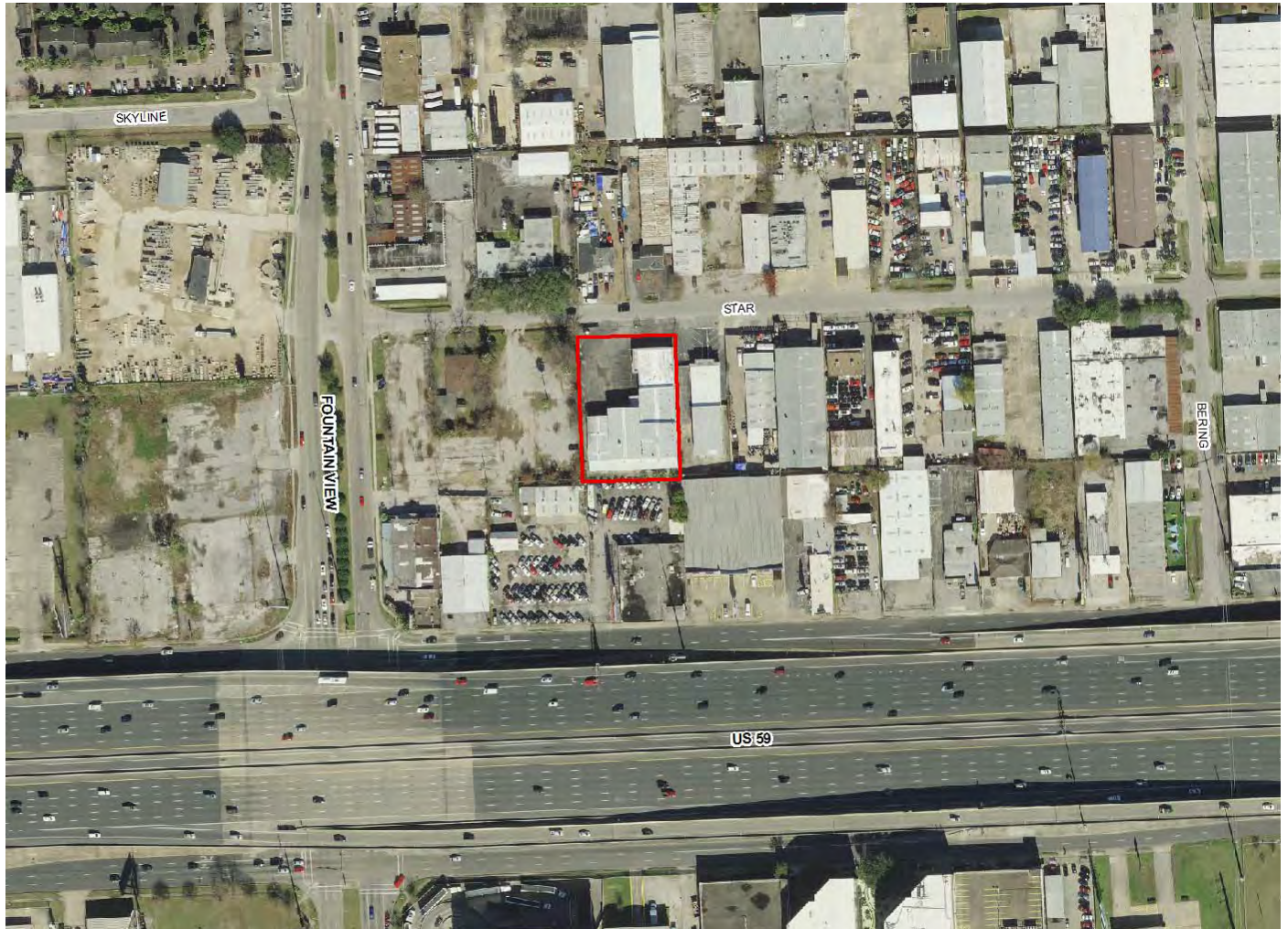
ITEM: 93

Planning and Development Department

Meeting Date: 05/09/2019

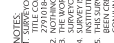
Subdivision Name: Westheimer Manor partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Aerial







Application Number: 2019-0439

Plat Name: Westheimer Manor Sec 1 partial replat no 2

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 a zero building line for a carport.

Chapter 42 Section: 155

Chapter 42 Reference:

Sec. 42-155. - Collector and local streets - Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

The proposed replat is located on Star Lane east of Fountainview Drive. Star Lane is a 60' right-of-way with 24.1' paved section and open ditch. Per HCAD, the existing structure was built in 1971 with additions in 1981, 1982 and 2013. All of the structures are within the 25' building line. In 2018, the owner hired a company to construct a carport along that extends from the 25' building line to the fence. The carport accommodates 2 vehicles. The company that built the carport informed the owner that a building permit was not required because there are other carports along Star Lane that extend to the property line. The carport is 24.4' x 30', of which 9.9' extends into City ROW. Precision Petroleum Labs, Inc. performs environmental testing. There is a 20' wide garage door near the rear of the property for large delivery trucks transporting materials daily. The development provides 9 parking spaces.

(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;

Fences are typically installed along the property line. However, along Star Lane, the fences are within the City right-of-way. The contractor built the carport without survey and assumed the fence was on the property line. They were not aware that a building permit is required for carports.

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

The carport is located 5' off the east property line. It is wholly inside the fence along Star Lane. The owner is prepared to submit an Encroachment Application to PWE for the 9.9' x 24" encroachment.

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

Vatani Engineers, Inc. has inspected the carport and provided a letter that it is structurally sound.

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

The justification is there wasn't another location for the carport that would not interfere with large delivery trucks ingress/egress.



VARIANCE Staff Report

Application No: 2019-0439

Agenda Item: 93

PC Action Date: 05/09/2019

Plat Name: Westheimer Manor partial replat no 1

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 155

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

[A variance is sought for a zero building line for a carport.](#)

Basis of Recommendation:

The site is located south along Star Lane east of Fountain View Street north of US 59, Southwest Freeway in Houston Corporate limits. The reason for the replat is to create one unrestricted reserve and change the building line. The applicant is seeking a variance for a zero foot building line for a carport for a commercial building. Review by legal indicates that this plat does not violate restrictions on the face of the plat or those filed separately. The applicant has requested that this item be deferred. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

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 12, 2019

Dear Property Owner:

Reference Number: 2019-0439

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Westheimer Manor" subdivision. This proposal includes the replatting of all of Lots 101 and 102, in Block 5, as recorded in Volume 26, Page 30 of the Harris County Map Records. The new subdivision name is "**Westheimer Manor partial replat no 1**".

The property is located along and south of Star Lane between Fountain View Drive and Bering Drive.

The purpose of the replat is to create one unrestricted reserve and to revise the building line.

The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of Inspectra, can be contacted at 713-643-6333.

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, May 9th, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 05/09/2019
Plat Name: Wildwood Glen Sec 1 partial replat no 1
Developer: K. Mcgaughy FM 2920 LLC
Applicant: R.G. Miller Engineers
App No/Type: 2019-0605 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8012	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	289R	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
053. Change street name(s) as indicated on the file copy to avoid duplication.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

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

Addressing: A private street that is a direct extension of a public street cannot have the same name as the public street. Please provide a new street name.

PWE Utility Analysis: Approved

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

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

Verify parties who should sign plat

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: 05/09/2019

Subdivision Name: Wildwood Glen Sec 1 partial replat no 1

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance Site Location

Houston Planning Commission

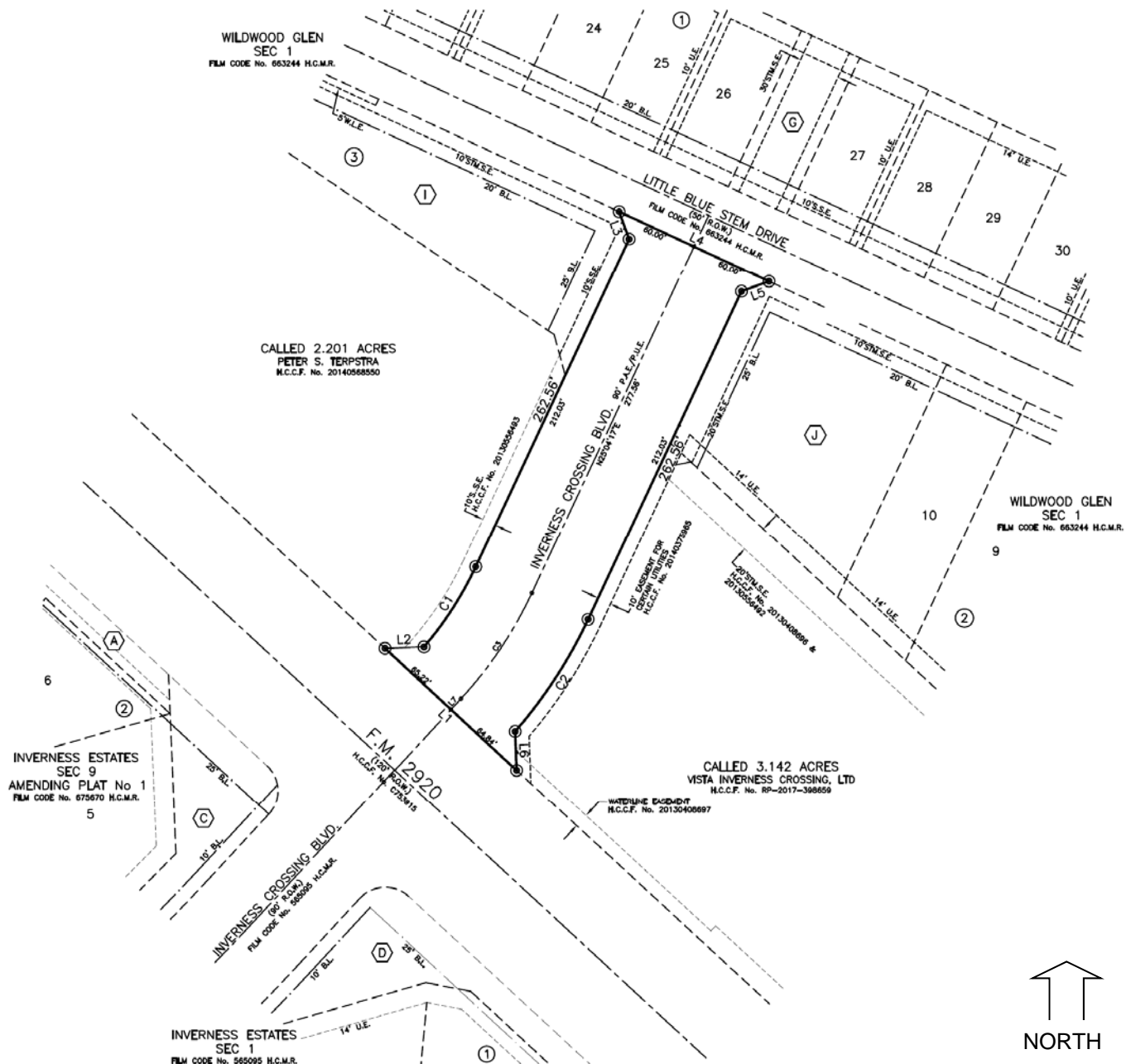
ITEM: 94

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Wildwood Glen Sec 1 partial replat no 1

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 05/09/2019

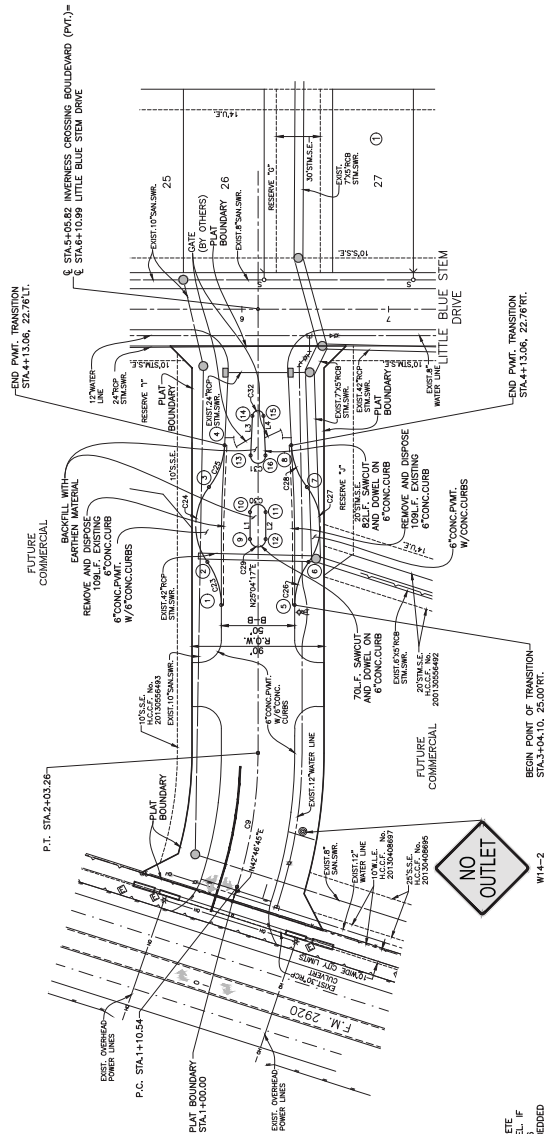
Subdivision Name: Wildwood Glen Sec 1 partial replat no 1

Applicant: R.G. Miller Engineers



C – Public Hearings with Variance

Aerial



- NOTES:
1. SAW CUT AND REMOVE EXISTING CONCRETE AND EXPOSE 12" OF REINFORCING STEEL. IF HORIZONTAL DOWELS, DRILLED AND EMBEDDED IN EXISTING CONCRETE. IF EMBEDDED IN PAVED SURFACE, DRILLED AND EMBEDDED IN PAVEMENT. IF 24" OR LONGER DOWELS SHALL BE 12" C-C AND 24" LONG UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL RESTORE LANDSCAPING, CURB, AND PAVEMENT TO EXIST. CONDITION OR BETTER UPON COMPLETION OF CONSTRUCTION.



CURB CURVE DATA				CURVE DATA			
LINE	STATION	BEARING	LENGTH	LINE	STATION	BEARING	LENGTH
L1	52574.17'E	18.40'		L1	52574.17'E	18.40'	
L2	52745.60'W	27.00'		L2	52745.60'W	27.00'	
L3	52745.60'W	27.00'		L3	52745.60'W	27.00'	

END CURVE DATA
R=300.00'
A=1742.28'
CH=N 3555231' E

WARNING - BURIED UTILITIES
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF BURIED UTILITIES AND UNDERGROUND ELECTRIC LINES. CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO COMMENCING CONSTRUCTION. SEE FUTURE UTILITY NOTES (SHEET 2).

WARNING - OVERHEAD TRANSMISSION POWER LINES
CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD TRANSMISSION POWER LINES.

SITE PLAN
INVERNESS CROSSING
BOULEVARD (P.V.T.)



16340 Park Ten Place
Houston, Texas 77064
(713) 461-8600
TEAS FIRM REGISTRATION NO. F-487
DATE: DECEMBER, 2018 SCALE: 1"=40'

Wildwood Glen

c/o ERN Realty Management, Inc
5850 San Felipe St. Suite 500
Houston, TX 77057
713.667.5519

May 07, 2019

Harris County Engineering Department
10555 Northwest Freeway, Suite 120
Houston, TX 77092


In the matter of the homeowners of Wildwood Glen privatizing all of Inverness Crossing Boulevard between F.M. 2920 and Little Blue Stem Drive, please find this letter from the Home Owners Association expressing the intent to do same.

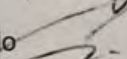
The homeowners and Wildwood Glen Home Owners Association fully understand that the maintenance of the paving along the limits of the above described Inverness Crossing Boulevard between F.M. 2920 and Little Blue Stem Drive, will be the responsibility of Wildwood Glen Homeowners Association.

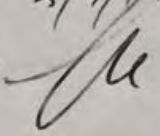
Best regards,

Wildwood Glen Home Owners Association

Directors

Michael Kelley  5.7.19

Chris Castillo  5/7/19

Leo (Butch) Kenney Jr.  5/7/19



VARIANCE Request Information Form

Application Number: 2019-0605

Plat Name: Wildwood Glen Sec 1 partial replat no 1

Applicant: R.G. Miller Engineers

Date Submitted: 04/01/2019

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

Specific Variance is being sought and extent of variance:

A variance is being requested to allow excessive intersection spacing along FM 2920 by not providing a public north/south public street.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127 (a) A major thoroughfare shall intersect with a public street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

(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 site is bounded on the north by a Harris County Fee Strip intended for channel use/improvements, a Mobil Pipeline Easement and a Tennessee Gas Easement. There is also a mobile home park adjoining and on the north side of the easements that provides no stub street to tie to.

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

The physical conditions discussed above have not been created by the developer nor have any actions taken by him caused the existing physical hindrances upon the tract.

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

The subdivision offers adequate traffic flow for the semi closed design of the cul-de-sac development. The subdivision was intended to have limited through-traffic and does not, due to the existing features in the surrounding area, pose any contradiction to the intent of the Chapter 42 Ordinances. The internal street system was intended to be used only by the residents and guest of the subdivision, however, traffic is continuously cutting through the subdivision from F.M. 2920 to Dowdell Road to avoid waiting for the light rotation at that intersection. Open access to the subdivision will continue to be taken via Dowdell Road whereas access from F.M. 2920 will require a gate code or card to gain access into the subdivision. This will continue to keep Dowdell Road and Boudreaux Road as the primary circulators to the north and east for area traffic.

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

Access to and from the subdivision will be more than adequate to serve the cul-de-sac lots as there shall be no through-traffic and minimal traffic volume from the cul-de-sac lots being served.

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

This variance is based on existing conditions and practicality. The site has inherent limiting conditions that cannot be avoided.



Application No: 2019-0605

Agenda Item: 94

PC Action Date: 05/09/2019

Plat Name: Wildwood Glen Sec 1 partial replat no 1

Applicant: R.G. Miller Engineers

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 127

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

We request allowance of excessive intersection spacing along FM 2920 by not providing a public north/south street.

Basis of Recommendation:

The site is located in the ETJ of Harris County, West of the grand parkway, East of Dowdell road along FM 2920. The purpose of the replat is to create one private street. The applicant is seeking a variance to allow excessive intersection spacing along FM 2920 by not providing a public North/South Street. Staff is in support of the request.

The applicant intends to replat Inverness Crossing Blvd "a public street" into a private street. Inverness crossing is a 90' r.o.w that provides access to 55 single family homes recorded with the Wildwood Glen subdivision in early 2014. Measuring from FM 2920 to Little Blue stem Drive, this segment of inverness crossing is only about 300' in length.

Residents of wildwood glen have voiced concerns regarding the increase in public traffic through the neighborhood. The applicant indicates that traffic is continuously cutting through the subdivision from F.M 2920 to Dowdell Road to avoid waiting for the light at the intersection. This application was previously presented to the Planning Commission in January of this year. That proposal included a portion of the Inverness Crossing that was both public and private.

Since then the applicant has coordinated with the Harris County Engineering office to come up with a proposal that would satisfy the safety concerns from the neighborhood and maintenance of the proposed street. The applicant is proposing a private access gate that would only allow residents from within the neighborhood to enter.

The applicant has provided a letter from the Wildwood Glen H.O.A stating the future maintenance of Inverness Crossing between FM 2920 and Little Blue Stem Drive will be the responsibility of the Wildwood Glen home owner's association. Harris County has voiced no objection to the proposal. 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 request 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
na

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

The wildwood glen subdivision only has two access points, from Dowdell Road and from Inverness crossing Blvd. Inverness crossing is already existing as a public street the provides access to the Wildwood Glen subdivision. The neighborhood has had difficulty regulating traffic due to Inverness Crossing being a public street.

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

The Wildwood Glen subdivision was created in 2014, since then the neighborhood has experienced cut through traffic. Adjacent tracts to the North have an existing Harris County Fee strip which would not allow for additional access points.

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

The applicant has coordinated with the Harris County Engineering office to come up with a proposal that would satisfy the concerns regarding maintenance of the proposed street. The Wildwood Glen Home Owners Association has provided a letter stating they will maintain Inverness Crossing Blvd in the future.

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

A turn around will be provided within Inverness Crossing in the case someone is not able to access code to the private gate. Traffic entering from Dowdell Road will have the option of going South through the neighborhood since the gate will automatically open for anyone leaving the subdivision. The applicant has coordinated with the Harris County Engineering office to come up with a proposal that would satisfy the safety concerns from the neighborhood.

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

The variance is being requested based off of the existing R.O.W conditions that cannot be regulated or controlled with by public street.



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 17, 2019

Dear Property Owner:

Reference Number: 2019-0605

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Wildwood Glen**". This proposal includes the replatting of Inverness Crossing Blvd, as recorded in Film Code 663244 County Map Records. The new subdivision name is "**Wildwood Glen Sec 1 partial replat no 1**".

The property is located between Dowdell Road and North Grand Parkway along FM 2920.

The purpose of the replat is to create a private street.

The applicant, Troy Nixon, with R. G. Miller Engineers, can be contacted at 713-461-9600.

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, May 9, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 05/09/2019
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.

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

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

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

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

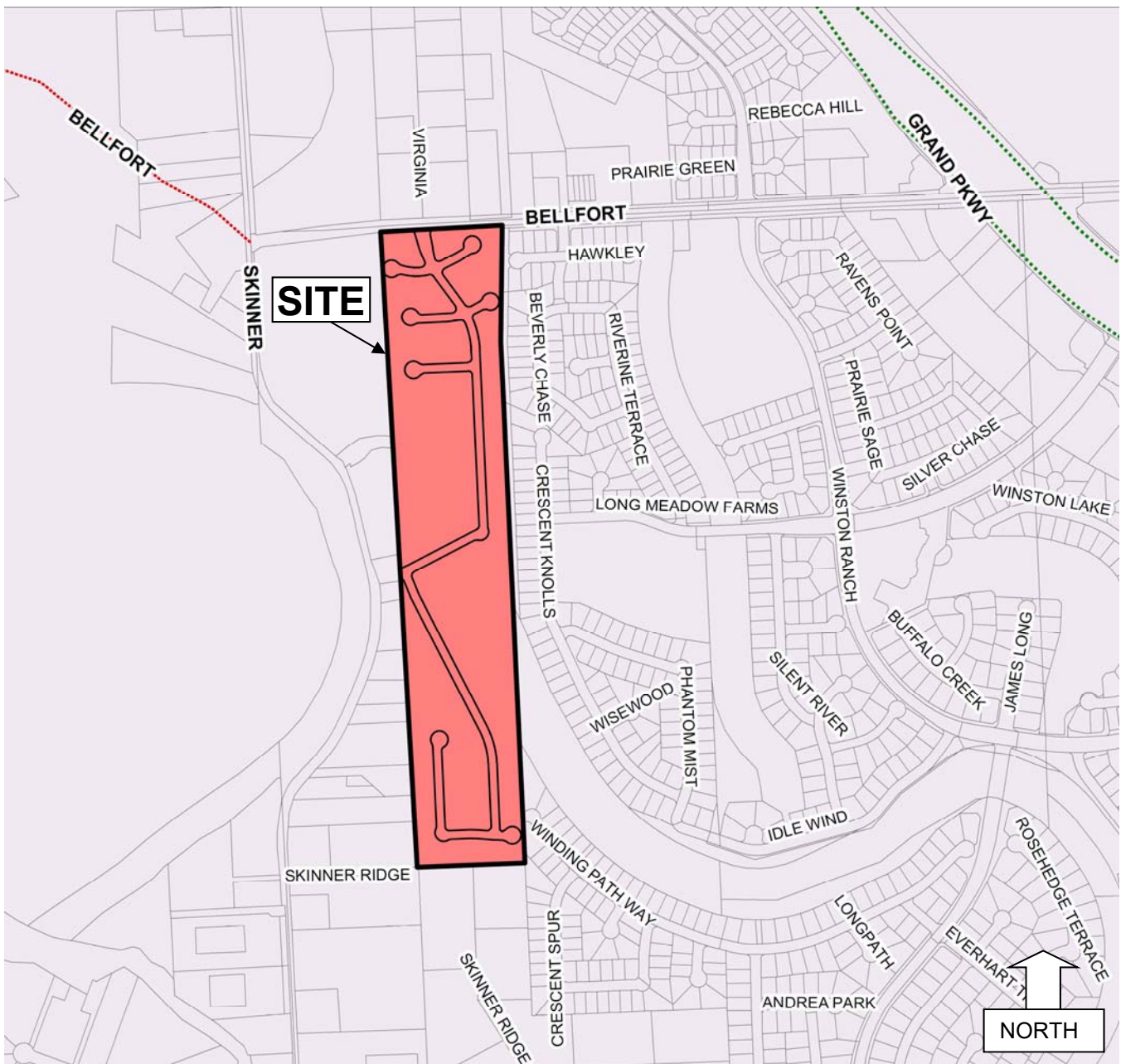
ITEM: 95

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Belfort Farms GP (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Site Location

Houston Planning Commission

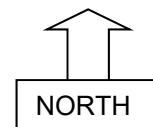
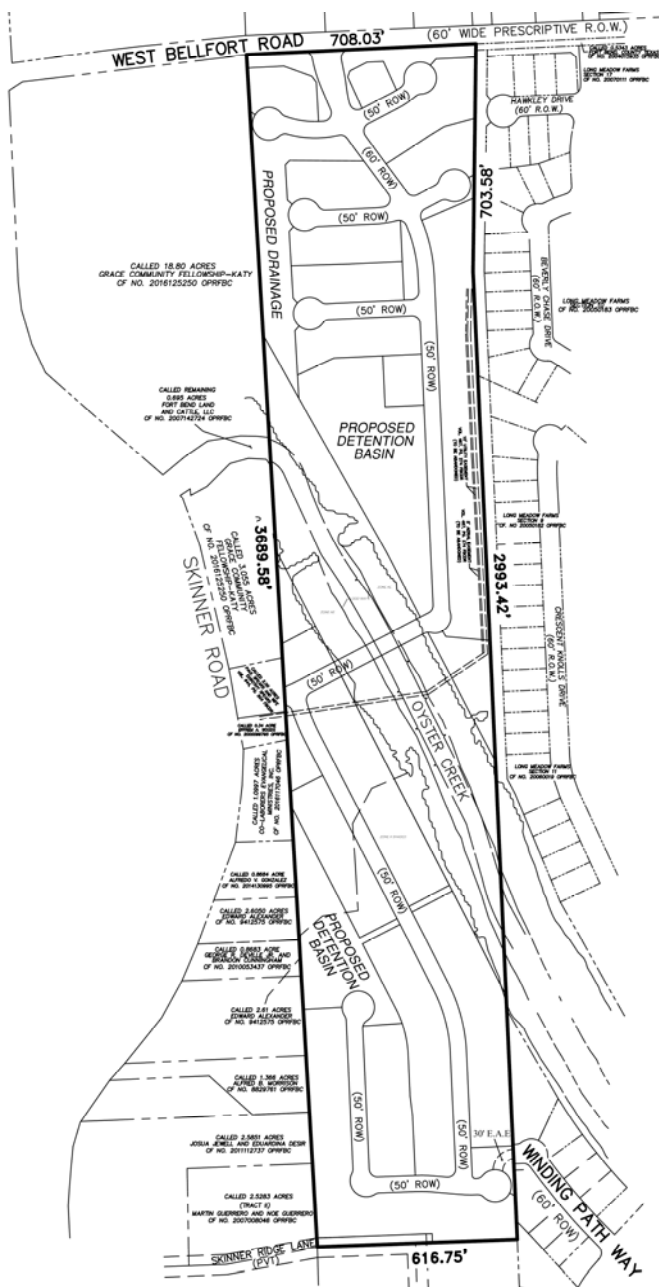
ITEM: 95

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Bellfort Farms GP (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 05/09/2019

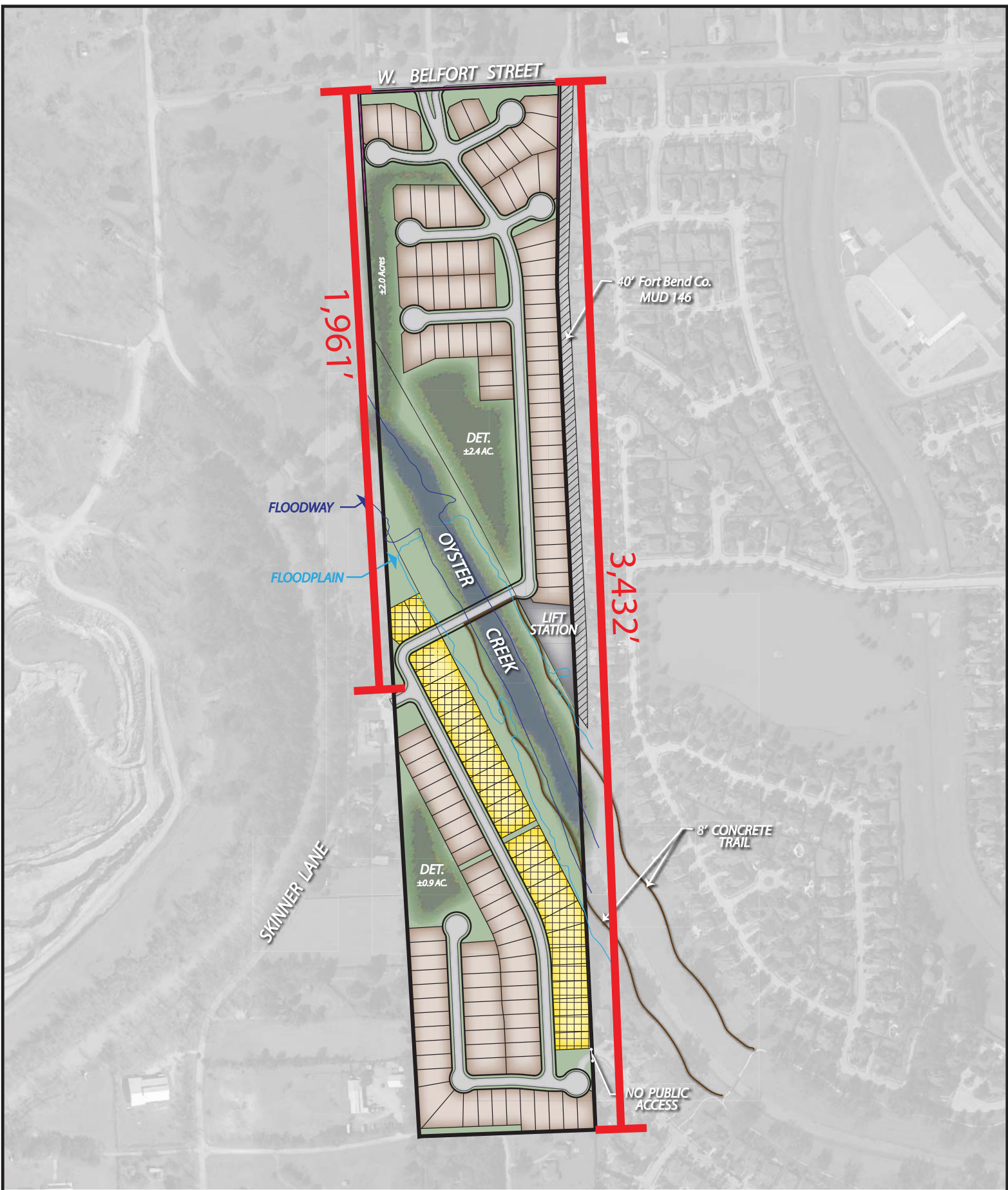
Subdivision Name: Belfort Farms GP (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



LOT SUMMARY

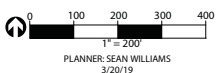
50'x120'	126 LOTS
60'x120'	27 LOTS
TOTAL = 153 LOTS	

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
TSP# FIRM REGISTRATION #470 | TSP# FIRM REGISTRATION #10192874



FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 146

c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

April 30, 2019

Ms. Margaret Wallace Brown
Director of Planning and Development
City of Houston
Post Office Box 1562
611 Walker Street, 6th Floor
Houston, TX 77251

Re: DR Horton—Texas, Ltd. ("DR Horton") Variance Request for Approximately
54.988-Acre Tract

Dear Ms. Brown:

I am writing on behalf of the Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 146 (the "District") regarding DR Horton's interest in having the District annex an approximately 54.988-acre tract located in Fort Bend County that is bordered on the east by the District, on the south by Skinner Ridge Lane, and on the north by West Belfort Street (the "Land"), as more fully described in the enclosed land plan and boundary map provided to the Board by DR Horton. Specifically, the Board understands that DR Horton has requested a variance from the City of Houston to allow the existing cul de sac on Winding Path Way in Long Meadow Farms, Section 21 to terminate in its current location and not connect through to the Land.

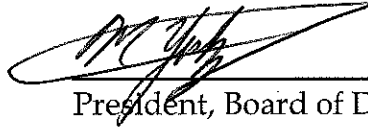
The Board has considered DR Horton's variance request and supports DR Horton's plan to terminate Winding Path Way at its current location and not connect it through to the Land. The properties in Long Meadow Farms, Section 21 along Winding Path Way are fully built out, and there are numerous residents who would be impacted if Winding Path Way were extended and connected to the Land. When Winding Path Way was constructed, it was sized to serve the existing build out in Long Meadow Farms, Section 21 and was not designed to serve the additional lots in the Land. The Board is concerned about the potential traffic impact of any extension of Winding Path Way on the existing District residents.

April 30, 2019

Page 2 of 2

Thank you for your consideration on this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be "M. Yeh", is written over a horizontal line. The signature is stylized with a large loop at the beginning and a long, sweeping tail.

President, Board of Directors

Enclosures

cc: Mr. Mike Bohm, DR Horton
Mr. Marcus Soper, Forestar (USA) Real Estate Group Inc.
Mr. Alex Khoshakhlagh, Costello, Inc.

Rochelle Lampport
8303 Port Branch Dr.
Richmond, TX 77406
Long Meadow Farms

May 2, 2019

Ms. Margaret Wallace Brown
Director of Planning and Development
City of Houston
Post Office Box 1562
611 Walker Street. 6th floor
Houston, TX 77251

Re: DR Horton – Texas, Ltd. Variance Request for approximately 54.988 Acre Tract (the “Land”)


Dear Ms. Brown:

I am writing to you on behalf of the Long Meadow Farms Community Association (HOA) regarding DR Horton’s interest in having the aforementioned tract located in Fort Bend County annexed by Fort Bend County MUD 146. Its location is described in a land plan and boundary map provided by DR Horton and sent to you by Mr. Mark Yentzen, President of MUD 146. DR Horton has requested a variance from the City of Houston to allow the existing cul de sac on Winding Path Way in Long Meadow Farms, Section 21 to terminate in its current location and not connect through to the land.

The Long Meadow Farms HOA has considered DR Horton’s variance request and supports DR Horton’s plans to terminate Winding Path Way at its current location and not connect it through to the Land. The residents on Winding Path Way would be impacted if the street were extended and connected to the Land. When Section 21 was built out, it was not designed to serve the additional lots proposed in the Land. The HOA is concerned about the negative impact the proposed increased traffic would have on our residents.

Thank you for your consideration on this matter.

Sincerely,


Rochelle K. Lampport
President, Long Meadow Farms HOA



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 exceed intersection spacing along the western and eastern boundaries, not to extend or terminate Winding Path Way with a cul-de-sac, and to allow more than 150 lots with one point of access.

Chapter 42 Section: 128,134,189

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

(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;

We are seeking a variance from the requirement in Sec. 42-128 (a) and 42-189, for Bellfort Farms. We propose not to connect the current extension of Winding Path Way located in Long Meadow Farms subdivision and east of the proposed Bellfort Farms. We alternatively propose terminating this existing stub street at our plat boundary and providing an easement for emergency vehicular access only. In addition, we request for a minor deviation to the number of lots allowed within a development with only one access point and propose 153 single family residential lots. This alternative would increase public safety by preventing unsafe cut-through traffic between Long Meadow Farms and proposed Bellfort Farms. We previously discussed this proposal with staff from Fort Bend County Engineering Department and the adjacent MUD and they concurred with the proposal, noting it would be their preference as well. As such, we respectfully request the Planning Commission's concurrence with this request. Oyster Creek and proposed drainage bounds this property to the west, along with existing unplatted acreage for residential and church related uses. 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 1,960' from the northern street (West Bellfort) and 1,649' from the southern street (Skinner Ridge Lane) along the western boundary line.

(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. The existing Winding Path Way stub street was platted and constructed by the adjacent development to the east (Long Meadow Farms), and the residents and Municipal Utility District of that development are not in support of its extension to the west into Bellfort Farms tract.

(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 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. We will be providing a driveway for emergency ingress and egress. In addition, we are requesting a minor deviation to the point of access requirement and are proposing 153 lots. Chapter 232 of the Texas Local Government Code only requires a second point of access at 1,000 lots. A stub street is proposed on the western boundary but would exceed the 1,400' due to proposed drainage and existing Oyster Creek. The proposed street would be 1,961' from West Belfort that is along the northern boundary and 1,649' from Skinner Ridge Lane that is along the southern boundary of the proposed Belfort Farms 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 adequate 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 primary basis for this request is public safety and is as per requests from the adjacent development to the east. In addition, 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: 95

PC Action Date: 05/09/2019

Plat Name: Bellfort Farms GP

Applicant: Pape-Dawson Engineers

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 128,134,189

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

To exceed intersection spacing along the western and eastern boundaries, not to extend or terminate Winding Path Way with a cul-de-sac, and to allow more than 150 lots with one point of access. ;

Basis of Recommendation:

The property is located in Houston's ETJ, in Fort Bend County, south of West Bellfort 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;
2. Not to extend or terminate Winding Path Way with a cul-de-sac; and.
3. To allow more than 150 lots with one point of access.

Staff's recommendation is to defer the GP per the applicant's request.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 05/09/2019
Plat Name: Irise Park
Developer: Alpine Engineering and Construction, LLC
Applicant: Gruller Surveying
App No/Type: 2019-0757 C2

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

Total Acreage:	9.0000	Total Reserve Acreage:	9.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 05/09/2019
Plat Name: Irise Park
Developer: Alpine Engineering and Construction, LLC
Applicant: Gruller Surveying
App No/Type: 2019-0757 C2

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

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

Addressing: ETJ

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)

Planning commission previously approved variances two years ago. No objections to variances

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

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

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

Houston Planning Commission

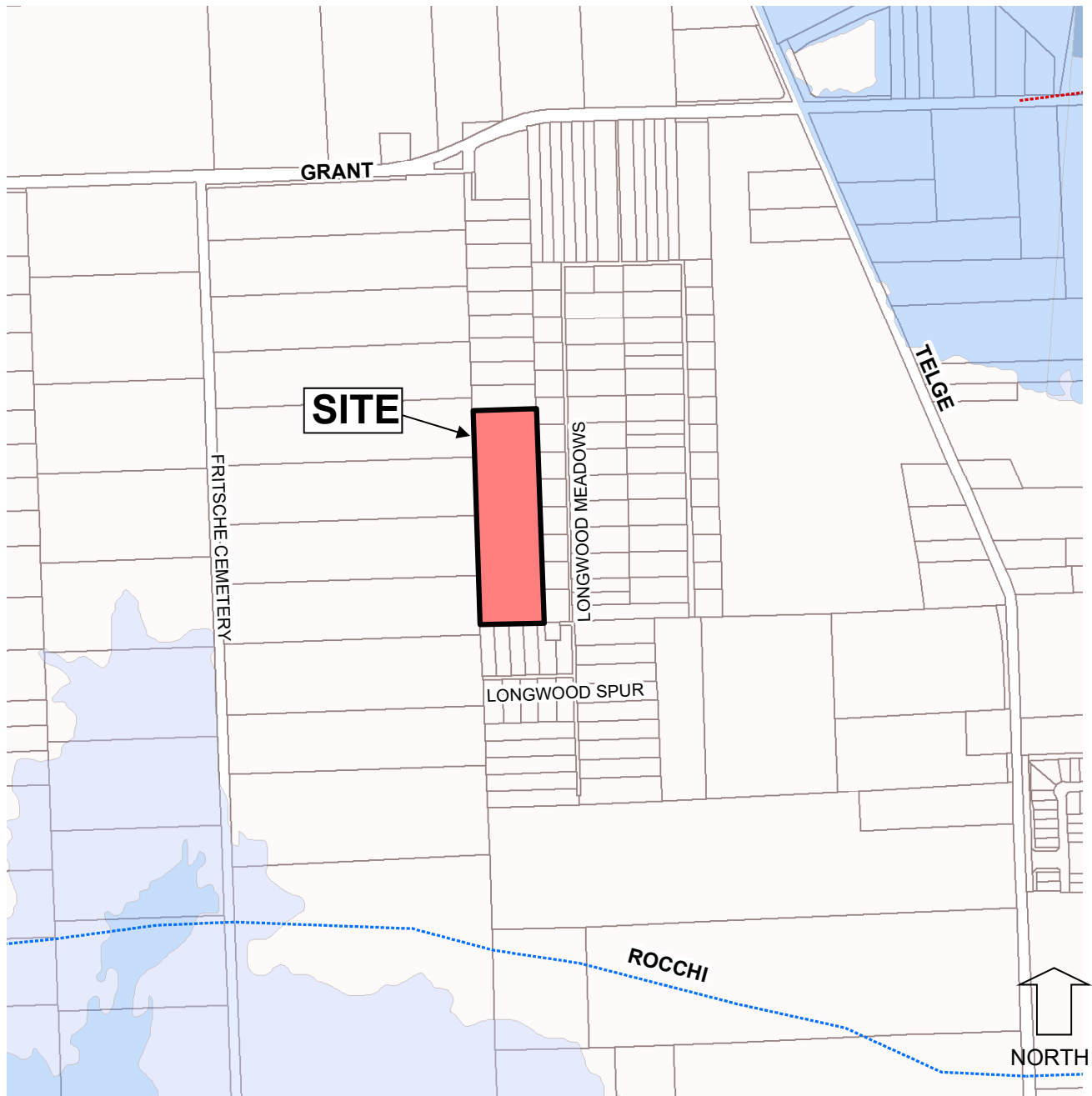
ITEM: 96

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Irise Park

Applicant: Gruller Surveying



D – Variances

Site Location

Houston Planning Commission

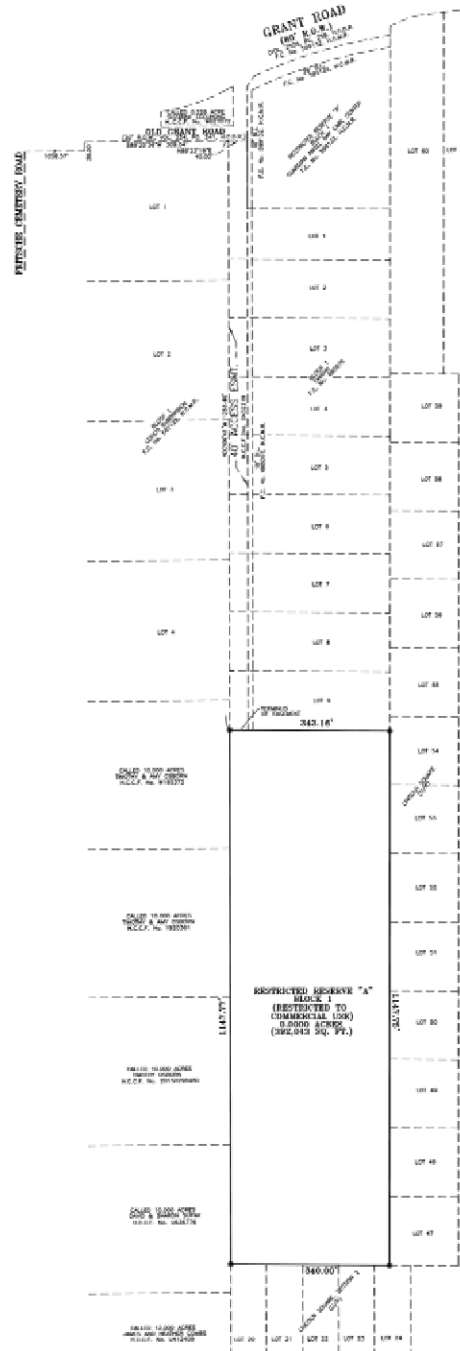
ITEM: 96

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Irise Park

Applicant: Gruller Surveying



D – Variances

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Irise Park

Applicant: Gruller Surveying



D – Variances

Aerial



Application Number: 2019-0757

Plat Name: Irise Park

Applicant: Gruller Surveying

Date Submitted: 04/26/2019

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing by not providing an east/west street or a north/south street through the subject site

Chapter 42 Section: 128

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 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;

Strict application of this chapter would leave the parcel split into two pieces; leaving the land useless dedication of a R.O.W. East/West would land lock (physically) the south portion of the land. The east and west adjoiners are residential tracts with sufficient access, therefore would be no dedication to extend the R.O.W. for access to an intersection. Strict application of this chapter would leave the parcel split into two pieces; leaving the land useless dedication of a R.O.W. north/south would void the current access easement that is in place to service the subject property as well as the property to the north.

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

No hardship will be created, all tracts of land have access, therefore would not require additional access, dedication a R.O.W. east/west would ultimately lead into existing residential houses. granting the variance will leave the site undevelopable for commercial development. It is too narrow to dedicate R.O.W. and still develop. No hardship will be created, all tracts of land have access, therefore would not require additional access, dedication a R.O.W. south would ultimately lead into existing residential houses the site has sufficient access via the access easement to the north. Granting the variance will leave the site undevelopable for commercial development. It is too narrow to dedicate R.O.W. and still develop

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

The intent of this chapter is to insure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, East/West it would lead into a residential subdivision which on the east has a private access easement and on the west leads to a residential R.O.W. which all in turn end up to at Grant Road; The proposed R.O.W. would eliminate any plans of commercial development. The intent of this chapter is to insure access over block lengths, this will be preserved due to the fact that if R.O.W. is dedicated, North/south it would lead into a residential subdivision which on the south has a private access easement and on the north has access to Grant Road via the access easement; The north adjoiner has recently platted and was not required to dedicate a R.O.W. therefore us dedicating the R.O.W. would ultimately lead to the access easement that is already in place and is granting us access.

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

This block has had the same R.O.W.'s for 70+ years, granting the variance would maintain the same access that has been in place for that time period and not cause any additional problems or safety concerns. Granting the variance will not be injurious as it will keep it the same configuration as it has been for 13+ years.

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

No, the sole justification of this variance is to keep the land in a configuration that is developable



Application Number: 2019-0757

Plat Name: Irise Park

Applicant: Gruller Surveying

Date Submitted: 04/26/2019

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

Specific Variance is being sought and extent of variance:

Allow creating a reserve taking access from a 40' wide easement instead of the required 60' frontage on a 60' wide public street

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: 60' of frontage along a 60' wide public ROW.

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 this chapter would cause the land to not have access to their site from Grant Road, The access easement in place has been recorded and utilized since March of 2004. Strict application would ultimately void the already in place access agreement and cause unjust hardship due to the dedication of a road through multiple lots and owners.

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

The hardship was not created by the applicant, it was in place and designed this way before the applicant took possession of the land. The tract north of our site was platted in January 2013 into multiple lots with the same type of access to Grant Road

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

The purpose of this chapter will be preserved as the site will have adequate access via the Access Easement that is in place, this will be one development and not multiple lots therefore will not cause a traffic issue. The north tract performed and had granted the same variance that we are proposing.

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

Granting the variance will not be injurious as it will keep it the same configuration as it has been for 13+ years.

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

Economic hardship is not the sole justification, access to Grant Road is, The property to the north has platted using the same access easement that the applicant is proposing. Without the granting of this variance it will require up to Ten separate owners to dedicate sixty (60') feet of their land simply so our applicant can design and utilize the land that they had purchased.



Application No: 2019-0757

Agenda Item: 96

PC Action Date: 05/09/2019

Plat Name: Irise Park

Applicant: Gruller Surveying

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

Chapter 42 Sections: 128; 190

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

To exceed intersection spacing by not providing an east/west street or a north/south street through the subject site; Allow creating a reserve taking access from a 40' wide easement instead of the required 60' frontage on a 60' wide public street;

Basis of Recommendation:

The site is located in northwest Harris County, south of Grant Road and west of Telge Road. The applicant is requesting two variances- 1) a commercial reserve to take access from a 40' access easement instead of a public street as required by the ordinance, and 2) to exceed 1,400' block length by not requiring a north-south or east-west public street through the site. Staff is in support of both requests.

The 40' access easement was created in 2004 to provide access to several landlocked tracts. Requiring an east-west public street will be impractical as the single family subdivisions to the east, north, and west of the site do not provide for a public street connection.

Additionally in 2013, the Planning Commission granted a variance to allow excessive E/W intersection spacing and to allow access and frontage from an access easement with the subdivision plat called Tavanh.

The major thoroughfare grid system provides sufficient access in this vicinity due to the low density and context. Additionally, the perpetual non-exclusive access easement is an existing condition and Harris County Engineers Office has voiced no objection to the variance requests. Therefore, staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

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 access easement is an existing condition that is sufficient.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; Tavanh was granted a similar variance in 2013. The circulation was analyzed at that time.

(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 MTFP provides sufficient circulation.

(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; existing developments do not provide public ROWs.

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

Economic hardship is not the sole justification of the variance. All road are private in the vicinity.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 05/09/2019
Plat Name: Mission Prairie GP
Developer: PULTE HOMES OF TEXAS, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0805 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	111.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444B	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)

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (MTF name)

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 05/09/2019
Plat Name: Mission Prairie GP
Developer: PULTE HOMES OF TEXAS, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-0805 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

60' ROW minimum at subdivision entrance to Stockdick School Road

It appears that dedication extends to centerline of Stockdick School road. Confirm when section plats are submitted.

Label if streets are public or private

Provide INO letter for pipeline crossing prior to recording section plat

Planning Commission granted variance for no north-south street connection for TKM Estates on 2/2019. Stub street is not needed per ordinance.

Traffic Impact Analysis will be required before the review of site development plan . It should address, but not limited to, widening of surrounding major thoroughfares, left turn lanes and traffic signal warrant analysis at Stockdick School Road and Katy Hockley Road.

Show O'Malley Tract Boundaries on east side of Katy Hockley Road.

Northern entrance road should be aligned with road projected through O'Malley Property per Katy Manor

South GP markup. (Location is approximate). Current north entry location will not comply with Chapter 42, 600' Rule. Plat is requested to be deferred for meeting with applicant.

UVE and ROW including cutbacks will be checked when section plats are submitted.

Entry roads at major thoroughfares should have a minimum of 60' ROW.

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

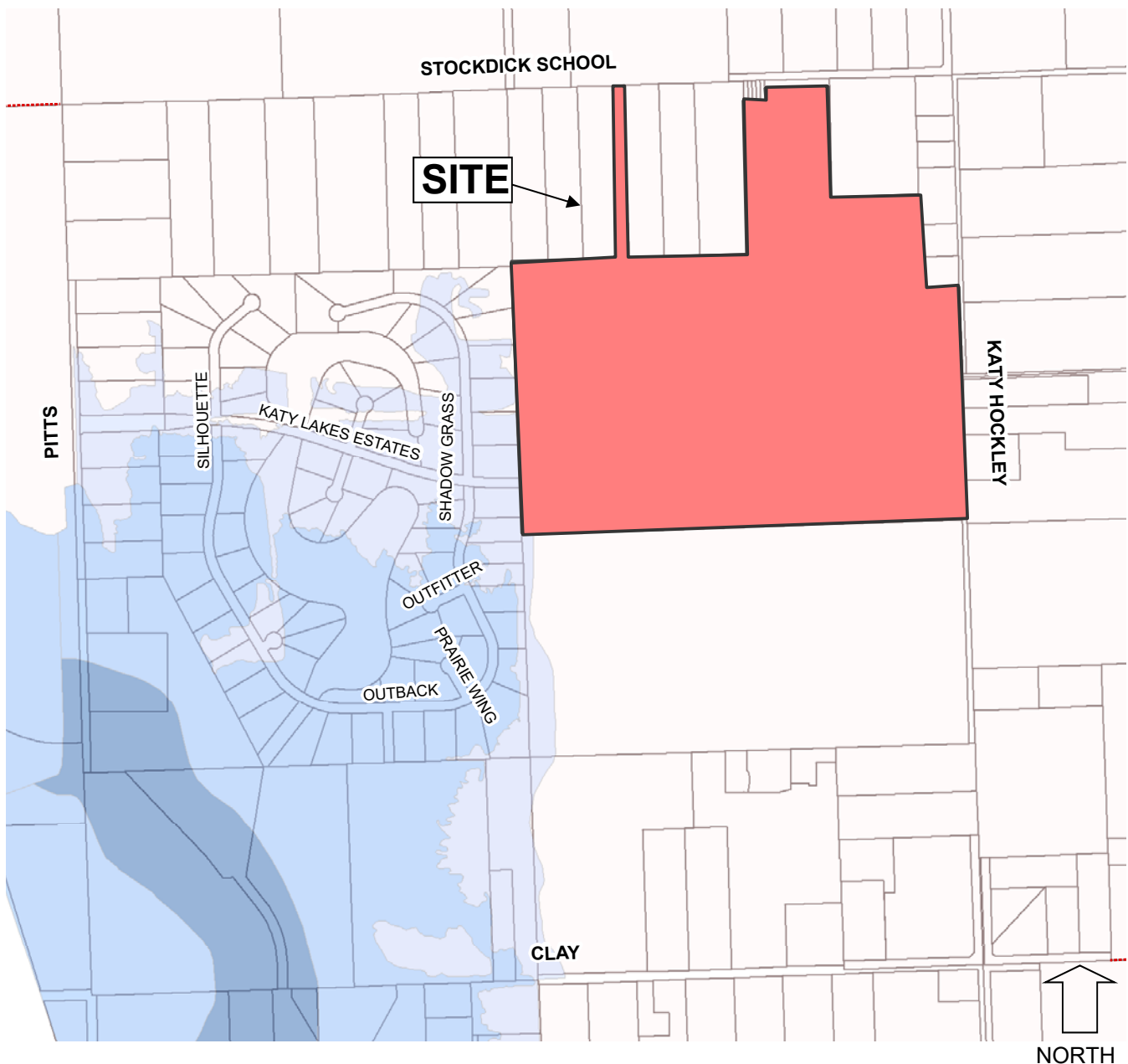
ITEM: 97

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Mission Prairie GP

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Mission Prairie GP

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

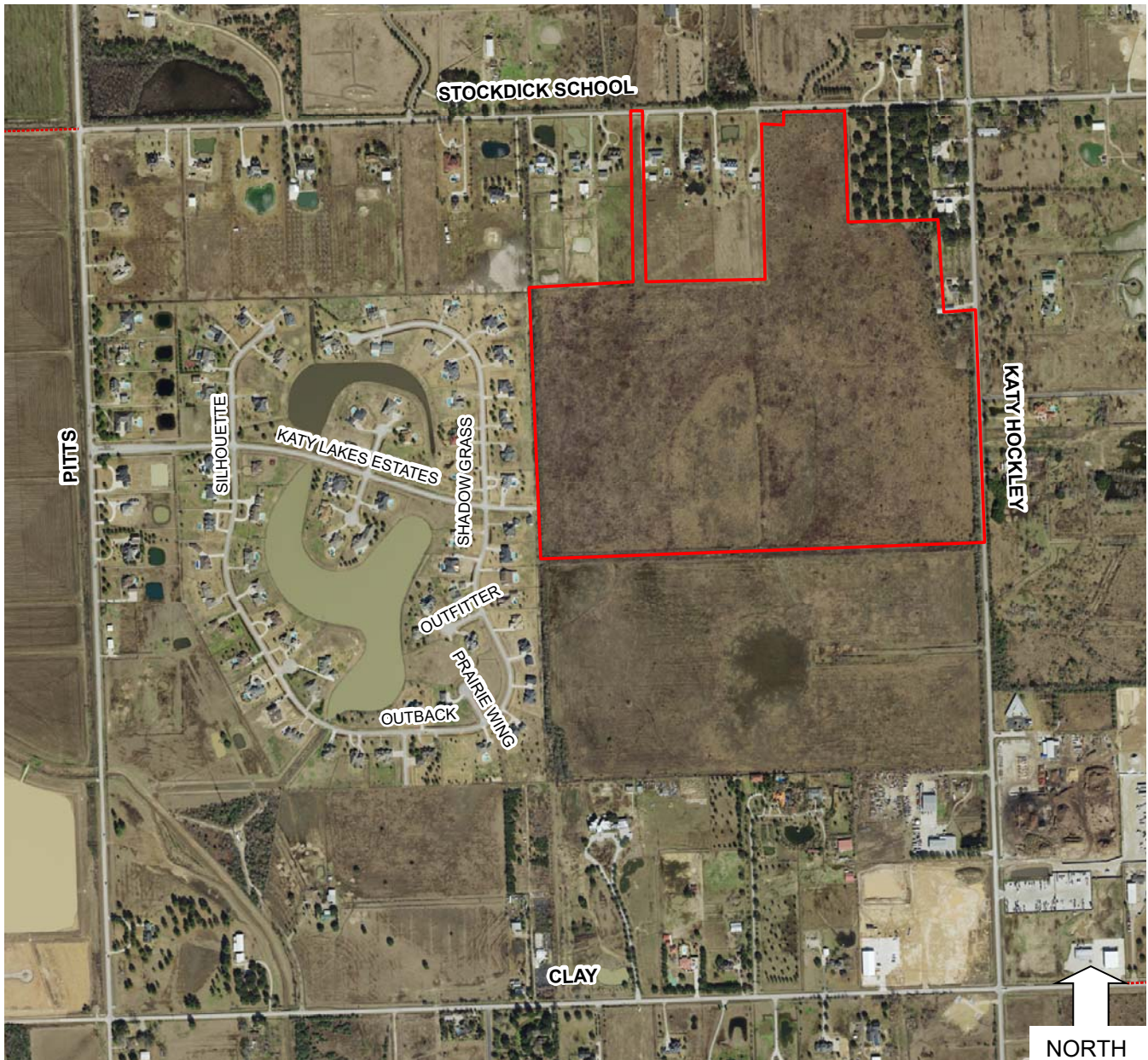
ITEM: 97

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Mission Prairie GP

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2019-0805

Plat Name: Mission Prairie GP

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 04/29/2019

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

Specific Variance is being sought and extent of variance:

To exceed 1,400' intersection spacing along the plat's northern boundary site

Chapter 42 Section: 127,128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection(b) at least every 1,400 feet; or

Statement of Facts

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

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

The site is located within the City of Houston's ETJ- Harris County, in the north-east quadrant of the major thoroughfare grid comprising Stockdick School Road, Katy Hockley Road, Pitts Road and Clay Road. The proposed GP represents a future single family residential development with proposed public streets connections to Katy Hockley Road to the east, Katy Lake Estates to the west, and TKM estates to the south. To the north, the development's only frontage along Stockdick School Road comprises a recorded drill site – which inhibits any public street connection to the designated major thoroughfare. Additionally, existing single family residential structures along the south side of Stockdick School Road present another physical characteristic that prevents any proposed public street connection from the proposed new development. The development is proposing a stub street along the north-western plat boundary which aligns with a 60' strip of land to allow for a future north-south public street connection to Stockdick School Road. This proposed stub is approximately 1,930' from Katy-Hockley Road. The proposed street pattern of the Mission Prairie GP allows for adequate traffic circulation and distribution to the east, west and south.

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

The proposed GP represents a future single family residential development with proposed public streets connections to Katy Hockley Road to the east, Katy Lake Estates to the west, and TKM estates to the south. To the north, the development's only frontage along Stockdick School Road comprises a recorded drill site – which inhibits any public street connection to the designated major thoroughfare. Additionally, existing single family residential structures along the south side of Stockdick School Road present another physical characteristic that prevents any proposed public street connection from the proposed new development. The development is proposing a stub street along the north-western plat boundary which aligns with a 60' strip of land to allow for a future north-south public street connection to Stockdick School Road.

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

To the north, the development's only frontage along Stockdick School Road comprises a recorded drill site – which inhibits any public street connection to the designated major thoroughfare. Additionally, existing single family residential structures along the south side of Stockdick School Road present another physical characteristic that prevents any proposed public street connection from the proposed new development. The development is proposing a stub street along the north-western plat boundary which aligns with a 60' strip of land to allow for a future north-south public street connection to Stockdick School Road. This proposed stub is approximately 1,930' from Katy-Hockley Road. The

proposed street pattern of the Mission Prairie GP allows for adequate traffic circulation and distribution to the east, west and south.

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

The site is located within the City of Houston's ETJ- Harris County, in the north-east quadrant of the major thoroughfare grid comprising Stockdick School Road, Katy Hockley Road, Pitts Road and Clay Road. The proposed street pattern of the Mission Prairie GP allows for adequate traffic circulation and distribution to the east, west and south.

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

Economic hardship is not the sole justification of the variance. To the north, the development's only frontage along Stockdick School Road comprises a recorded drill site – which inhibits any public street connection to the designated major thoroughfare. Additionally, existing single family residential structures along the south side of Stockdick School Road present another physical characteristic that prevents any proposed public street connection from the proposed new development.



Application No: 2019-0805

Agenda Item: 97

PC Action Date: 05/09/2019

Plat Name: Mission Prairie GP

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: 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 1,400' intersection spacing along the plat's northern boundary site;

Basis of Recommendation:

Subject site is located at the intersection of Stockdick School Road and Katy Hockley Road in Harris County ETJ. the applicant is requesting a variance to exceed 1400' intersection spacing along the GP's northern boundary. However, during review, the applicant has provided revised drawings with a street connection to the north thus causing the variance requirement to go away. Therefore, the intersection requirements along the northern plat boundary are being met.

Staff's recommendation is to approve the GP 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;

n/a

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

n/a

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

n/a

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

n/a

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

n/a



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 05/09/2019
Plat Name: Niko Nikos Restaurant partial replat no 1
Developer: Niko Niko's, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2019-0699 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.1918	Total Reserve Acreage:	0.1918
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	77006	493S	City

Conditions and Requirements for Approval

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

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

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

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

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

Provide existing condition survey of the site.

For Your Information:

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

PWE Utility Analysis: Approved
 City Engineer: Detention is required.
 between public utility to the building foundation.

Make sure that 10' clearance

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: 98

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Niko Nikos Restaurant partial replat no 1

Applicant: HRS and Associates, LLC



D – Variances

Site Location

Houston Planning Commission

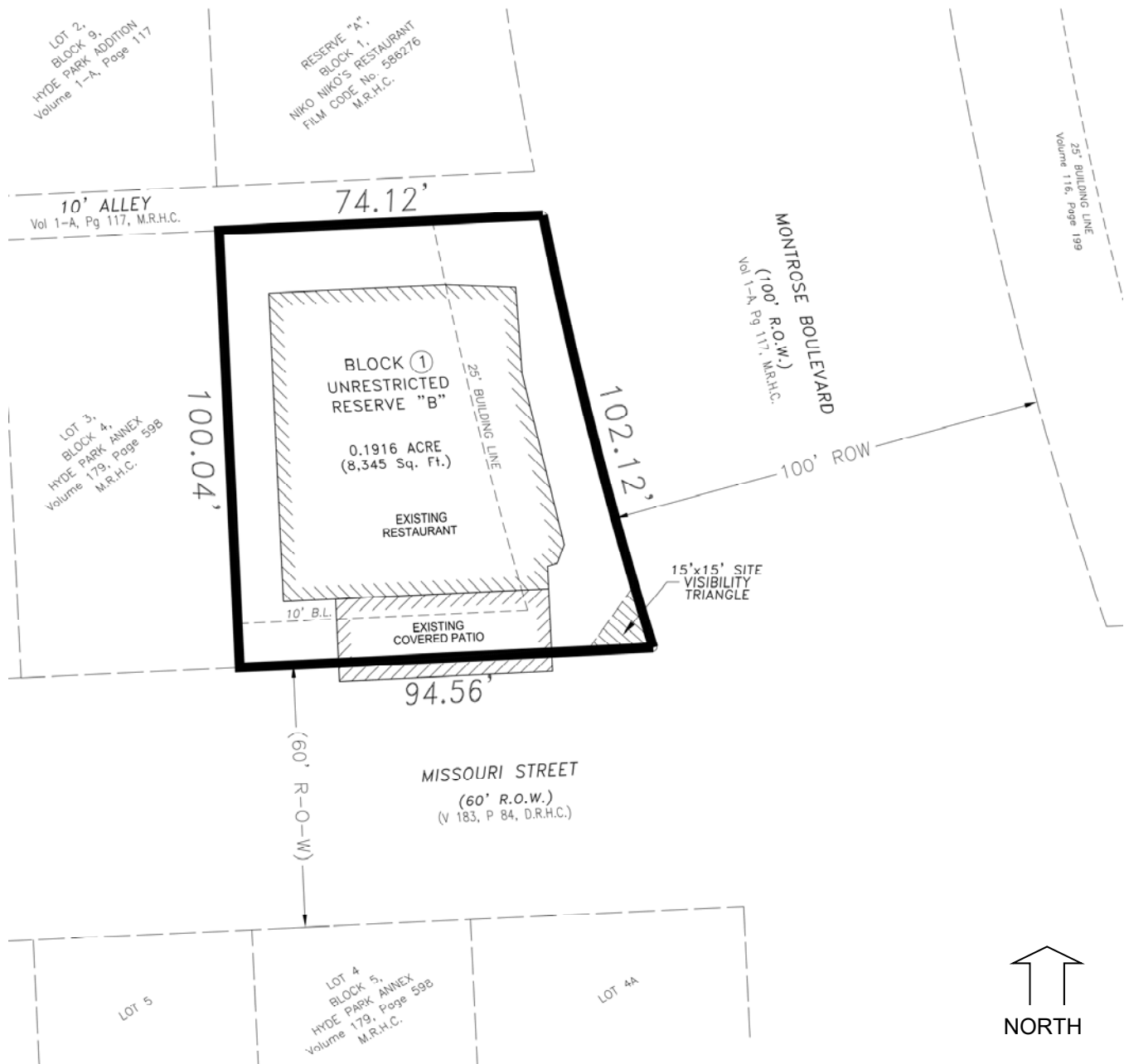
ITEM: 98

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Niko Nikos Restaurant partial replat no 1

Applicant: HRS and Associates, LLC



D – Variances

Subdivision

Houston Planning Commission

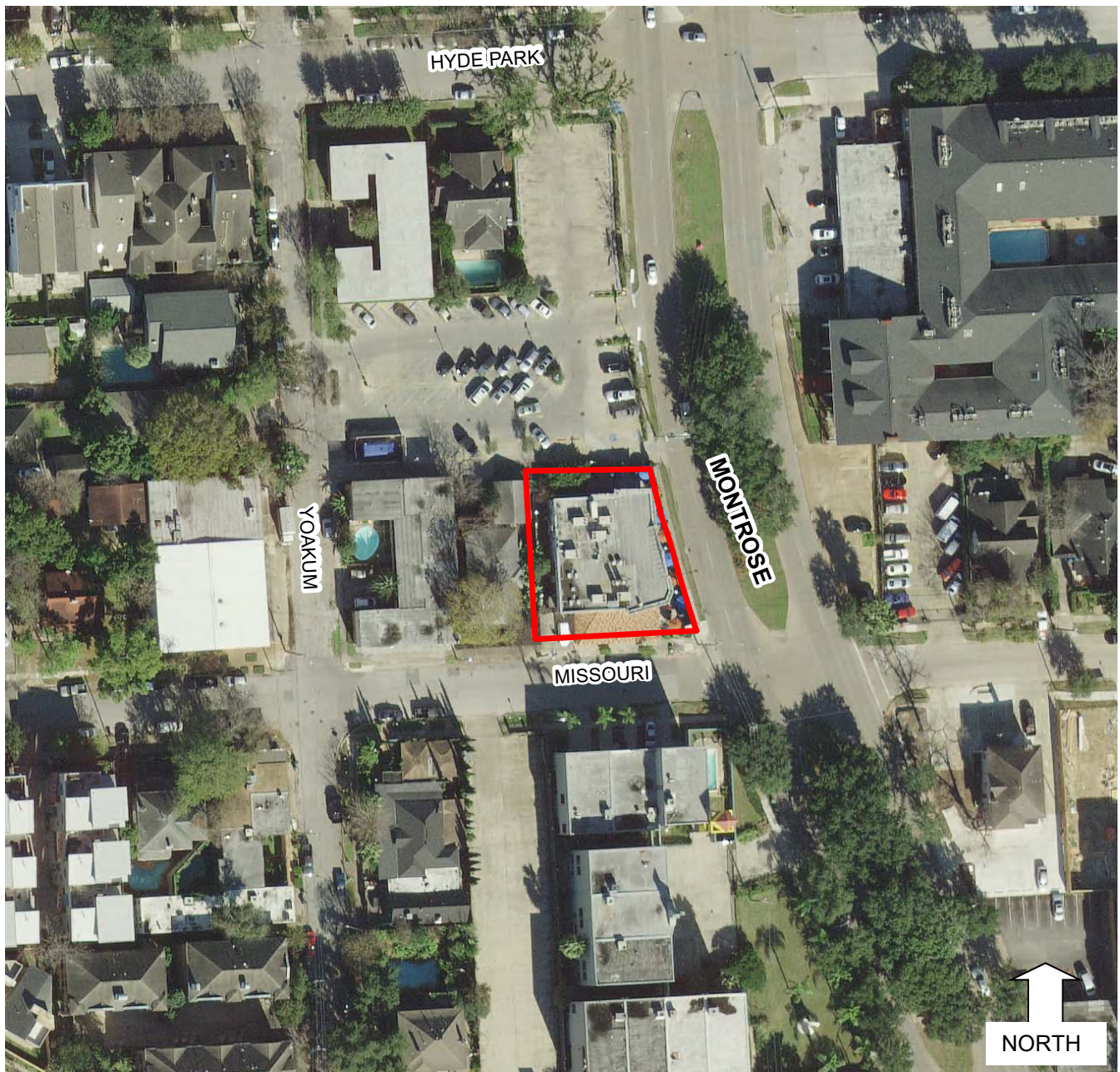
ITEM: 98

Planning and Development Department

Meeting Date: 05/09/2019

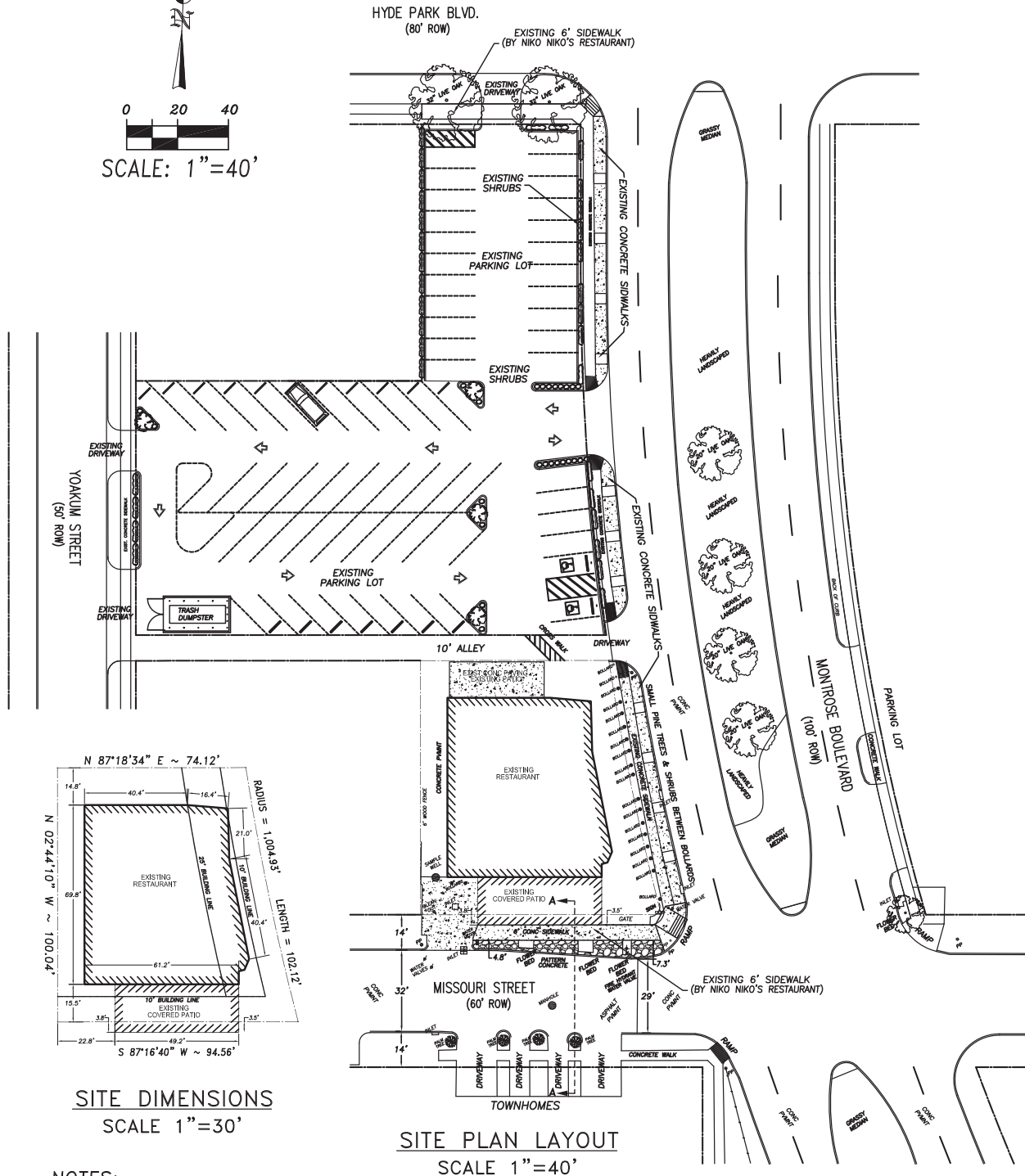
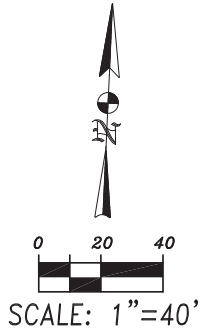
Subdivision Name: Niko Nikos Restaurant partial replat no 1

Applicant: HRS and Associates, LLC



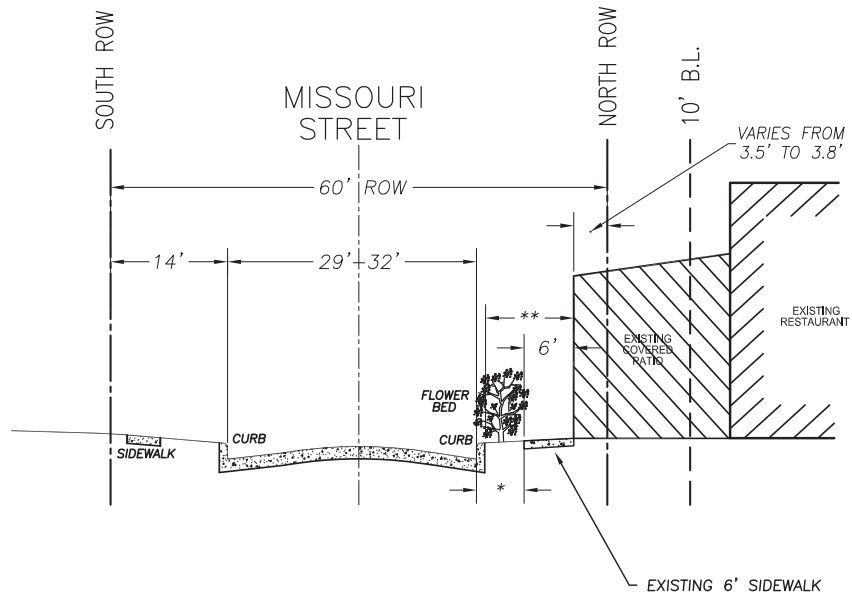
D – Variances

Aerial



NOTES:
 PROPOSED 6' SIDEWALKS AND WHEEL-CHAIR RAMPS ALONG MONTROSE BOULEVARD SHALL BE CONSTRUCTED BY MONTROSE MANAGEMENT DISTRICT
 THE ENTIRE SITE IS EXISTING.
 RE: SHEET C-2 FOR CROSS SECTION.

C-1	SITE PLAN LAYOUT SCALE: 1" = 40' PROJ # 2016-08-08 SHEET 1 OF 2	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO</th> <th style="width: 45%;">REVISION</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <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> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	REVISION	DATE																						Seal: Signature: <i>H.R. Sotomayor</i>	HRS and Associates, LLC Civil, Traffic Engineering, and Consulting Phone: (713) 466-9776 8318 Ivan Reed Drive Fax: (823) 328-7121 Houston, Texas E-mail: hrsassociates@aol.com Texas 77040-1509 FIRM NAME: HRS and Associates, LLC FIRM REGISTRATION NUMBER: F-4093	NIKO NIKO'S RESTAURANT 2520 MONTROSE BOULEVARD HOUSTON, TEXAS 77006
NO	REVISION	DATE																											




CROSS SECTION "A-A"
(EXISTING CONDITION)
N.T.S

NOTE:

- * DISTANCES BETWEEN FACE OF CURB AND SIDEWALK VARY FROM 7.3' TO 4.8'
 - ** DISTANCES BETWEEN BACK OF CURB AND STRUCTURE VARY FROM 12.8' TO 10.3'
- THERE ARE PATTERN CONCRETE WALKS BETWEEN FLOWER BEDS.

RE: SHEET C-1 FOR PATTERNED CONCRETE
SIDEWALKS BETWEEN FLOWER BEDS.

C-2	TYPICAL CROSS SECTION	SCALE: AS SHOWN PROJ # 2016-08-08 SHEET 2 OF 2	NO	REVISION	DATE	Seal:  Signature: <i>H.R. Sotomayor</i>	HR and Associates, LLC Civil, Traffic Engineering, and Consulting Phone: (713) 466-9776 Fax: (823) 328-7121 E-mail: hrsassociates@aol.com 8318 Ivan Reid Drive Houston, Texas Texas 77040-1509 FIRM NAME: HR and Associates, LLC FIRM REGISTRATION NUMBER: F-4093	NIKO NIKO'S RESTAURANT 2520 MONTROSE BOULEVARD HOUSTON, TEXAS 77006



Application Number: 2019-0699

Plat Name: Niko Nikos Restaurant partial replat no 1

Applicant: HRS and Associates, LLC

Date Submitted: 04/14/2019

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

Specific Variance is being sought and extent of variance:

Requesting a 0' dual building line from the 10-Ft building line along Missouri Street.

Chapter 42 Section: 42-155

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

(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;

Niko Niko's is an existing restaurant at the corner of Montrose Boulevard and Missouri Street (Address: 2520 Montrose Boulevard). The existing building for Niko Niko's restaurant was built in 1970 and the restaurant extension and atrium were built in 2004. In 2003 the property owner replatted the property where the restaurant and its parking lot are located. The restaurant building was platted as Reserve "B" and the parking lot as Reserve "A". During replatting in 2003, a variance was granted for a Dual Building Line along Montrose Boulevard, due to existing small encroachment on the 10-Ft building Line. Reserve "B" is 8,345 square feet and has restaurant space of 4,960 square feet. After 2003 the owners built a patio for seasonal seating and eventually added a roof needed for cover. This patio structure encroaches into the 10-Ft building line as well as about 4 Ft into the north right-of-way line of Missouri Street. The owner has totally enclosed the patio and roof, and is now requesting a dual building line variance to accommodate the existing building. This is something that happened organically over time and was never the intention of the business to violate existing building lines or try to get around Chapter 42-150. The patio was built a few years ago but the roof and enclosure were constructed a little after that. Niko Niko's Restaurant has been a long-time eatery and vibrant business in the Montrose Neighborhood for years. To stay competitive the business has had to grow from a small restaurant that has had to add additional dining and parking areas to keep up with demand. The prime location of Montrose Boulevard has some challenges which would include the limited space that the restaurant is located. The plat that was recorded in 2003 is just less than half an acre and now houses approximately 5,000 square feet of restaurant and about 13000 square feet of parking areas.

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

An outdoor patio was installed with dining tables that were needed for overflow seating. The owner then installed a roof to protect patrons from rain and the natural elements. Sometime after the roof was installed the entire area was enclosed for the comfort and enjoyment of the patrons. This is an existing condition that took place over time. The encroachment is less than what has been allowed on the Montrose Boulevard side of the property. The circumstances supporting the variance is that space is a premium in the Montrose area from area needed for parking to the additional dining, kitchen and kitchen area needed to remain a competitive restaurant. The owner has tried to find ways such as acquiring additional property to help alleviate the lack of room at the restaurant. Extending the restaurant seating area into the building line was the "last resort" and happened accidentally. It was only this Spring that the owner realized that he was in violation of the rules when the City let him know that he had built over the property line.

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

The intent and general purposes of this chapter would be preserved and maintained with the granting of the variance considering that this is an existing condition that has already been allowed on the Montrose Boulevard side of the property. Additionally, there are other restaurants and business establishments along Montrose Boulevard. A few of them lie within the 25-Ft building line. The Aladdin Mediterranean Cuisine on the corner of Montrose and Westheimer would encroach on a 25-Ft building line on both streets. Niko Niko's restaurant has building line encroachments on both Montrose Boulevard and Missouri Street but the owner of the restaurant has provided an extensive amount of landscaping on the Montrose Boulevard side and have landscaping on the Missouri Street side as well. The landscaping and restaurant addition enhances the character of the neighborhood and the enjoyment of the neighbors and patrons. The owner is willing to add additional landscaping or do any other type of mitigation that the City will require. It was never intended to encroach into the building line, however the addition was done tastefully and has added character to the neighborhood. The intent and general purposes of chapter 42 have been maintained because the extension of the restaurant as well as the landscaping was tasteful.

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

The enclosed patio that encroaches into the 10-Ft building line and right-of-way line is existing. There are other businesses along Montrose Boulevard that encroach into the building line. The neighborhood is a dense collection of businesses and restaurants that are in close proximity to each other. Granting of the variance will not be injurious to the public health and safety of the neighborhood and will help to enhance the overall community. The owner of Niko Niko's has provided more landscaping than is what required in the form of small trees and shrubbery. Additional landscaping could be planted to help off-set the building encroachment in the right-of-way on both Missouri Street and Montrose Boulevard. There are a few large live oak trees within the esplanade on Montrose Boulevard in front of the restaurant. The esplanade is heavily landscaped between those trees. The owner is willing to provide landscaping elsewhere along Montrose Boulevard that could be done to relieve the encroachment on the Missouri Street side.

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

Economic hardship is not the sole justification for the variance. Niko Niko's is a restaurant that is located in less than half an acre and has tried to maximize all the space that is available while providing adequate parking, expanded dining areas and extensive landscaping. The evolving need of the business and the area is the justification for the variance. The existing building further justifies the granting of the variance. While economic hardship is not the only reason for the variance the client is open to providing additional landscaping to mitigate the problem.



Application No: 2019-0699

Agenda Item: 98

PC Action Date: 05/09/2019

Plat Name: Niko Nikos Restaurant partial replat no 1

Applicant: HRS and Associates, LLC

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: **42-155**

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

[Requesting a 0' dual building line from the 10-Ft building line along Missouri Street.;](#)

Basis of Recommendation:

The property is located in Houston's corporate limits, along and west of Montrose Boulevard, north of Westheimer Road and east of Waugh Drive.

The applicant is requesting a variance to allow a 0' dual building line along Missouri Street, a local street, instead of the required 10' building line.

Staff's recommendation is to defer the plat to allow the applicant to provide additional 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

May 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Niko Nikos Restaurant partial replat no 1

REFERENCE NUMBER: 2019-0699

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 northwest intersection of Montrose Boulevard and Missouri 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.

HRS and Associates, LLC, the applicant, has filed the request on behalf of Niko Niko's, LLC, the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line along Missouri Street in lieu of the required 10' building line. 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, May 9th, 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 Hamid Shotorbani with HRS and Associates, LLC at 713-466-9776. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 05/09/2019
Plat Name: Northpoint 90 Logistics Center GP
Developer: Sowell Equities-Forestwood, LP
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-0762 GP

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

Total Acreage:	190.5800	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:	HC MUD 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	457N	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.

Pending the Planning Commission granting variances to allow excessive intersection spacing along the southern, eastern, and northern boundaries and not to extend nor terminate in a cul-de-sac Trail Glen Drive and Pine View Drive, subject to specific conditions on 05/09/2019. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 05/09/2019
Plat Name: Northpoint 90 Logistics Center GP
Developer: Sowell Equities-Forestwood, LP
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-0762 GP

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

Harris County Flood Control District: - Per e-mail correspondence with the site engineer, please provide an additional 50' of drainage ROW dedicated to HCFCD.

- Show and call out HCFCD ROW per the HCFCD Policy, Criteria, & Procedures Manual, Appendix C.
- Easement should be dedicated to HCFCD on plat and separate instrument started to convey in fee.
- Contact Michael Wright of HCFCD Property Rights for documents and procedure to dedicate fee.
michael.wright@hcfcd.hctx.net

- Plan approvals cannot be given until property rights matters/transactions have been completed.

PWE Utility Analysis: Approve

City Engineer: Make sure that the subdivision has detention.

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 of section plats

Limited scope TIA will be required before the review of site development plan addressing driveway locations, median opening and left turn lane requirements.

Purple Sage Street should be constructed per Harris County Standard before access will be allowed.

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

25 ft. building lines are missing along Purple Sage and US 90.

There are no objections to variance request.

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

Houston Planning Commission

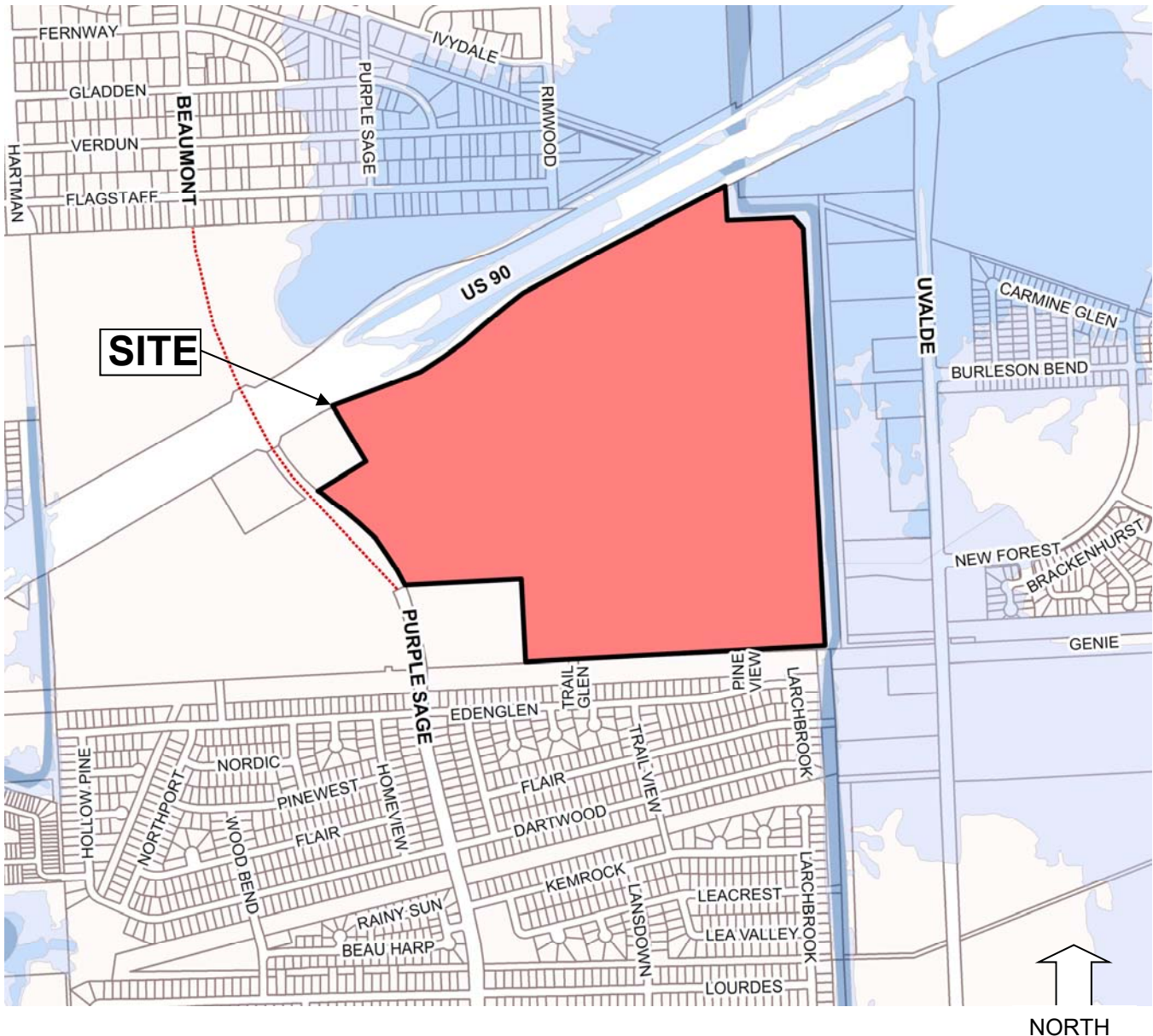
ITEM: 99

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Northpoint 90 Logistics Center GP

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

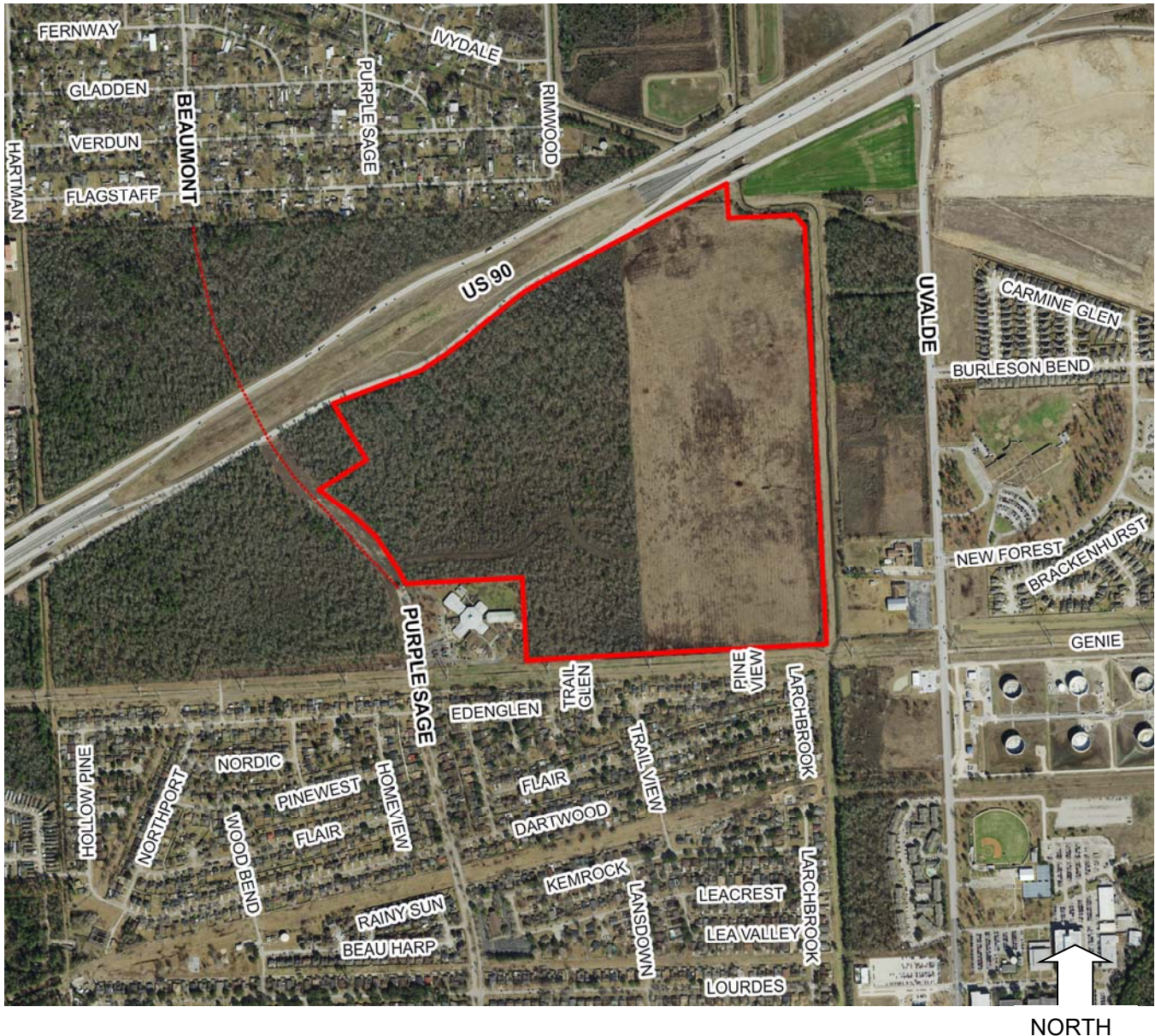
ITEM: 99

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Northpoint 90 Logistics Center GP

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



April 27, 2019

Professionally Managed By

C.I.A. Services, Inc.

North Office

8811 FM 1960 Bypass Road Suite 200

Humble, Texas 77338

Phone: 713-981-9000

Fax: 713-981-9090

Toll Free: 866-219-0563

www.ciaservices.com

Dear Sir:

Residents of New Forest Community West support the request by Northpoint 90 Logistics Centers for a street variance under review before the Houston Planning Department.

Northpoint's warehouse project in east Houston-Harris County will provide job opportunities for area residents and add tremendous economic stimulus to the overall area. However, we are asking the Planning Department not to approve the construction of a street off Uvalde Road, for ingress and egress to the company's warehouse site, because it would not be in the best interest of New Forest residents. Traffic congestion in the area is already a major concern.

We are proud of the current commercial growth being experienced in the local market, which includes the New Forest Town Center development now underway, east of Uvalde Road and the U.S. Highway 90/Crosby Freeway Feeder Road intersection. In addition, there is a multi-family apartment unit coming soon, along with the construction of a new hospital and two hotels that are forecasted near our community.

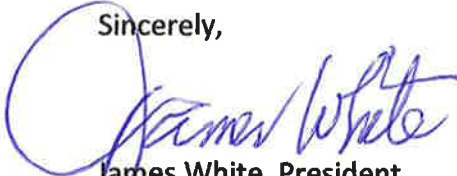
Any decision to have Northpoint build a new street off Uvalde Road will only exacerbate already existing traffic congestion in our densely populated community, therefore causing a negative impact on the quality of life for 600 families. New Forest is situated east of the Beltway-8 Feeder Road between Uvalde Road on the West. Cut through traffic by drivers entering our neighborhood, primarily to access the east or west traffic arteries, continues to pose a significant safety hazard for our children who walk to school every day.

The Cobb 6th Grade Campus, with Uvalde Road frontage, is located across from the proposed warehouse site. And the Williamson Elementary K-5th grade campus is located on New Forest Parkway. Both schools are in the Galena Park School District with a combine enrollment of 2,200 students attending these schools. An increasing percentage of students are picked-up and dropped off in cars daily by parents.

Also contributing to the traffic congestion mix is the growing student population and ongoing building expansion occurring at the San Jacinto College North Campus, approximately one and a half miles south of the proposed Uvalde Road/street variance request. The ever-popular Joe V's Grocery Store Chain, that's frequented often by area residents, is likewise located in this immediate vicinity. Traffic mobility along this segment of Uvalde Road is already a severe problem without adding additional traffic accumulation to the area. Therefore, on behalf of New Forest West and HOA Board of Directors, we restate our support for the Northpoint 90 Logistics Centers' request to the Houston Planning Department for a variance denying the construction of a street across from our neighborhood on Uvalde Road.

If you wish to contact me regarding this matter, please do not hesitate to call or text me at 713-515-2704 or send an email to: jwhitefaith@gmail.com. Thank you in advance for your excellent reply.

Sincerely,



James White, President
New Forest HOA

cc: New Forest Board of Directors



Application Number: 2019-0762

Plat Name: Northpoint 90 Logistics Center GP

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 04/26/2019

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

Specific Variance is being sought and extent of variance:

Not to dedicate public streets within the property: not to extend nor terminate with a cul-de-sac Trail Glen Drive and Pine View Drive creating an intersection spacing of approximately 2,900 feet from Purple Sage to the east property boundary; not to create an east west street lining up with Burleson Bend Drive on the east side of Uvalde creating an intersection spacing of approximately 3,550 feet between 90 and the northern boundary of Pine Trails Section 4; not to dedicate a north south street intersecting with I-90 creating an intersection spacing of approximately 3,800 feet between Purple Sage and Uvalde

Chapter 42 Section: 127, 128,134

Chapter 42 Reference:

42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet; 42-128. Intersections of local streets. (a)(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; 42-134. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

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

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

This 190-acre tract is to be developed as a large warehouse industrial park and will have many large trucks arriving and departing daily. Connecting to the nearby residential subdivisions, including 3 public schools, would adversely affect the quality of life in those subdivisions and schools because of the mixture of incompatible land uses. Truck traffic as well as employee cars that wish to access Beltway 8 would be tempted to cut through New Forest West Subdivision to reach Beltway 8 rather than using I-90. The high voltage transmission lines along the south boundary of this property would not preclude the opportunity for trucks to proceed south by cutting through the Pine Forest Subdivision. Pine Forest residents also might travel through any public street in the warehouse area to reach I-90 rather than using Purple Sage, the designated major thoroughfare. Any unrelated cut-through traffic from the residential areas could seriously impede the operations at the warehouses. The logistics center will have an extensive network of internal driveways providing more than adequate access to all buildings and parking areas. Purple Sage is proposed to be built from its current termination at the northern property boundary of Purple Sage Elementary School to the service roads of I-90. An acceleration lane is to be constructed alongside the existing I-90 service road in order to provide adequate space for slow moving large trucks to turn into the logistics center and to get up to the normal speed of through traffic on the I-90 service road. The logistics center will be built in several sections starting on the west side adjacent to Purple Sage.

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

This site is an appropriate location for the storage and dispersal for the goods coming to and from the port because of its location on I-90 close to Beltway 8. However, the residential subdivisions already exist and would be adversely affected by having their streets open to heavy truck traffic.

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

The intent of the ordinance is to protect residential neighborhoods while ensuring that non residential area have adequate access and circulation. This logistics center will provide adequate internal circulation and will have adequate access from a major thoroughfare as well as an interstate highway.

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

Keeping the traffic of the industrial warehouse park separate from residential and school traffic will preserve public health and safety. It will also make a much safer environment for the hundreds of school children and their parents that travel to and from the 3 GPISD schools.

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

The justification for the hardship is to separate the circulation for incompatible land uses for the benefit of both subdivision residents, school children, and warehouse users.



Application No: 2019-0762

Agenda Item: 99

PC Action Date: 05/09/2019

Plat Name: Northpoint 90 Logistics Center GP

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 127, 128, 134

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

Not to dedicate public streets within the property: not to extend nor terminate with a cul-de-sac Trail Glen Drive and Pine View Drive creating an intersection spacing of approximately 2,900 feet from Purple Sage to the east property boundary; not to create an east west street lining up with Burleson Bend Drive on the east side of Uvalde creating an intersection spacing of approximately 3,550 feet between 90 and the northern boundary of Pine Trails Section 4; not to dedicate a north south street intersecting with I-90 creating an intersection spacing of approximately 3,800 feet between Purple Sage and Uvalde;

Basis of Recommendation:

The site is located within Houston's ETJ, in Harris County, south of US 90, east of Uvalde and west of proposed Purple Sage. The approximately 190 acre general plan proposes a large warehouse industrial park. The applicant is requesting 3 variances:

1. To exceed intersection spacing along the southern boundary for approximately 3,660 feet by not extending nor terminating in a cul-de-sac Trail Glen Drive nor Pine View Drive;
2. To exceed intersection spacing along the eastern boundary for approximately 3,500 feet;
3. To exceed intersection spacing along the northern boundary with US 90 for approximately 3800 feet.

Staff is in support of the variance requests.

The proposed site plan consists of multiple large buildings intended for industrial warehouse use with private vehicles and large truck traffic taking access from US 90 Frontage Road and proposed Purple Sage Road. The applicant is requesting not to dedicate any public streets within the property. This intended use is incompatible with the surrounding residential and educational areas and cut-through traffic should be discouraged.

Variances 1 and 2: The applicant is requesting to exceed intersection spacing along the southern boundary by not extending two north-south streets, Trail Glen Drive and Pine View Drive, nor terminating them in a cul-de-sac, and is requesting to exceed intersection spacing along the eastern boundary by not providing one east-west street.

Although both Trail Glen Drive and Pine View Drive are already constructed across the HL&P easement at the southern GP boundary, the surrounding traffic circulation would not be substantially improved as there exists easy access to Purple Sage Road. Additionally, along the eastern boundary, there are both a Harris County Flood Control District fee strip and a pipeline company fee strip immediately adjacent. This, along with additional smaller acreage tracts, makes a connection to Uvalde Road impractical and not necessary due to the easy access to US 90 via proposed internal drives. Staff does acknowledge that the current block length along Uvalde is excessive, at approximately 8,000 feet. There were stub streets created by the Pine Trails subdivisions that could have provided connections from the single-family area to Uvalde and the adjoining educational campuses, although previous variances were granted not to extend these streets. However, circulation from either of the dedicated major thoroughfares Purple Sage or Uvalde, there is easy access to US 90 and Wallisville.

Variance 3: The applicant is requesting to exceed intersection spacing along the northern boundary by not providing a north-south street. A public street connecting to US 90 frontage road is not necessary as it would only benefit the proposed warehouse industrial users. Adequate access through the site and to the freeway can be provided by proposed internal drives.

Harris County Engineer's Office has voiced no objection for staff's recommendation. Therefore, staff recommends to grant the requested variances and approve the general plan.

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 public rights-of-way through the subject property would be contrary to sound public policy, as it would potentially encourage commercial industrial truck traffic through residential streets. Additionally, the intended use of the site does not require a public street system and can function effectively with an internal private drive network.

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

This property is a large vacant tract in close proximity to US 90 and Beltway 8, and the tract is also set apart from the nearby residential areas by an HL&P easement, Flood Control District fee strip, and a pipeline fee strip. The surrounding area does not require public through-streets into an incompatible land use development for access to the established major thoroughfare grid.

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

The intent and general purposes of this chapter will be preserved and maintained, as both the proposed development and the surrounding area have adequate access to major thoroughfares and to the freeways.

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

Granting the variances ensures the public's health, safety and welfare, as it could be injurious to encourage commercial truck traffic through residential streets and adjacent to schools and to encourage residential traffic through an industrial warehouse park.

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

The primary justification of the variances is to separate incompatible land uses.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	100	Staff Recommendation:	
Action Date:	05/09/2019	Grant the requested	
Plat Name:	Northwest Harris County Municipal Utility District no 23 Water Plant no 2	variance(s) and Approve	
Developer:	JNS Engineers LLC	the plat subject to the	
Applicant:	JNS Engineers LLC	conditions listed	
App No/Type:	2019-0772 C2		
Total Acreage:	2.0940	Total Reserve Acreage:	2.0940
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:	NW HARRIS COUNTY MUD 23
County	Zip	Key Map ©	City / ETJ
Harris	77014	371F	ETJ

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
 - 047. Make minor corrections and additions as indicated on the marked file copy.
 - 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.
 - 193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
 - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
 - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 100

Action Date: 05/09/2019

Plat Name: Northwest Harris County Municipal Utility District no 23 Water Plant no 2

Developer: JNS Engineers LLC

Applicant: JNS Engineers LLC

App No/Type: 2019-0772 C2

PWE Utility Analysis: Approve

Addressing: ETJ

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

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

Staff Recommendation:

Grant the requested variance(s) and 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)

Label 10 foot building line

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

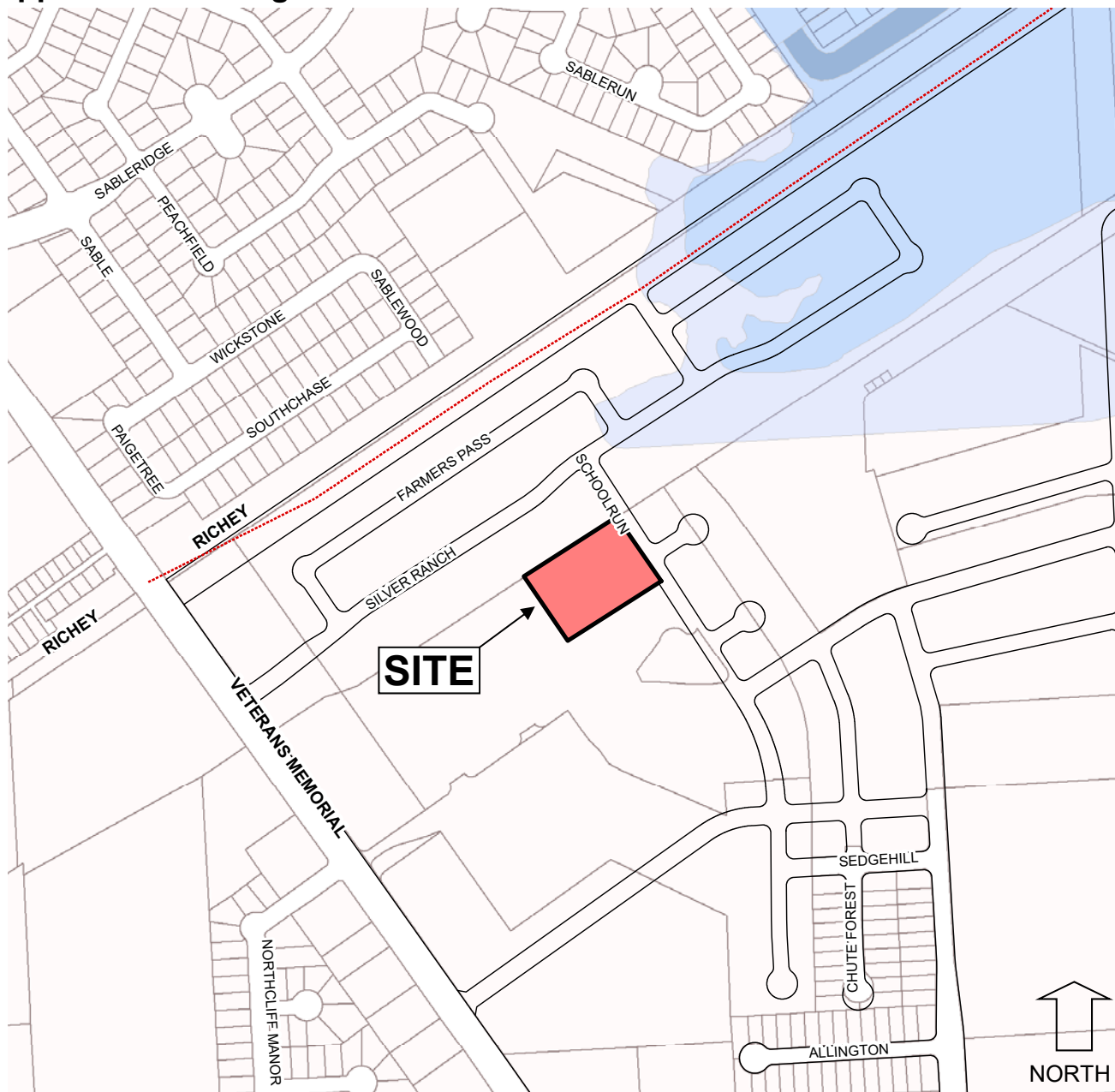
ITEM: 100

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Northwest Harris County Municipal Utility District no 23 Water Plant no 2

Applicant: JNS Engineers LLC



D – Variances

Site Location

ITEM: 100

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Northwest Harris County Municipal Utility District no 23 Water Plant no 2

Applicant: JNS Engineers LLC



D – Variances

Subdivision

Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Northwest Harris County Municipal Utility District no 23 Water Plant no 2

Applicant: JNS Engineers LLC



D – Variances

Aerial



Application No: 2019-0772

Agenda Item: 100

PC Action Date: 05/09/2019

Plat Name: Northwest Harris County Municipal Utility District no 23 Water Plant no 2

Applicant: JNS Engineers LLC

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

Chapter 42 Sections: 190C

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

Access to Proposed Water Plant No. 2 does not have 60' of public right of way frontage per Chapter 42.;

Basis of Recommendation:

The site is located in Harris County ETJ east of Veterans Memorial south of Richey Road. The applicant is proposing a reserve restricted to water plant use and requesting a variance to not have 60 feet of frontage on a public right of way but instead to have access and frontage via 60-foot access easement. Staff is in support of the request. The proposed reserve is located within the Silver Springs General Plan (GP). The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections are platted, the temporary access easement will automatically terminate, the water plant will then have access and proper frontage on a public street as required per the ordinance. The temporary easement connects to Roberson School Road a street recorded in the Spring ISD Roberson Middle School plat which gives access to Veterans Memorial Driveway. Harris County has voice no objection for this variance. Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

The easement has been located on top of a proposed street in the GP to give temporary access to the water plant. At this time, the section that will include that portion of the street that will give public ROW access and frontage to the water plant hasn't been submitted. This easement will be terminated when the street is recorded with a plat.

(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;

Northwest Harris County Municipal Utility District no 23 (NWHCMUD No 23) has determine that this location is the best one to serve the public and District. The easement is 60 feet wide which match with the width of the proposed street on the GP. As the adjacent sections are platted, the temporary access easement will automatically terminate, the water plant will then have access and proper frontage on a public street as required per the ordinance.

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

The temporary access easement will give access to the proposed reserve following the street pattern proposed on the GP. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ).

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

The temporary access easement connects with the recorded street "Roberson School Road" a street recorded in the Spring ISD Roberson Middle School plat which gives access to Veterans Memorial Driveway. This will allow for adequate ingress and egress to this area.

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

The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). Which will eventually become a public street when the adjacent sections are platted.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 05/09/2019
Plat Name: Patio on Richmond
Developer: Poole Living Trust
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-0761 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.4063	Total Reserve Acreage:	0.3719
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493W	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 Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Patio on Richmond

Applicant: Vernon G. Henry & Associates, Inc.

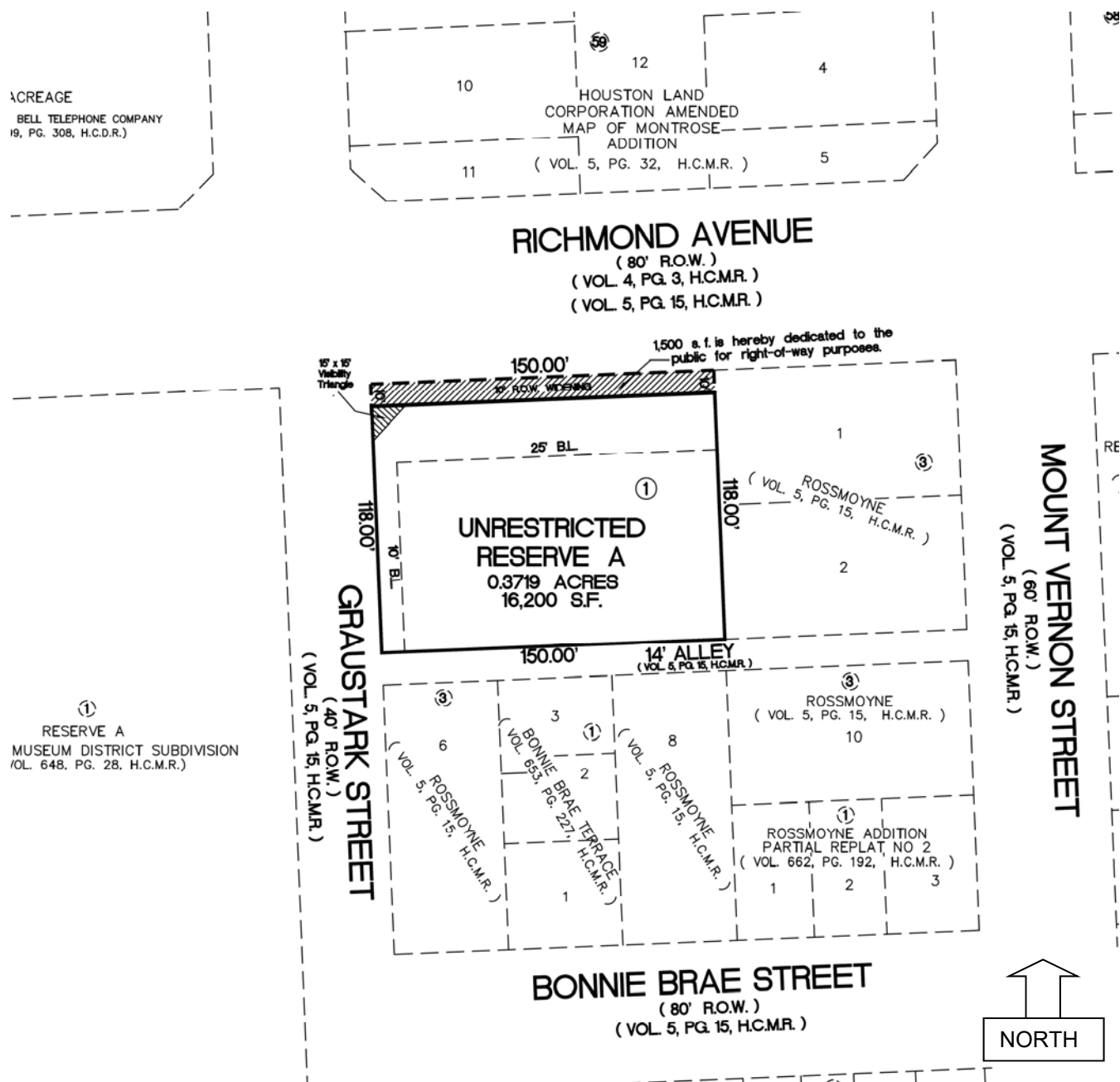


D – Variances

Site Location

Meeting Date: 05/09/2019

Applicant: Vernon G. Henry & Associates, Inc.



Subdivision

Houston Planning Commission

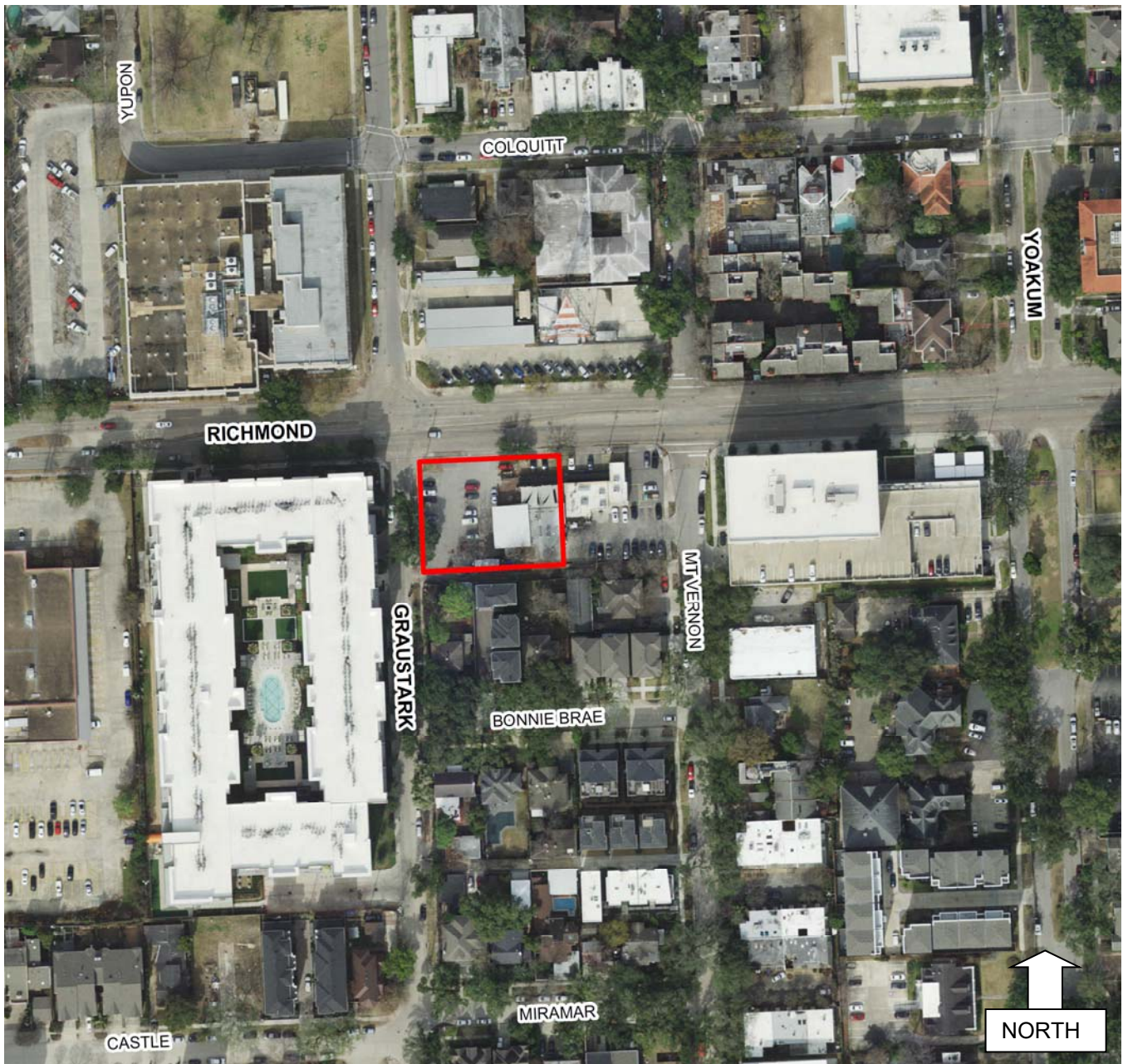
ITEM: 101

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Patio on Richmond

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



Application Number: 2019-0761

Plat Name: Patio on Richmond

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 04/26/2019

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

Specific Variance is being sought and extent of variance:

To not dedicate required ROW widening to Graustark Street

Chapter 42 Section: 122

Chapter 42 Reference:

Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

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 subdivisions of Rossmoyne and Castle Court originally dedicated the right of way for Graustark many decades ago, which at the time, made it 60' in width. Today there is only 40' of right of way on the side of this site because the City Council quitclaimed the western 20' of the Graustark right of way to the adjacent owner. This is the site of a bar that was built in 1983. There was a plat submitted and approved on this property on October 25, 2018 (App. No. 2018-2089). At the time, the owner knew about and was amenable to dedication on Richmond, but did not understand that there was dedication required on Graustark. Currently, there is a 20' offset in the right of way on the west side of Graustark between Miramar and Richmond. After further research into how the offset in the right of way happened on Graustark, it was found that there was a quitclaim deed filed by the City of Houston in 1991 that caused the right of way to be given back to the owner of the property that is now the Alexan Museum District Subdivision. Had this right of way not been quitclaimed back to the owner of the property across Graustark, the subject tract would not be required to widen Graustark.

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

The property line on this side of the street has remained consistent since the original subdivision plat was filed more than 100 years ago. Additionally, the Alexan Museum District apartments were not required to dedicated widening to Graustark in 2012 because of the previous council action. Requiring dedication would not be an example of sound public policy.

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

The current paving section is adequate for the local street classification of Graustark and is in good condition. The sidewalk on the west side just ended up having to be built on private property as a result of the offset created in 1991. Apart from the fact that it would be unfair to make this property dedicate, there is no need for any additional right of way that would create another irregularity in the alignment of the right of way.

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

Granting of this variance will not harm the public health, safety or welfare in any way as the room for sidewalks on both sides of Graustark will be maintained.

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

The justification for the variance is related to the previous Council action, which quitclaimed right of way on the opposite side of Graustark. It would not be sound public policy to require the owner on the opposite side of the street to dedicate widening when Council has already determined that less right of way in this section is permissible.



Application No: 2019-0761

Agenda Item: 101

PC Action Date: 05/09/2019

Plat Name: Patio on Richmond

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 122

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

To not dedicate required ROW widening to Graustark Street;

Basis of Recommendation:

The site is located within the City limits along Richmond Avenue west of Yoakum. The applicant is proposing an unrestricted reserve and requesting a variance to not dedicate Right of Way (ROW) to Graustark Street. After further review, it was concluded that this plat does not require a variance. The subject site was created with the Rossmoyne subdivision in 1914 showing a ROW width of 27.5 feet for Graustark Street. In 1915 Castle Court subdivision was recorded making Graustark Street 60 feet wide. In 1991 there was a Quitclaim from the City to give back 20 feet to the property owner west of Graustark Street. In 2012 Alex Museum District Subdivision was recorded with 40 feet of ROW for Graustark Street. This street was classified as a minor collector in 2014 to be sufficient at 60 feet. Making the subject site dedicate ROW to Graustark Street will move the centerline of the street at this location. In addition to this, the subject site already gave the required ROW dedication when Rossmoyne subdivision was created in 1914. The 20 feet to make the ROW of Graustark Street 60 feet will come from the property to the west when it is replatted. Therefore, staff recommendation is to 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

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

May 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Patio on Richmond

REFERENCE NUMBER: 2019-0761

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 southeast intersection of Richmond Avenue and Graustark 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.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of Poole Living Trust, the developer of the subject site. The applicant is requesting a variance to not dedicate 10' of right of way widening to Graustark 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, May 9th, 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 Jake Patrick with Vernon G. Henry & Associates, Inc. at 713-627-8666. 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: 102
Action Date: 05/09/2019
Plat Name: Urban Jungle Heights
Developer: Urban Jungle
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0659 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3514	Total Reserve Acreage:	0.3514
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

City Engineer: Detention is required.
B.L. is missing.

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

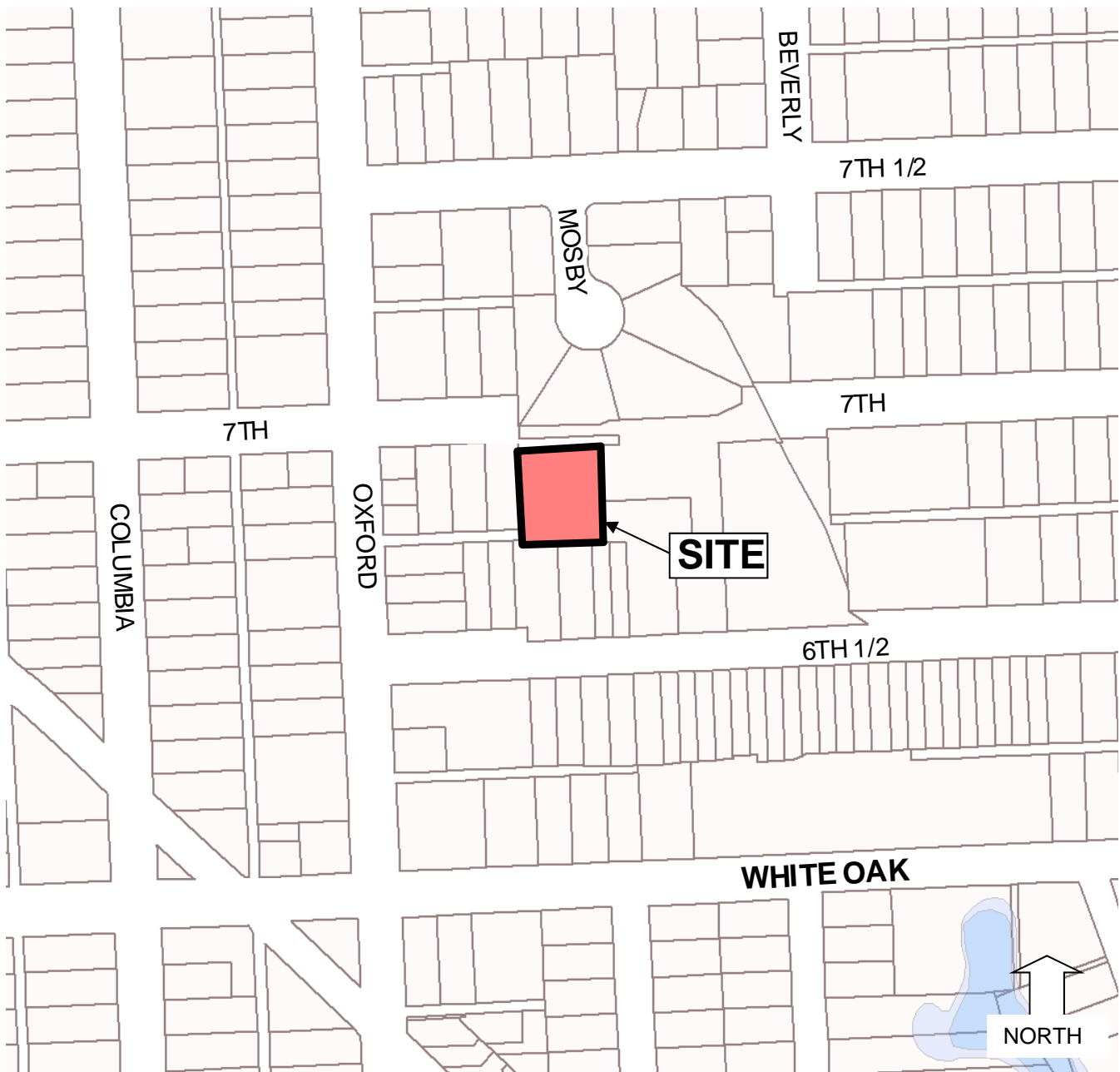
ITEM: 102

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Urban Jungle Heights

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Subdivision

Houston Planning Commission

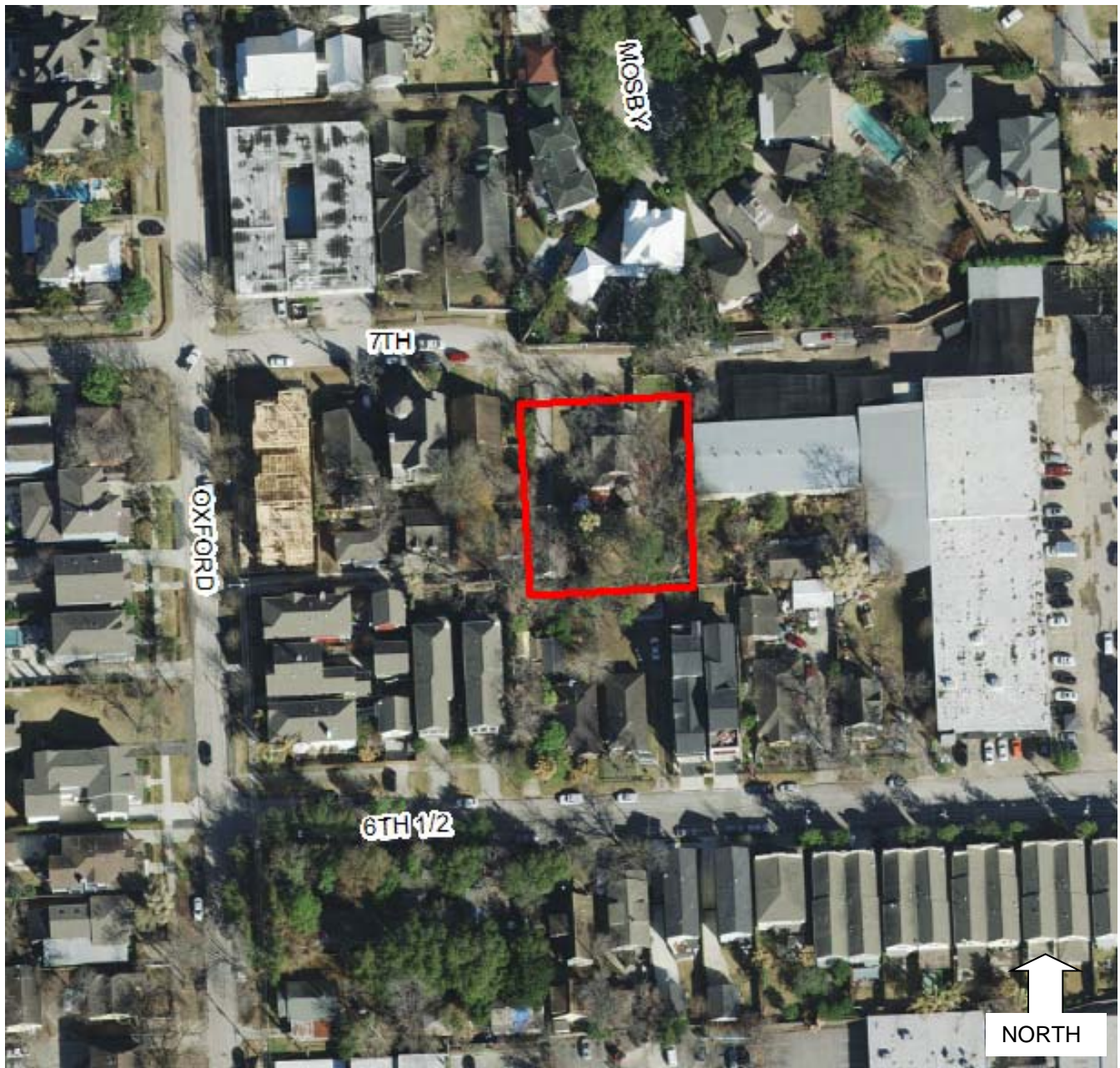
ITEM: 102

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Urban Jungle Heights

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

PARKING REQUIREMENTS:

AREA SQ.FT.=	SPORTS CLUB	4994 S.F.
AREA SQ.FT.=	RESIDENTIAL	1764 S.F.
TOTAL AREA=		6758 S.F.

PARKING 5 SPACES PER 1000: (SPORTS CLUB)	24.97 PARKING SPACES
PARKING 2 SPACES PER DWELLING UNIT: (RESIDENTIAL)	2 PARKING SPACES

TOTAL NUMBER OF PARKING SPACES: 26.97 PARKING SPACES

BICYCLE PARKING DISCOUNT
TOTAL PARKING: 26.97 SPACES
26.97 x 10% = 2.69 SPACES - 3 PARKING SPACES

TOTAL PARKING SPACES REQUIRED		24 PARKING SPACES
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
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364	365	366
3		

PLANTING REQUIREMENTS:

STREET NAME	TREE REQUIREMENTS	CREDITS	TOTAL TREES PROPOSED
EAST 7TH STREET	116.63'L.F.	116.63/30 = 3.8TREES	<u>5</u>

PARKING LOT TREES

PARKING SPACES:	TREE PLANTING:	PROPOSED PARKING LOT TREES:
24	24/10= 2.4	<u>3</u>

SHRUB REQUIREMENTS	
STREET TREES:	5
TOTAL SHRUBS:	5x10=50
TOTAL SHRUBS PROPOSED:	<u>70</u>

N JUNGLE HEIGHTS
614 E 7TH STREET
Houston, TX. 77007

The drawings and specifications as instruments of service are and shall remain the property of the Designer. They are not to be used for other projects or for any other purpose without the written agreement to this project. The Contractor shall be responsible for the compensation to the Designer. Contractor is responsible for confirming and verifying dimensions at job site; the Designer will not be responsible for construction means, methods, techniques, sequences or procedures; or for safety precautions and programs in connection with the project.

CONSULTANTS:

CIVIL:

STRUCTURAL:

MEP:

Issued For:

Revisions:

Sheet Title:

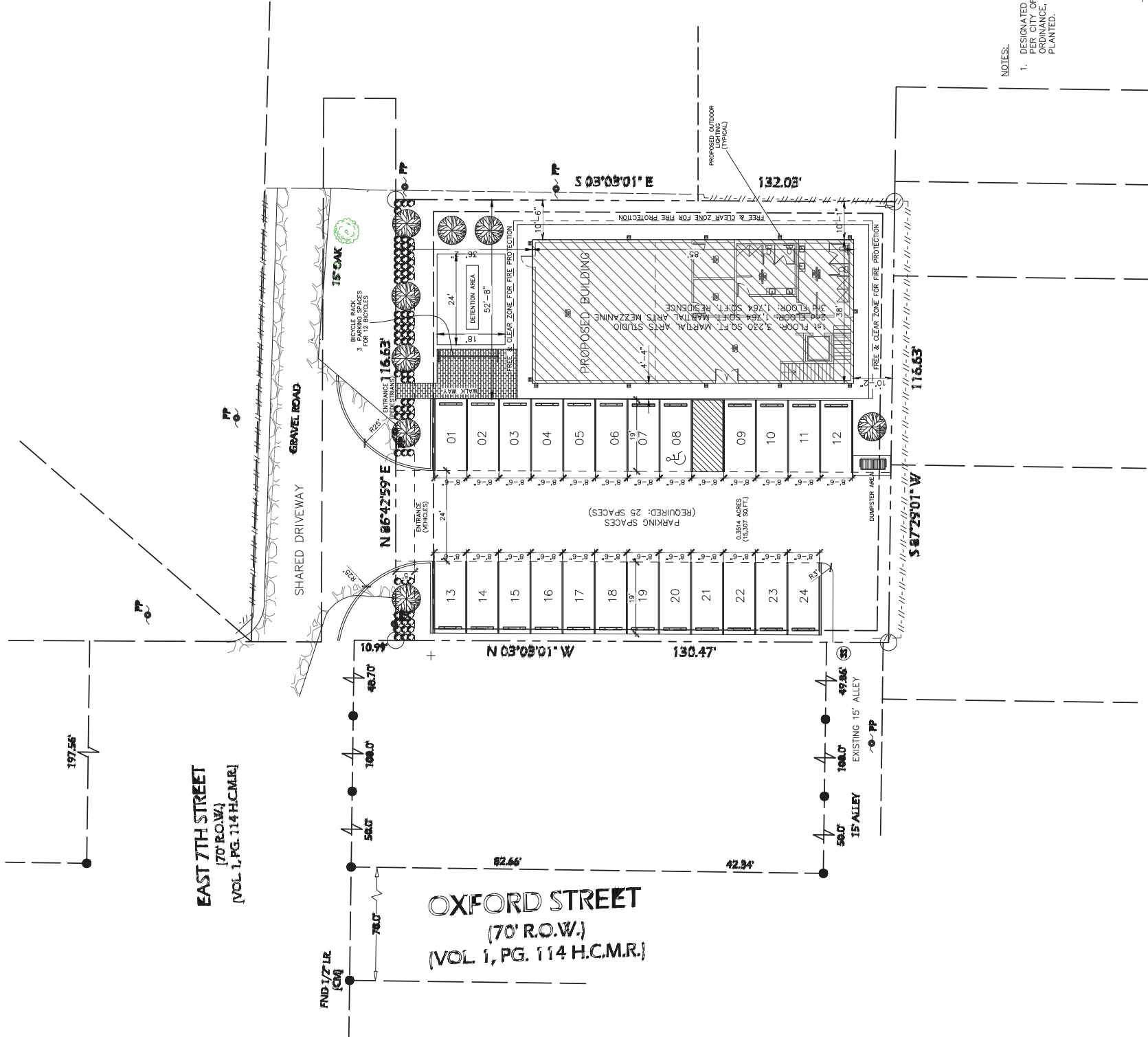
Scale: 1/16" = 1'-0"

Date: 03-28-2019

Job

Sheet No.:

Sheet of



NOTES:

1. DESIGNATED SHRUB PLANTING AREA PER CITY OF HOUSTON PLANTING ORDINANCE, 10 SHRUBS PER 1 TREE PLANTED.

BUILDING AREA:
1st FLOOR: 3,230 SQ.FT. MARTIAL ARTS STUDIO
2nd FLOOR: 1,764 SQ.FT. MARTIAL ARTS MEZZANINE
3rd FLOOR: 1,764 SQ.FT. RESIDENCE

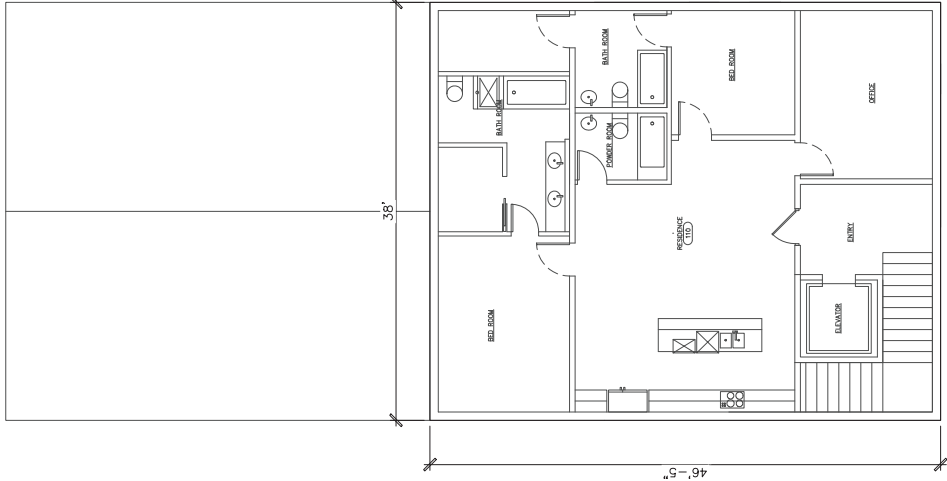


SITE PLAN

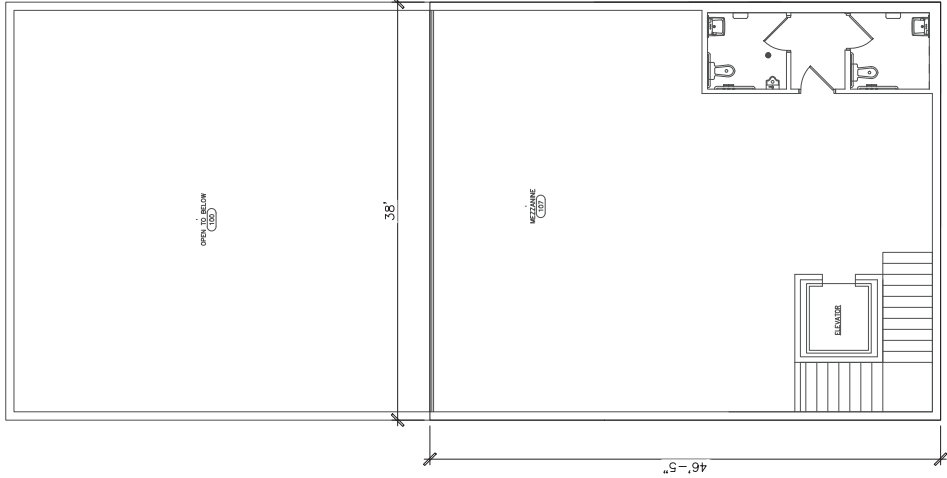
$$1/16'' = 1' - 0''$$

NOTE: ALTERATION, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED BY ANYONE OTHER THAN VICTOR

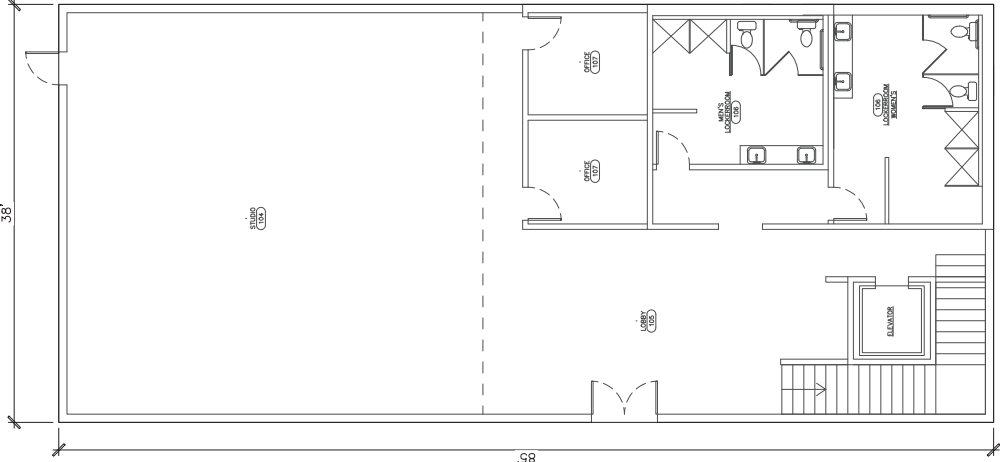
BUILDING AREA:
1st FLOOR: 3,230 SQ.FT. MARTIAL ARTS STUDIO
2nd FLOOR: 1,764 SQ.FT. MARTIAL ARTS MEZZANINE
3rd FLOOR: 1,764 SQ.FT. RESIDENCE



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

"URBAN JUNGLE HEIGHTS"
614 E 7TH STREET
Houston, TX. 77007

Issued For:

Revisions:

CONSULTANTS:

CIVIL:

STRUCTURAL:

MEP:

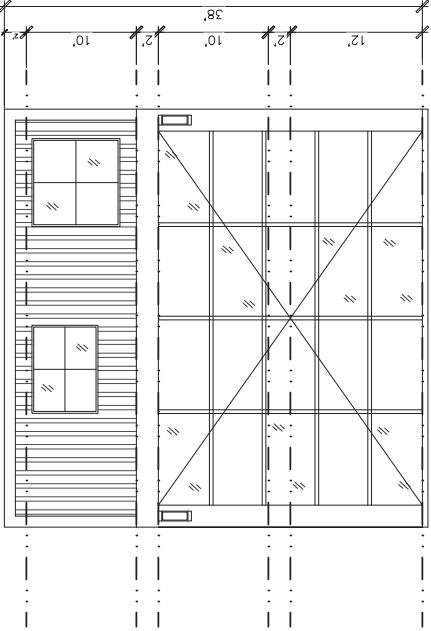
The drawings and specifications are the property of the Designer. They shall remain the property of the Designer. They shall not be used for any other project without the written consent of the Designer. The Designer shall not be responsible for any errors or omissions in the drawings or specifications. The Designer shall not be responsible for any delays or interruptions in the construction program in connection with this project.

ROOF

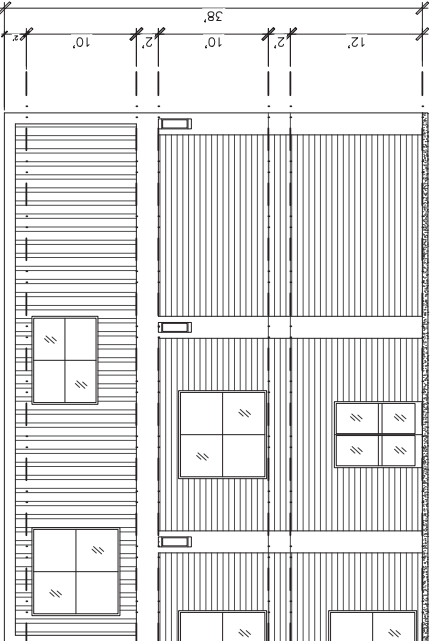
3nd FLOOR

2st FLOOR

1st FLOOR



NORTH ELEVATION



EAST ELEVATION





Application Number: 2019-0659

Plat Name: Urban Jungle Heights

Applicant: Owens Management Systems, LLC

Date Submitted: 04/01/2019

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

Specific Variance is being sought and extent of variance:

Variances are being sought to allow a Reserve frontage on an access easement instead of a public street.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (b) 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 applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: - TYPE OF RESERVE: Unrestricted reserve; - MINIMUM SIZE: 5,000 sq. ft.; - TYPE OF STREET OR SHARED DRIVEWAY: public street; - MINIMUM STREET OR SHARED DRIVEWAY WIDTH: 60 feet; - MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE: 60 feet.

Statement of Facts

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

(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 0.3514 acres out of the John Austin Two League Grant Survey, Abstract 1 that lies between the west plat boundary of Houston Heights and east plat boundary of Studes Second Addition. It is the last parcel to be platted. 7th Street, 70' ROW dead ends at west plat boundary. There is a City of Houston sanitary manhole within the gravel roadway. However, per City Real Estate and PWE, there is no recorded deed reflecting City ownership of the undeveloped street. The parcel frontage along 7th Street is a combination approximately 40 feet wide - 20' right-of-way easement dedicated in 1990 per HCCFN G592886, along with a 19.19' ingress/egress easement, abutting the southern Sterling Heights plat boundary, owned by Always in Season Decorating Service, Inc. Tony and Michelle Torres –Aponte are the current home owner. They are also the owner of Urban Jungle, where they are dedicated to teach the highest quality of martial arts, self- defense and fitness for adults and youth which promoted better fitness and greater self-confidence. The current owners purchased this property in 2006 for their homestead. Per HCAD, the existing 1655 sf house was constructed in 1920. The owners are proposing to demolish the existing house and proposing a 3-story mixed use development. 1st & 2nd floors (4974 sf) will be the new home of Urban Jungle and 3rd floor (1764 sf) residence.

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

Sterling Heights subdivision, north of the gravel road, was platted in 1992, creating 12 lots. Although the residential structure existed south of the Sterling Heights plat, a variance was granted not to dedicate ROW to extend E. 7th Street. The gravel road is fenced with a gate along the eastern plat boundary. There is a structure on the adjacent property that prohibits right-of-way to be extended to the Studes Sec 3 subdivision. The land has been in the current configuration since Houston Heights and Studes Second Addition were platted.

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

The frontage along the north plat bounds is 116.63', which exceeds 60' requirement for a Reserve and the parcel is over 5000 sf. The development meets the parking requirements with 25 parking spaces. As a neighborhood establishment, clients walk or bike to the Urban Jungle. Clients use multi-modal forms of transportation including vehicles, bicycles and walking. In accordance with parking regulation, the site provides 25 parking spaces and bike racks.

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

The majority of clients will walk or bike to the gym. The 15' alley at the southern property line will provide vehicular access to Oxford Street and improves circulation. The first floor includes substantial lighting for increased safety. Landscaping includes 5 – 3/5" caliper trees and shrubs.

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

Variance justification is due to pre-existing conditions. 7th Street is a dead ends and the plat boundary and can't be extended. The access easement is main point of access.



Application No: 2019-0659

Agenda Item: 102

PC Action Date: 05/09/2019

Plat Name: Urban Jungle Heights

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 190

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

[Variances are being sought to allow a Reserve frontage on an access easement instead of a public street.;](#)

Basis of Recommendation:

The site is located within the city limits north of White Oak west of Studewood Street. The applicant is proposing an unrestricted reserve and requesting a variance to allow a reserve to not have 60 feet of frontage on a public street but instead to have frontage and access via an access easement. The applicant is proposing a three-story mixed-use building with fitness and martial arts related activities on the ground floor and second floor and a residential unit on the third floor. Staff has received over 40 emails of people protesting against this variance with concerns including the proposed use, the utilization of the 15-foot alley, pedestrian safety due to the increase in vehicular traffic that this development would create, noise that could be generated by the proposed business and the increase of on-street parking along East 7th street and the surrounding streets. The applicant has requested a two-week deferral period to provide revised information and to meet with the people from the neighborhood. The applicant has expressed that there is going to be a community meeting next Wednesday at 6:00pm at the Heights Fire Station to present the project to the community. Staff recommendation is to defer the application for two weeks per the applicant request.

Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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May 2, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Urban Jungle Heights

REFERENCE NUMBER: 2019-0659

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east of the intersection of E 7th Street and Oxford Street and north of E 6 ½ 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 Urban Jungle, the developer of the subject site. The applicant is requesting a variance to allow a proposed reserve to have frontage and access via an access easement instead of the required public street. Enclosed are copies of the variance requests, the proposed subdivision plat and site exhibits 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, May 9, 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 713-832-6333. You may also contact Aracely Rodriguez 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.



Agenda Item: 103

Action Date: 05/09/2019

Plat Name: View at Spencer

Developer: CE Engineers & Development Consultants, INC

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2019-0747 C2R

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	0.2211	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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

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)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. Revise drawing to meet density requirements. (183)

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

217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

For Your Information:

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

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

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

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

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: View at Spencer

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Site Location

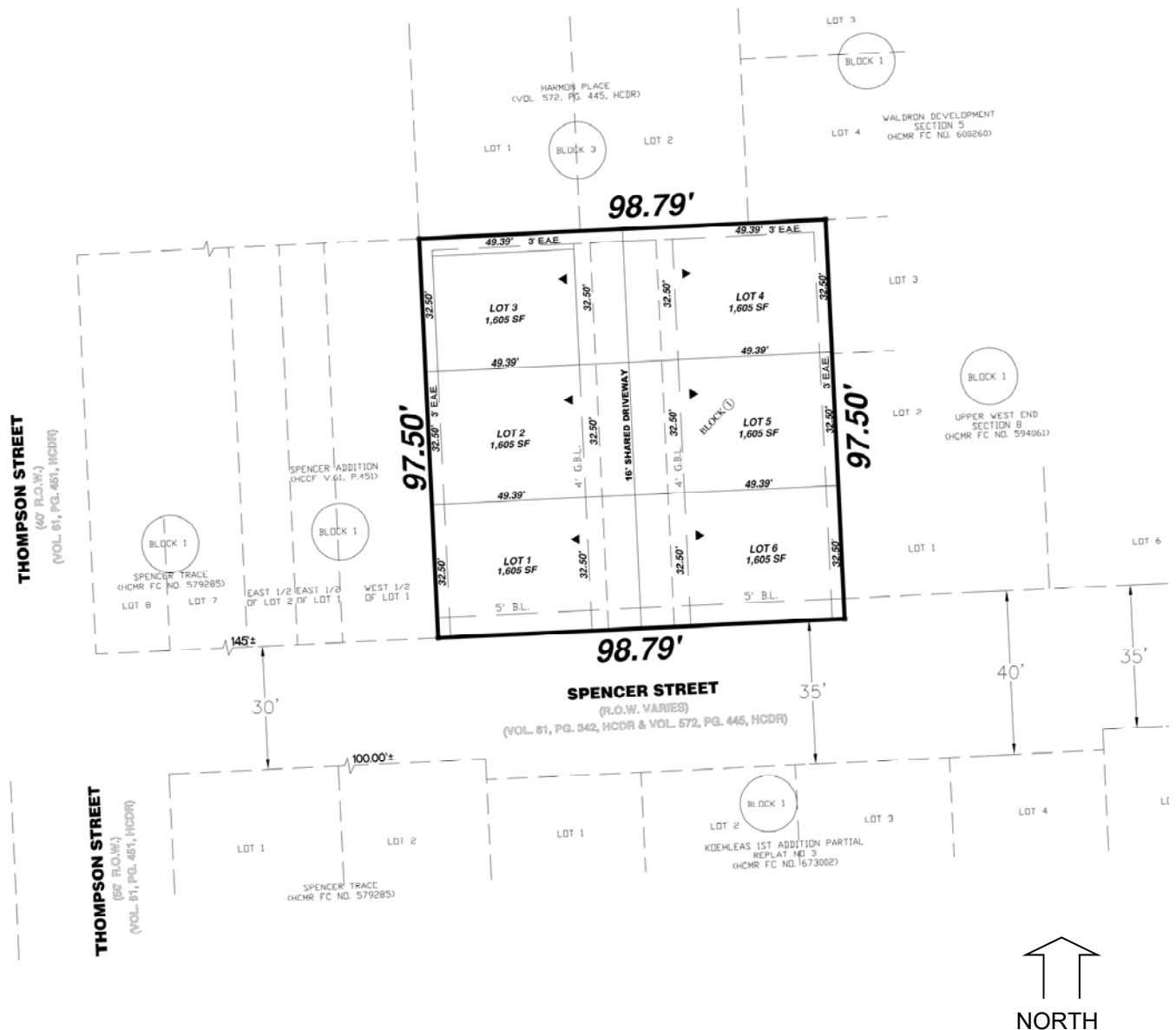
Houston Planning Commission

ITEM: 103

Planning and Development Department Meeting Date: 05/09/2019

Subdivision Name: View at Spencer

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: View at Spencer

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Aerial



Application Number: 2019-0747

Plat Name: View at Spencer

Applicant: CE Engineers & Development Consultants, INC

Date Submitted: 04/15/2019

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

Specific Variance is being sought and extent of variance:

To not dedicate ROW to Spencer Street instead of the ordinance required 10' ROW dedication to Spencer Street.

Chapter 42 Section: 42-121

Chapter 42 Reference:

The reference is at Chapter 42, Section 121. (42-121) (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

(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 developer is planning to build a six 3-story townhome development. Per the requirement of City of Houston Ordinance Chapter 42-121, Spencer Street is a local street. The development should be required to dedicate 10' on Spencer Street. The reason for the variance is because Spencer Street currently has a varying R.O.W. width from 30', 35' to 40'. Most of the neighboring townhomes developments have already been built for many years with no dedication of R.O.W., the street itself cannot be widened enough in the near future to allow more capacity than what is currently allowed. We are proposing the 6' sidewalk along the property and this will enhance the walkability in the neighborhood as people prefer to walk and play in this beautiful street. Meanwhile, we would like to hear from the commission about any suggestions on the design of community and ROW. We comply to follow all those requirements. Hence, the developer is seeking the variance of not dedicating ROW to Spencer Street.

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

The developer has decided not to comply with the ordinance and would like to request the variance. The circumstances in that area are not caused by the result of a hardship created by the applicant. Due to the lack of R.O.W. width for the whole Spencer Street, dedicating R.O.W. for our development cannot benefit the whole street. For the aforementioned reasons we are requesting to not dedicate R.O.W. on Spencer Street so that we are able to move forward with the project.

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

The developer is promising that to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only construct a beautiful townhome community which will benefit the housing situation in the area, but also to comply with City's requirement and make it convenient

and user-friendly for all the neighbors. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

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

We will not cause any injuries to the public health, safety and welfare because of this project. We are proposing 6' sidewalk along the property. Meanwhile, we would like to hear from the commission about any suggestions on the design of walkway and we comply to follow all those requirements.

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

The proposed plat will provide a better and more efficient development to which economic hardship is not the sole justification of the variance. The replat is in keeping with the residential character of the neighborhood. The existing character of this street network is the justification of this variance.



Application No: 2019-0747

Agenda Item: 103

PC Action Date: 05/09/2019

Plat Name: [View at Spencer](#)

Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 42-121

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

[To not dedicate ROW to Spencer Street instead of the ordinance required 10' ROW dedication to Spencer Street.;](#)

Basis of Recommendation:

[The site is located in the city, north along Spencer Street, east of Patterson Street.](#)

[The applicant is requesting a variance to not dedicate any Right-Of-Way in lieu of the required 10' Right-Of-Way dedication along Spencer Street.](#)

[Staff's recommendation is to defer the plat 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

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May 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: View at Spencer

REFERENCE NUMBER: 2019-0747

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Spencer Street, west of Bonner 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.

CE Engineers & Development Consultants, INC, the applicant, has filed the request on behalf of Arcade Development, LLC, the developer of the subject site. The applicant is requesting a variance to allow 0' ROW dedication to Spencer Street in lieu of the required 10' ROW dedication. 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, May 9th, 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 Chen Wang with CE Engineers & Development Consultants, INC at 832-491-1458. You may also contact Lyndy Morris with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 05/09/2019
Plat Name: Wimberly Pines
Developer: Melford Wimberly
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0652 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	3.0947	Total Reserve Acreage:	1.7235
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326M	ETJ

Conditions and Requirements for Approval

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

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.

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104

Action Date: 05/09/2019

Plat Name: Wimberly Pines

Developer: Melford Wimberly

Applicant: Owens Management Systems, LLC

App No/Type: 2019-0652 C2

Staff Recommendation:

Defer Applicant request

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.

No building is allowed within any public utilities.

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

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

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

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

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

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

Houston Planning Commission

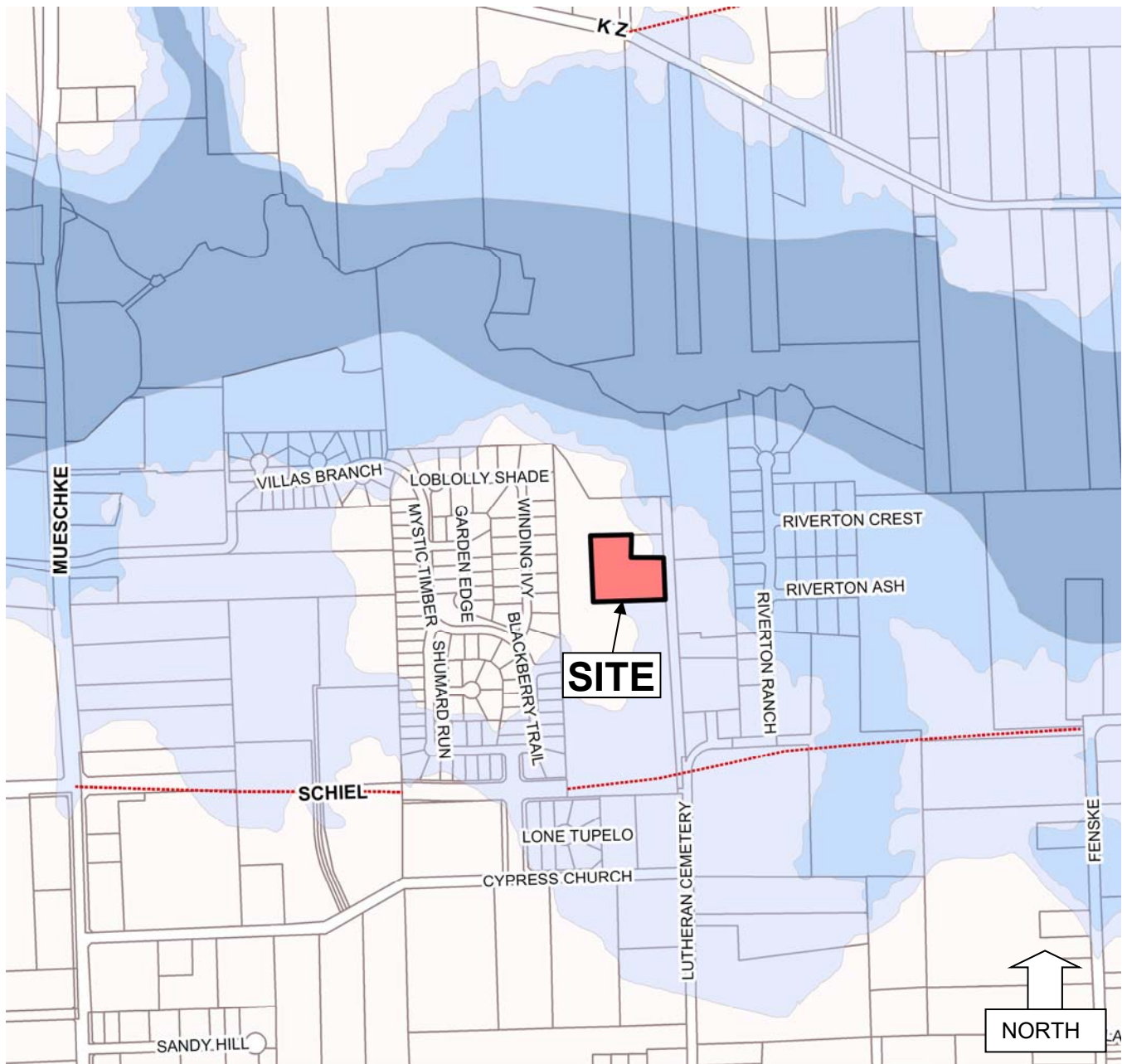
ITEM: 104

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Wimberly Pines

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

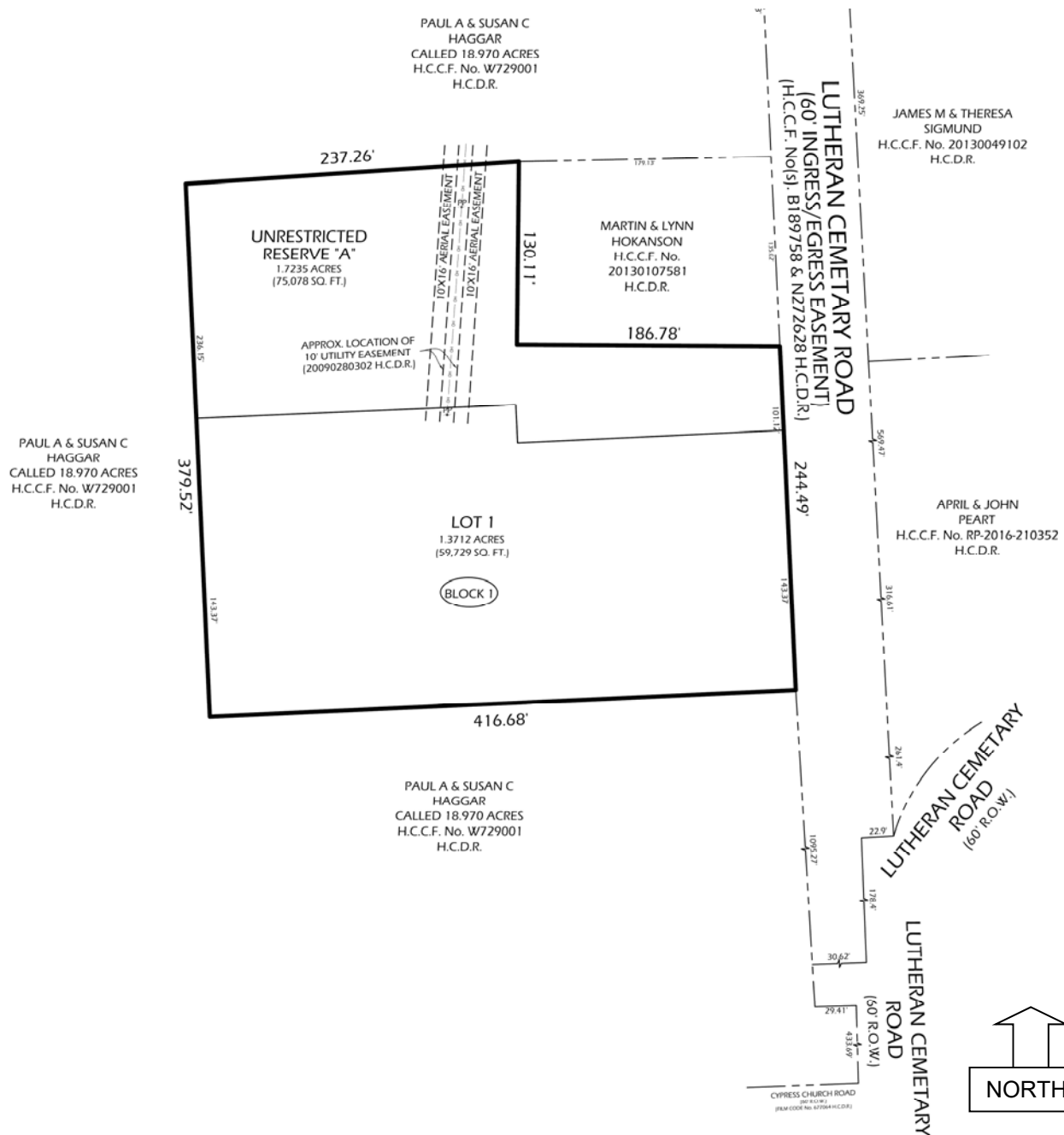
Houston Planning Commission

ITEM: 104

Planning and Development Department Meeting Date: 05/09/2019

Subdivision Name: Wimberly Pines

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Wimberly Pines

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



Application Number: 2019-0652

Plat Name: Wimberly Pines

Applicant: Owens Management Systems, LLC

Date Submitted: 04/01/2019

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

Specific Variance is being sought and extent of variance:

A variance is sought to allow direct vehicular access for a lot and reserve from an ingress/egress easement.

Chapter 42 Section: 180

Chapter 42 Reference:

• Sec. 42-180. - General lot design standards. a) Each lot in a subdivision plat shall be of sufficient size and shape to: (1) Allow for the construction of a single-family residential building that meets the requirements of this Code, the Construction Code, and the design manual; (2) Accommodate an easement for all public and private utilities necessary to serve the single-family residential building constructed thereon; (3) Ensure that direct vehicular access is provided from a street, shared driveway, or alley; and (4) Provide for the number of parking spaces required by section 42-186 and article VIII of chapter 26 of this Code, as applicable. The size and dimensions of a parking space shall be in conformance with the requirements of the Construction Code. • Sec. 42-190. - Tracts for non-single-family use—Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (b) 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 applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

Statement of Facts

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

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

The proposed plat is in the extra-territorial jurisdiction of the City of Houston. It is located north of Cypress Church Road and south of KZ Road in Harris County. It takes access from a 60' private road and drainage easement dedicated by HCCFN B189758 in 1960 & N272628 in 1991. The easement intersects with Lutheran Cometary Road (public ROW) west of St. John Lutheran Cometary. The proposed plat is 1095.27' north of the intersection of public ROW. The owner is proposing a plat to create one lot for the existing house and one unrestricted reserve for agriculture use. The parcels served by the access easement are situated between Hidden Oaks subdivision recorded in 2015 and Riverton Ranch subdivision recorded in 2006.

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

The ingress/egress existed prior to the current owner's land acquisition in 2016.

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

The 60' road and drainage easement meets Chapter 42 width requirement. The lots exceeds 1 acre required for septic system and water well.

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

The plat is within the 1400' intersection spacing from the public ROW to the south. A north/south ROW dedication will not improve vehicular circulation since the parcels to the north, approximately 80 acres designated for agriculture use. The acreage north of the plat boundary and south of KZ Road take access from KZ Road.

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

The justification is the access easement existed prior to land acquisition and platting.



Application No: 2019-0652

Agenda Item: 104

PC Action Date: 05/09/2019

Plat Name: Wimberly Pines

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 180

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

[A variance is sought to allow direct vehicular access for a lot and reserve from an ingress/egress easement.;](#)

Basis of Recommendation:

The site is located east of Mueschke Road and north of future Schiel Road in Houston's ETJ Harris County. The applicant is requesting a variance to allow 1 lot and 1 unrestricted reserve to have frontage and access along a 60' access easement in lieu of a public street. Staff recommends deferring the application for two weeks per the applicants request to allow 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](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 05/09/2019
Plat Name: Villages of Stuebner Hollow GP
Developer: Rausch Coleman Homes
Applicant: IDS Engineering Group
App No/Type: 2019-0818 GP

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

Total Acreage:	45.5800	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	77068	331W	ETJ

Conditions and Requirements for Approval

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

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

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

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

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)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 05/09/2019
Plat Name: Villages of Stuebner Hollow GP
Developer: Rausch Coleman Homes
Applicant: IDS Engineering Group
App No/Type: 2019-0818 GP

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

PWE Traffic: 05/01/19:
No comments
Addressing: ETJ
Harris County Flood Control District: Flood Control review - No comments.
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)
UVE should be checked at Fernglade Drive and Stuebner Airline Road, and at unnamed entry road and Stuebner Airline Road.
Limited scope TIA will be required addressing Stuebner Airline LTL striping, 3+ lane entrance road layout, pedestrian path to school, speed limit/school zone sign review on Gladeridge Drive.
25' corner ROW radius is required at L intersection of Fernglade Drive and Gladeridge Drive.
ROW hypotenuse L1 at corner of Fernglade Drive and Stuebner Airline Road should be 28.28' for 20'x20' cutback.

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

Houston Planning Commission

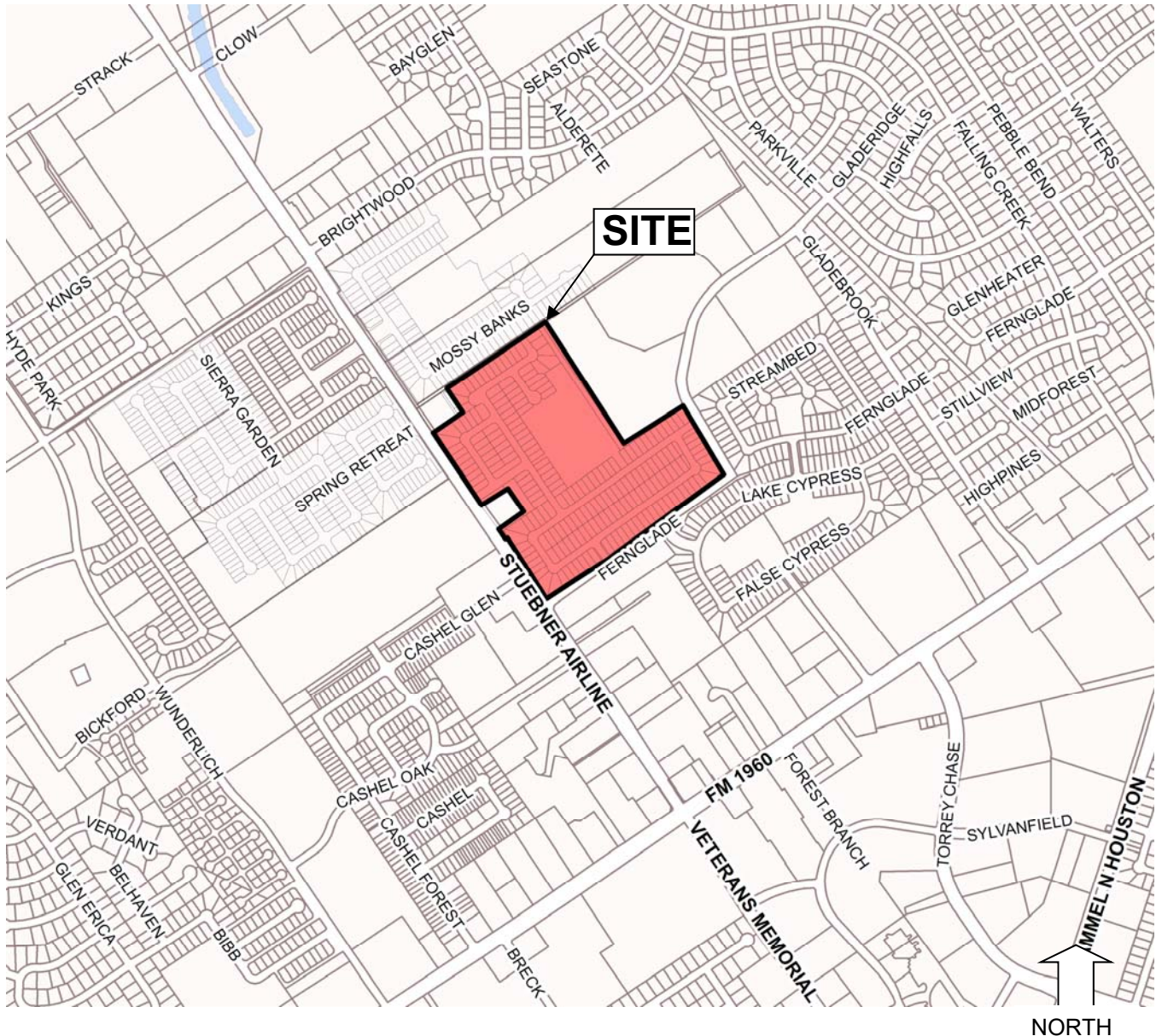
ITEM: 105

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Villages of Stuebner Hollow GP

Applicant: IDS Engineering Group



E – Special Exceptions

Site Location

Houston Planning Commission

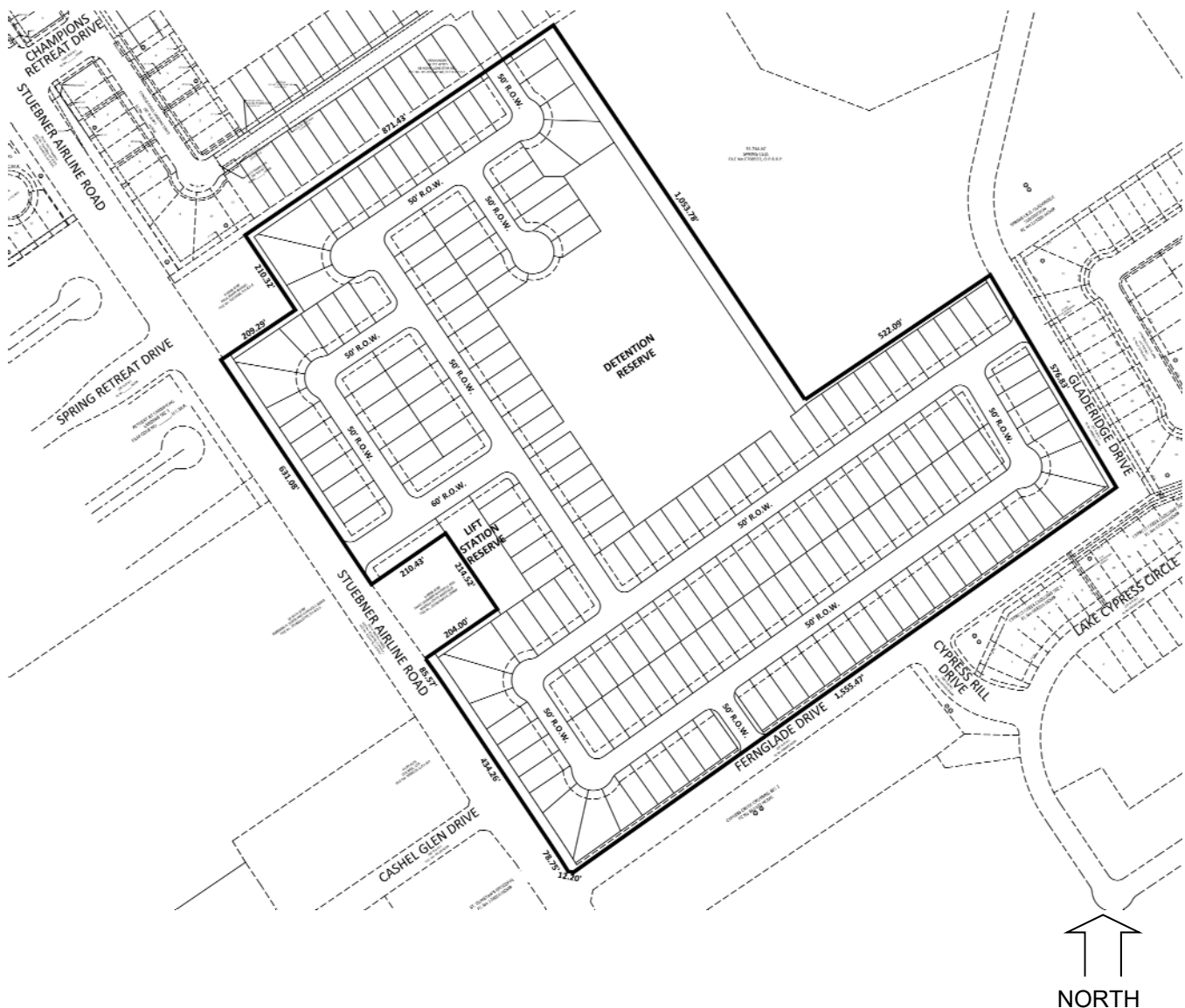
ITEM: 105

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Villages of Stuebner Hollow GP

Applicant: IDS Engineering Group



E – Special Exceptions

Subdivision

Houston Planning Commission

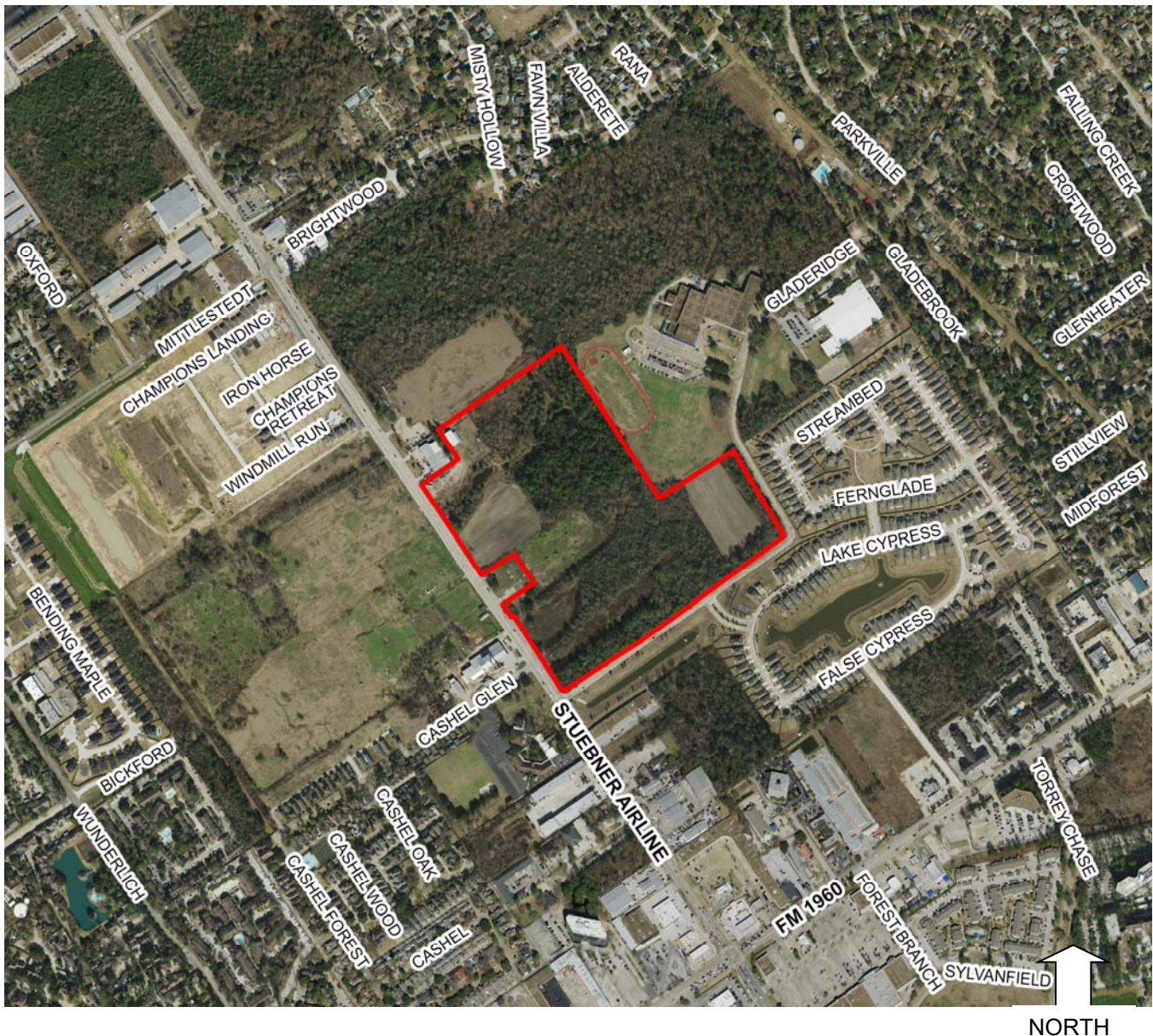
ITEM: 105

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Villages of Stuebner Hollow GP

Applicant: IDS Engineering Group



E – Special Exceptions

Aerial



Application Number: 2019-0818

Plat Name: Villages of Stuebner Hollow GP

Applicant: IDS Engineering Group

Date Submitted: 04/29/2019

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow the intersection spacing along Stuebner Airline, a major thoroughfare, to be less than 600' between proposed Spring Retreat Drive (Retreat at Champions Landing Sec 3) and proposed Stuebner Hollow Drive (Villages of Stuebner Hollow)

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127 (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Villages of Stuebner Hollow has frontage and access along the major thoroughfare of Stuebner Airline Road and the local street of Fernglade Drive. An entrance is planned along Stuebner Airline Road right-of-way, Fernglade Drive right-of-way and a connection to the north to a future right-of-way into Cypress Creek Landing. There is approximately 1,230' of frontage along the major thoroughfare of Stuebner Airline Road. This frontage is not contiguous since there is an out tract along Stuebner Airline Road that is not part of the planned development. The proposed entrance street, Stuebner Hollow Drive, is positioned as far from Spring Retreat Drive as possible without effecting the 600' standard distance to Cashel Glen Drive on the south side. Regardless of its placement, the intersection spacing of Stuebner Airline Road and Stuebner Hollow Drive is 576.32'

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Villages of Stuebner Hollow has approximately 1,230' of frontage along the major thoroughfare of Stuebner Airline Road. This frontage is not contiguous since there is an out tract along Stuebner Airline Road that is not part of the planned development. The proposed entrance street, Stuebner Hollow Drive, is positioned as far from Spring Retreat Drive as possible without effecting the 600' standard distance to Cashel Glen Drive on the south side. Regardless of its placement, the intersection spacing of Stuebner Airline Road and Stuebner Hollow Drive is 576.32' which is a deviation of 4% from the standard.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed entrance street Stuebner Hollow Drive is positioned as far from Spring Retreat Drive as possible without effecting the 600' standard distance to Cashel Glen Drive on the south side. Regardless of its placement, the intersection spacing of Stuebner Airline Road and Stuebner Hollow Drive is 576.32' which is a deviation of 4% from the standard. The deviation is still less than 10% and not an excessive deviation to the standard.

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

The intent and general purpose of this chapter will be preserved and maintained since adequate access to the proposed subdivision is provided to all adjacent right-of-ways. The location of the entry street Stuebner Hollow Drive along Stuebner Airline Road is positioned as far from Spring Retreat Drive as possible without effecting the 600' standard distance to Cashel Glen Drive on the south side.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting the Special Exception will not be injurious to the public health, safety or welfare since the requested exception will be a deviation of 4% from the standard requirement. This is not an excessive deviation from the standard.



Application No: 2019-0818
Agenda Item: 105
PC Action Date: 05/09/2019
Plat Name: Villages of Stuebner Hollow GP
Applicant: IDS Engineering Group

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

Chapter 42 Sections: 127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow the intersection spacing along Stuebner Airline, a major thoroughfare, to be less than 600' between proposed Spring Retreat Drive (Retreat at Champions Landing Sec 3) and proposed Stuebner Hollow Drive (Villages of Stuebner Hollow) ;

Basis of Recommendation:

The site is located within Harris County ETJ, east of Stuebner-Airline and north of Cypress Creek Parkway. The applicant proposes a general plan of single-family lots and is requesting special exception to allow the minimum intersection spacing along Stuebner Airline road to be less than the required 600'. Staff is in support of this request.

The site is located along Stuebner-Airline, a major thoroughfare, between Spring Retreat and Cashel Glen Drives. These existing streets are separated by a distance that would not allow the applicant to provide a connection to Stuebner-Airline without violating the minimum intersection spacing requirements. The applicant has chosen a location that is as far away as possible from each of the adjacent streets. The proposed entrance street is located at a distance of 600' from Cashel Glen Drive but is at a distance of 576' from Spring Retreat Drive. Staff finds that this a deviation of approximately 4% and it not disproportionate to the standard stipulated in Chapter 42.

Harris County has expressed no objection to granting this request.

Staff recommends granting the special exception and approving the general plan per the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The site is located Stuebner-Airline, a major thoroughfare, between Spring Retreat and Cashel Glen Drives. These existing streets are separated by a distance that would not allow the applicant to provide a connection to Stuebner-Airline without violating the minimum intersection spacing requirements. The applicant has chosen a location that is as far away as possible from each of the adjacent streets.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Staff finds that this a deviation of approximately 4% and it not disproportionate to the standard stipulated in Chapter 42. The applicant has chosen a location that is as far away as possible from each of the adjacent streets.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

Staff finds that this a deviation of approximately 4% and it not disproportionate to the standard stipulated in Chapter 42.

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

Allowing a street connection as proposed would ensure optimal opportunities for traffic to disburse in and around the subject site. Strict interpretation of Chapter 42 would prevent any connection along Stuebner-Airline, limiting opportunities for traffic to circulate.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Allowing an intersection to be located at 576' to the existing intersection will not be injurious to public health, safety, or welfare.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 05/09/2019
Plat Name: Montrose Parking Body Shop
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-0558 C2R

Staff Recommendation:
Defer Applicant request

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.

Look into removing/relocating the existing curb cut near the intersection of Banks Street and Montrose Boulevard.

For Your Information:

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

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

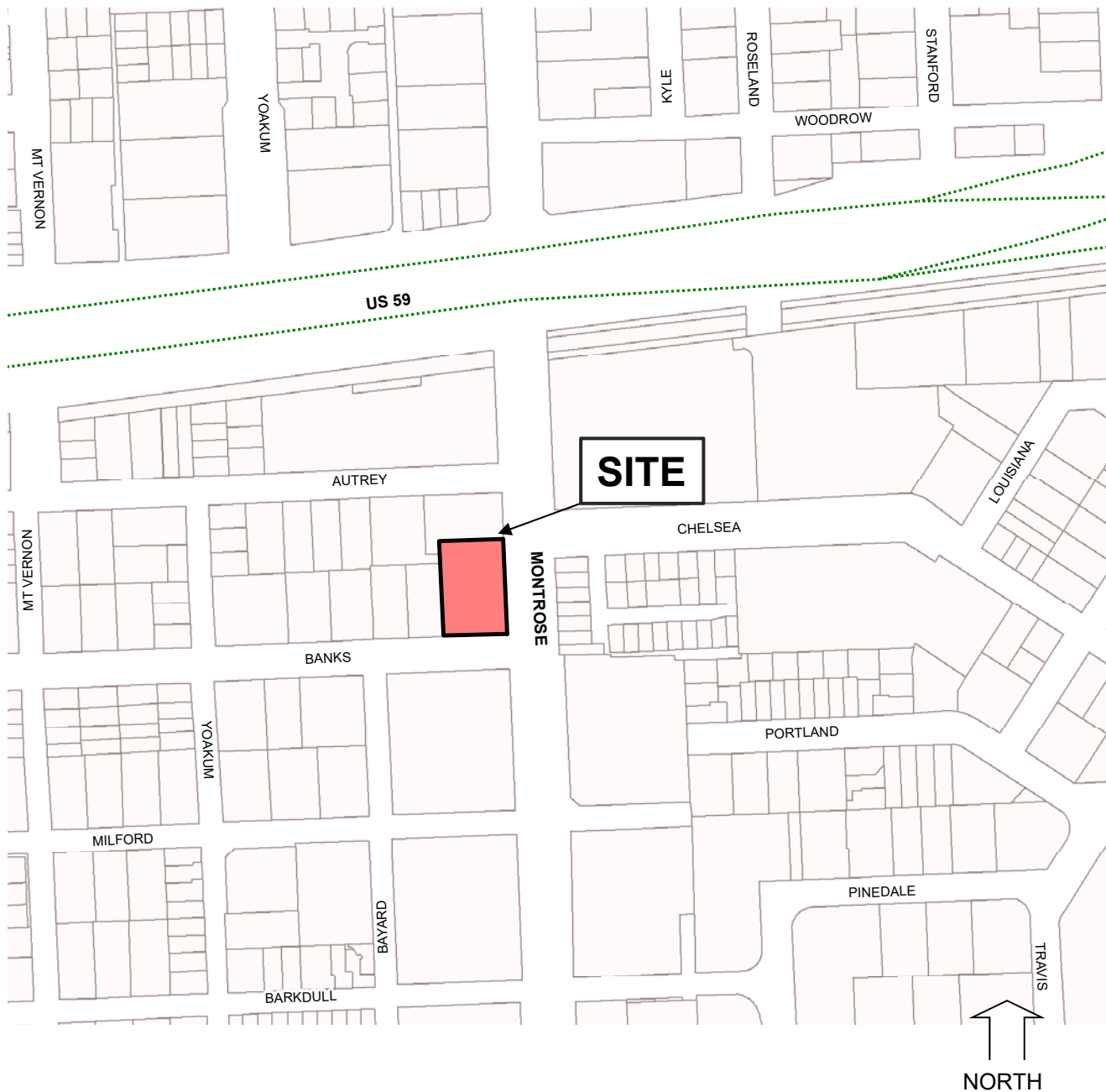
ITEM: 106

Planning and Development Department

Meeting Date: 05/09/2019

Subdivision Name: Montrose Parking Body Shop (DEF 1)

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

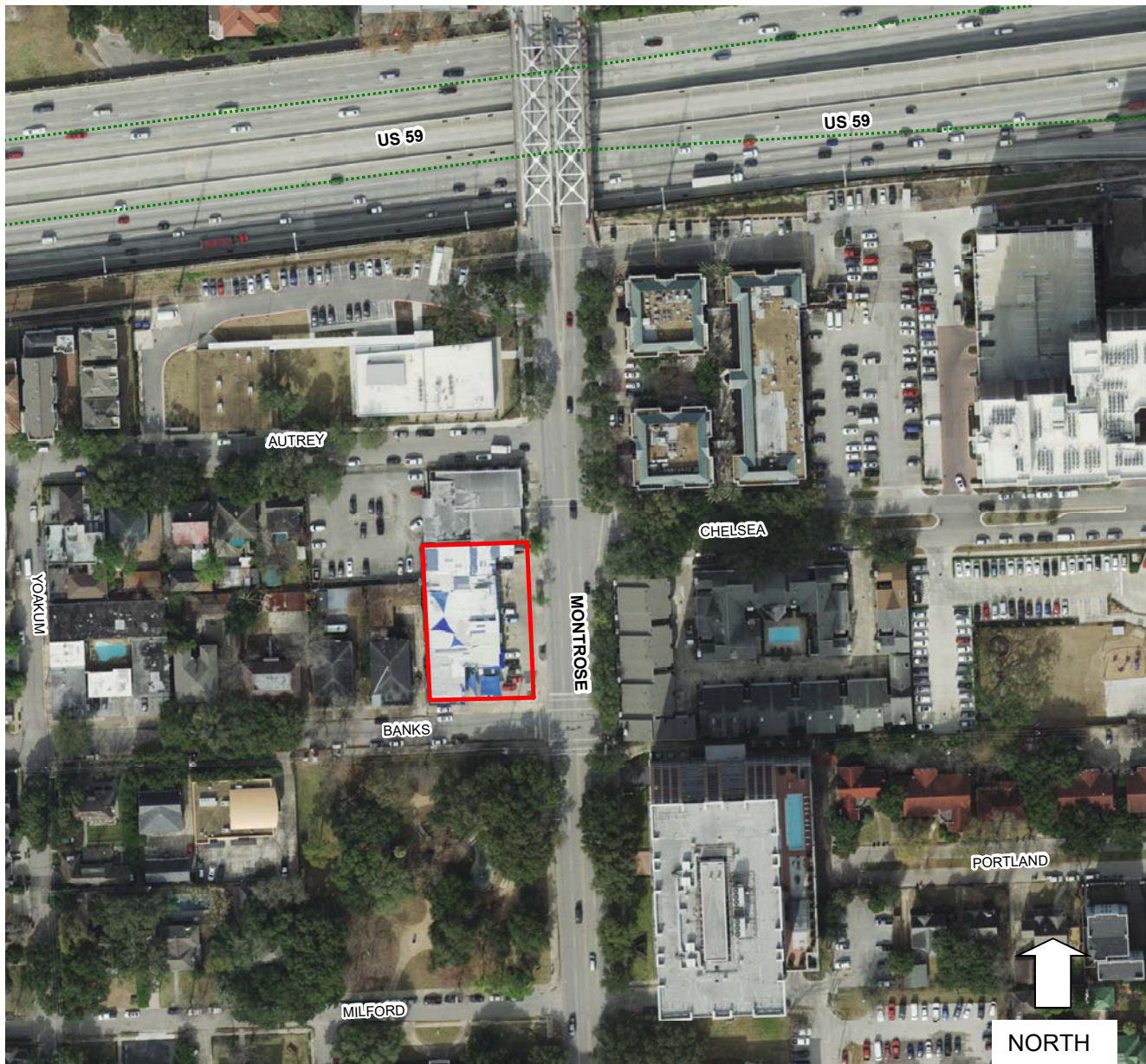
ITEM: 106

Planning and Development Department

Meeting Date: 05/09/2019

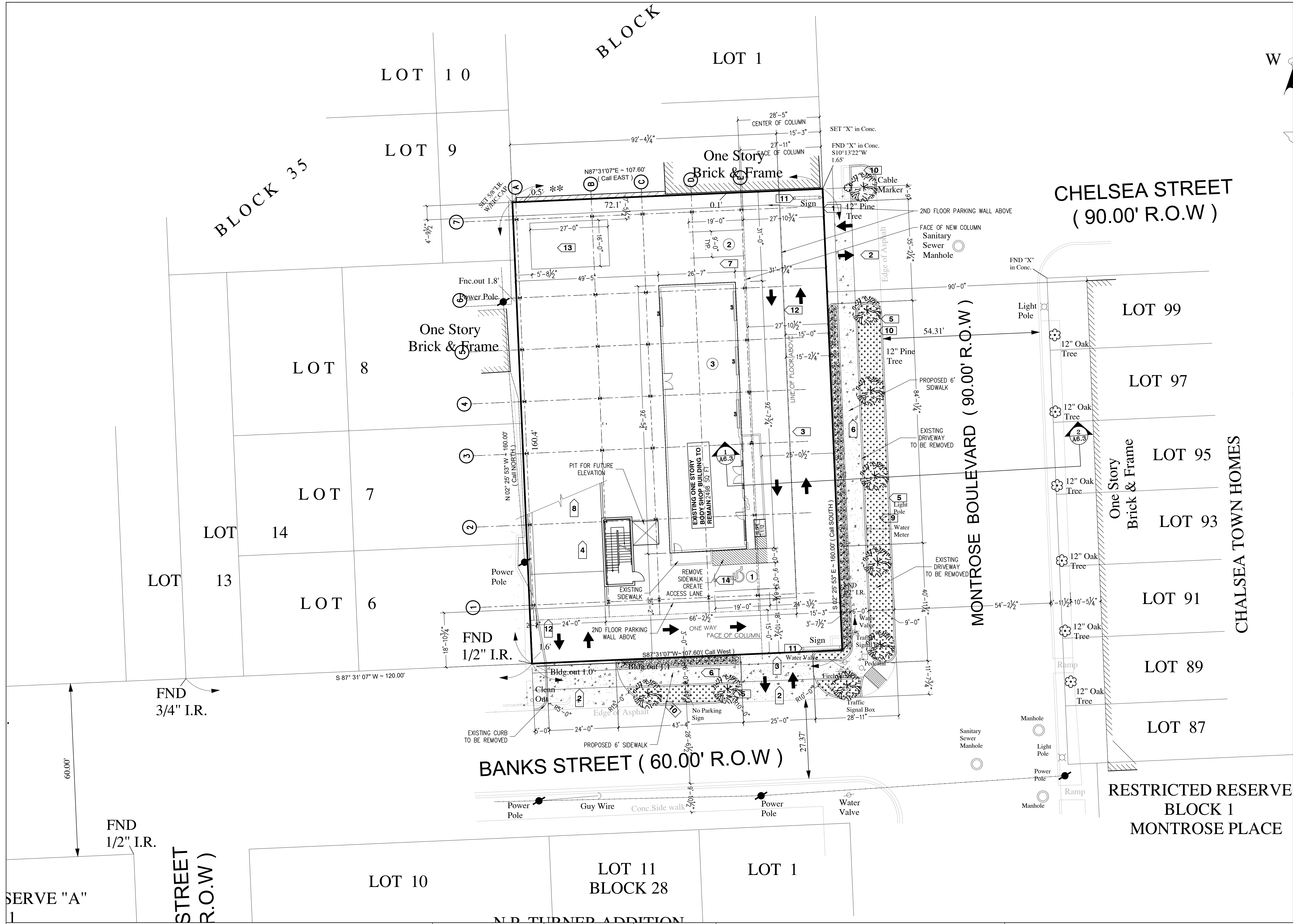
Subdivision Name: Montrose Parking Body Shop (DEF 1)

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements

Aerial



KEYED PLAN NOTES

- 1 PROPERTY LINE
- 2 EXISTING DRIVEWAY TO BE MODIFIED
- 3 EXISTING CONCRETE PAVING TO REMAIN
- 4 PROPOSED CONCRETE PAVING RAMP RE: STRUCTURE
- 5 PROPOSED 6" CONCRETE CURB
- 6 6'-0" CONCRETE SIDEWALK PROPOSED MODIFIED
- 7 PARKING SPACES (PARKING SPACES ARE 9'-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 PROPOSED LANDSCAPING
- 11 EXISTING Pylon SIGN LOCATION (VERIFY LOCATION WITH OWNER)
- 12 BUILDING LINE- RE: PLAT
- 13 EXISTING PAINT BOOTH
- 14 ADA ACCESSIBLE SIGN

PARKING ANALYSIS

OCCUPANCY TYPE	ESTIMATED AREA (S.F. OF GFA)	REQUIRED PARKING	NUMBER OF CAR PARKING REQUIRED
S-1	2498	5/1000	13
EXISTING AUTO BODY SHOP			13
TOTAL REQUIRED PARKING			6
TOTAL NUMBER OF PARKING (INCLUDING 1 H/C) PROVIDED @ FIRST FLOOR			22
TOTAL NUMBER OF PARKING PROVIDED @ SECOND FLOOR			28

LANDSCAPING

- STREET TREES REQUIRED @ MONTROSE BLV. :	220/30=8
- STREET TREES REQUIRED @ BANKS STREET :	8
- STREET TREES PROVIDED :	8
- PARKING LOT TREES REQUIRED :	1
- PARKING LOT TREES PROVIDED :	1
- SHRUB REQUIRED :	80
- SHRUB PROVIDED :	80

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.

LEGEND

- α - INDICATES FIRE HYDRANT LOCATION
- EXISTING DRIVEWAY TO BE MODIFIED
- PROPOSED GRASS/ LANDSCAPE BED SOD.
- 2 1/2" TEXAS RED OAK TREE / PARKING LOT TREES
- 2 1/2" BLACK HICORY OAK/STREET TREES
- SHRUBS/ INDIAN HAWTHORN
- 6 - NUMBER OF PARKING SPACES
- PROPERTY LINE
- BUILDING LINE

SCOPE OF WORK

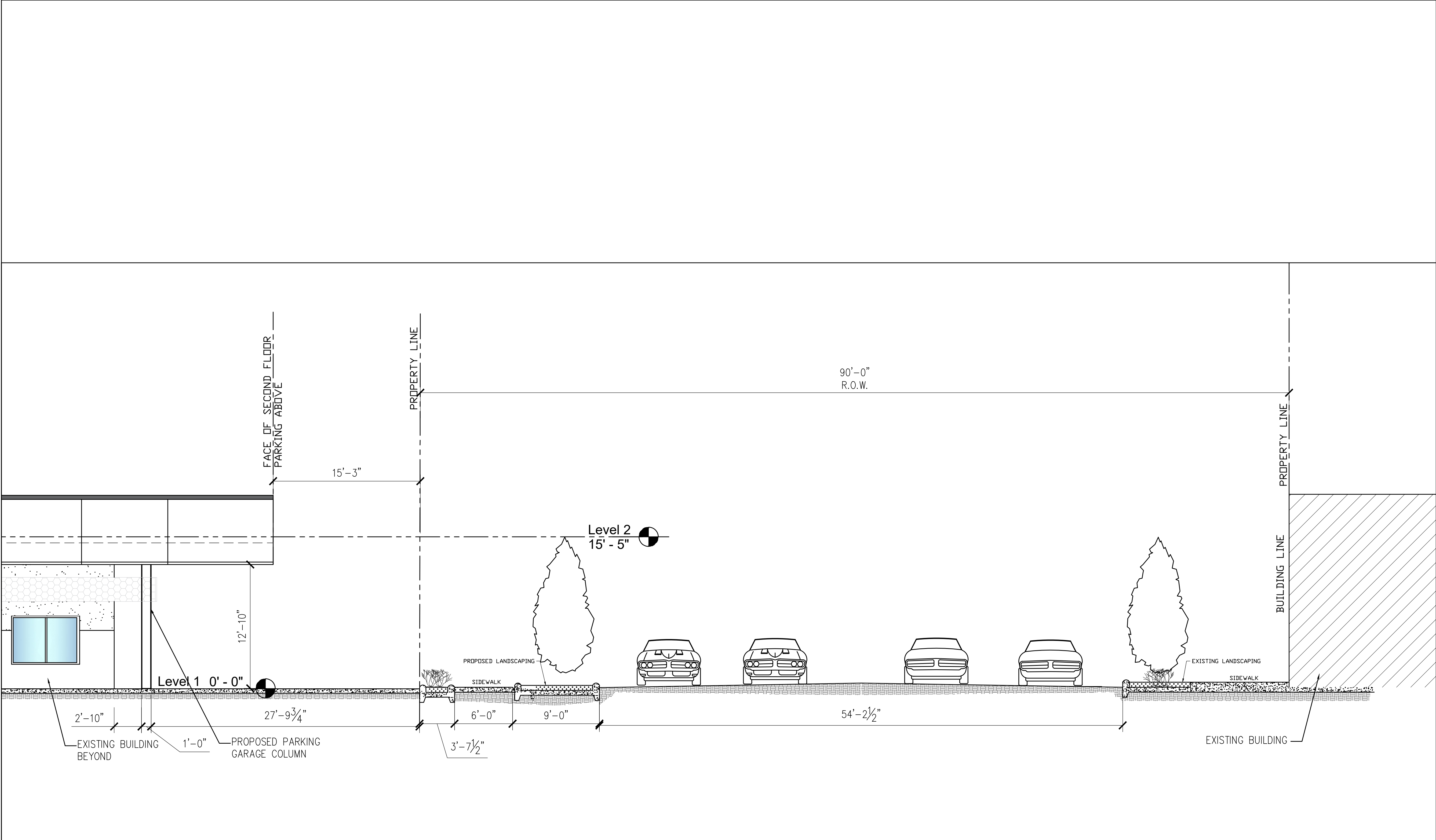
DEMOLISH EXISTING 2 BUILDING EAST AND NORTH SIDE AT PROPERTY KEEP ONE 2498 BUILDING AND PAINT BOOTH
CONSTRUCT 2ND FLOOR OPEN PARKING GARAGE WITH RAMP COLUMNS AND FLOOR STRUCTURES ONLY NO MECHANICAL, ELECTRICAL AND PLUMBING PROPOSED ONLY SHELL.

MONTROSE AUTOMOTIVE BODY SHOP

4720 MONTROSE BLVD.
HOUSTON, TEXAS 77006


PARKING AND LANDSCAPING SITE PLAN@ 1ST FLOOR

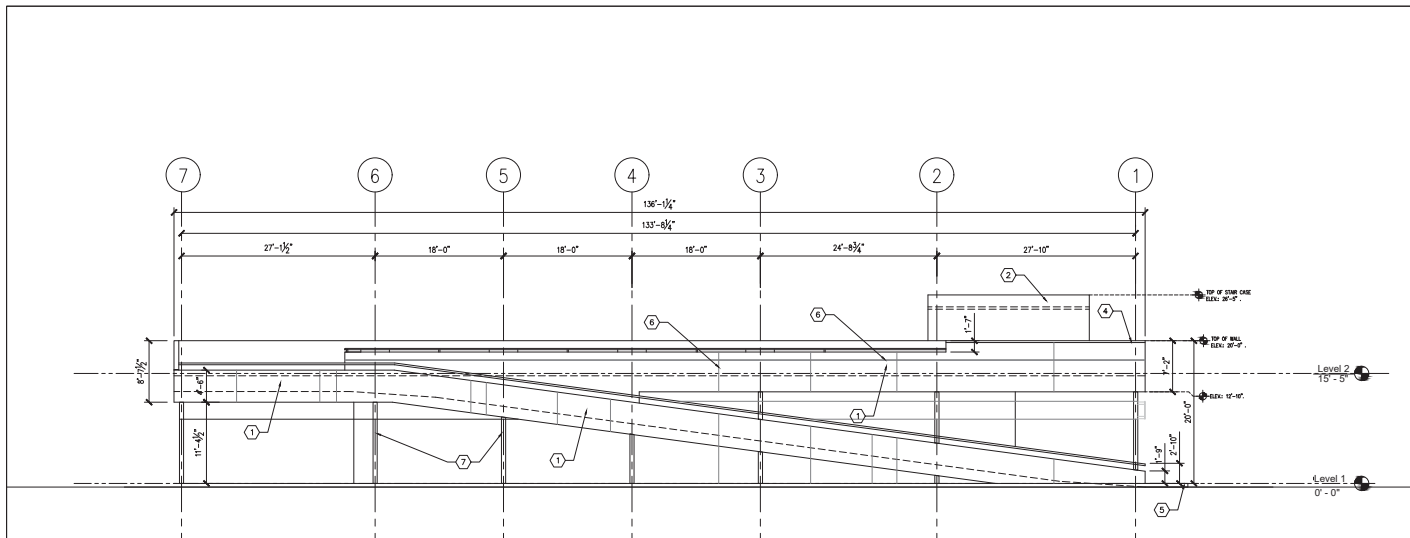
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CHECKED BY: RSK	PROJ. NO.: CM150604.294.6	



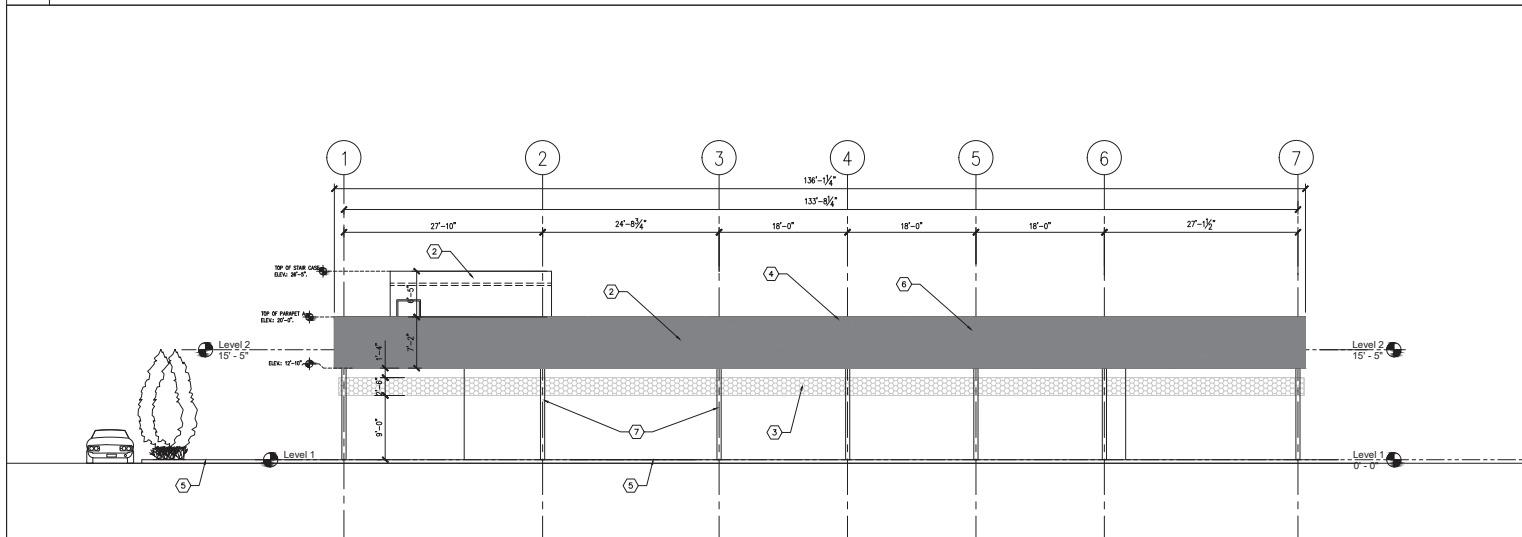
I

CROSS SECTION

<div>3/16"=1'.0"</div> <div>GRAPHIC SCALE</div>		<table><tr><th colspan="2">ISSUE HISTORY</th><th>REVISIONS</th></tr><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>	ISSUE HISTORY		REVISIONS	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>	MONTROSE AUTOMOTIVE BODY SHOP		
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WEST ELEVATION



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

1/8"=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

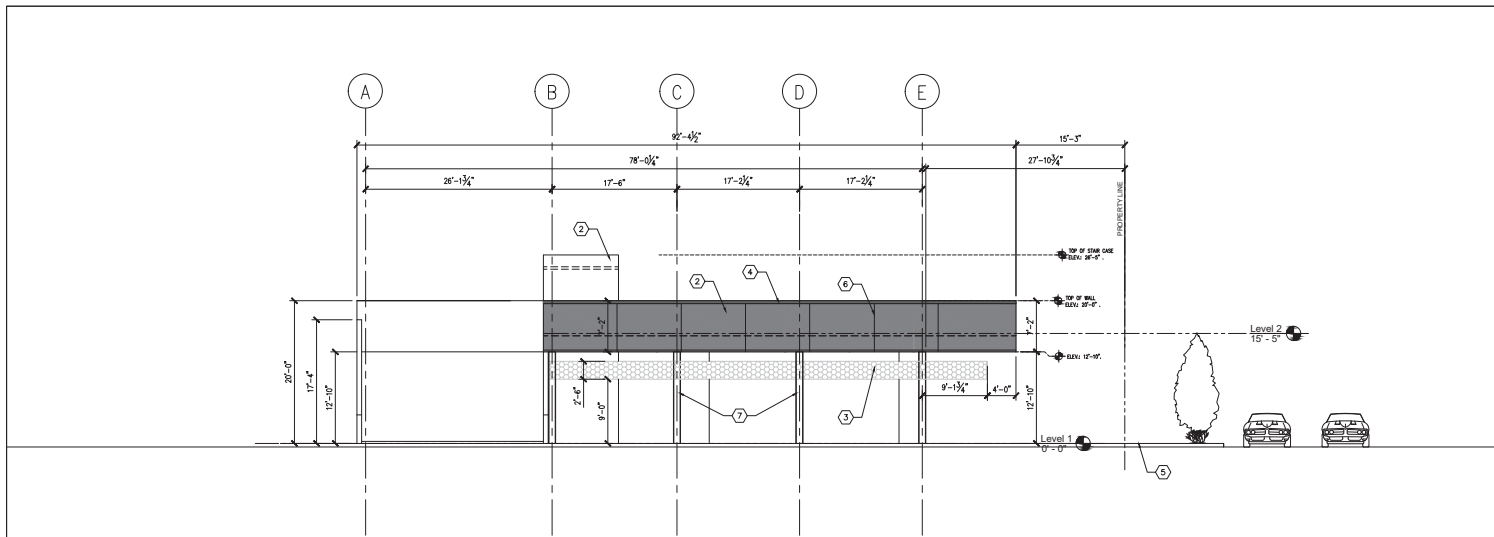
4730 MONTROSE BLVD.
HOUSTON, TEXAS 77008

EXTERIOR ELEVATIONS

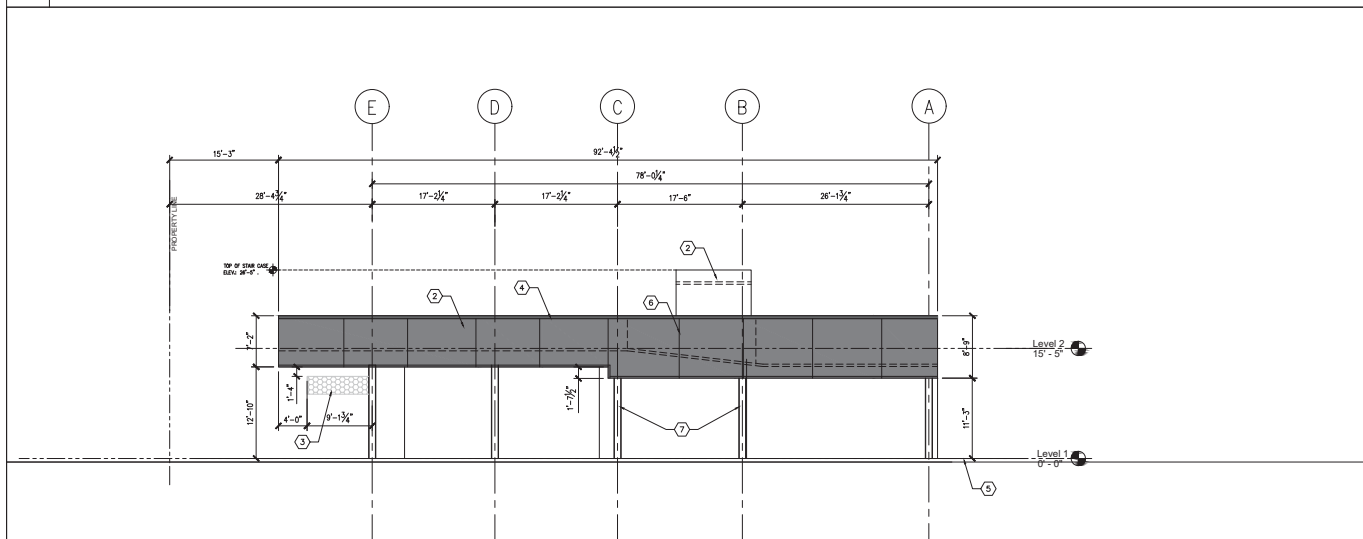
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CHECKED BY: RSK PROJ. NO.: CM150604.294.6

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)

2

1/8"=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

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: 1



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.



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

(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 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 on 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 and remove the west side of the existing building including the south end of the 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 with the first floor of the building remaining at 31.6' from 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 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, the existing condition survey shows 3 driveways along Montrose Boulevard and an inadequate pedestrian side walk. Currently along Montrose Boulevard and Banks street both have a 4' side walk with 2 trees along Montrose Boulevard and none along Banks street. With the proposed development the existing 4' wide side walk will be widened to well-defined 6' wide side walk with proposed landscaping buffer that will have 5 trees along Montrose Boulevard and 3 trees along Banks street, that will improve the pedestrian experience. And for the reason as explained in 1(b) 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 and not having cars parked on the street specially Banks street. Reducing the amount of curb cuts and proposing one landscaping area with 1 driveway instead of 3 driveways and a proposed 6' wide side walk along Montrose Boulevard and having a 6' wide sidewalk and specified driveway along Banks street and this will encourage pedestrian activity along major Thoroughfare. Also removing the existing parking spaces along Montrose Boulevard will be safer by not having cars backing up onto Montrose Boulevard.

(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. By upgrading the building and the property will give a better look and allow a better experience for all visiting the area.



Application No: 2019-0558

Agenda Item: 106

PC Action Date: 05/09/2019

Plat Name: Montrose Parking Body Shop

Applicant: E.I.C. Surveying Company

Staff Recommendation: [Defer Applicant request](#)

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 per the applicant's request](#)

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

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

Extension of Approval Approval Conditions

Agenda Item: 107

Action Date: 05/09/2019

Original Action Date: 05/10/2018

Plat Name: Camillo Lakes Sec 3

Developer: EHRA

Applicant: EHRA

App No : 2018-0880

App Type: C3P

Staff Recommendation:

Approve

Total Acreage: 74.9600

Number of Lots: 255

COH Park Sector:

Water Type: Existing Utility District

Drainage Type: Storm Sewer

Total Reserve Acreage: 26.6300

Number of Multifamily Units: 0

Street Type (Category): Public

Wastewater Type: Existing Utility District

Utility District:

County

Zip

Key Map ©

City / ETJ

Harris

77493

444M

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: 108
Action Date: 05/09/2019
Original Action Date: 05/10/2018
Plat Name: Hugh Road Crossing
Developer: PLS CONSTRUCTION LAYOUT, INC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No : 2018-0890
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	3.8203	Total Reserve Acreage:	3.8203
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77067	372J	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: 05/09/2019
Original Action Date: 05/10/2018

Staff Recommendation:
Approve

Plat Name: Old River Terrace Sec 3 partial replat no 1
Developer: Survey 1, Inc.
Applicant: Survey 1, Inc.
App No : 2018-0891
App Type: C3F

Total Acreage:	9.7836	Total Reserve Acreage:	9.7836
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	77530	498C	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: 05/09/2019
Original Action Date: 05/10/2018
Plat Name: Southpoint Business Park West
Developer: Windrose
Applicant: Windrose
App No : 2018-0617
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	47.0130	Total Reserve Acreage:	47.0130
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	77047	573X	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: 111

Action Date: 05/09/2019

Original Action Date: 05/10/2018

Plat Name: Tidwell Lakes Sec 3

Developer: ICMC GROUP INC

Applicant: ICMC GROUP INC

App No : 2018-0796

App Type: C3F

Staff Recommendation:

Approve

Total Acreage: 11.4329

Number of Lots: 49

COH Park Sector: 0

Water Type: Existing Utility District

Drainage Type: Storm Sewer

Total Reserve Acreage: 3.4234

Number of Multifamily Units: 0

Street Type (Category): Public

Wastewater Type: Existing Utility District

Utility District:

County

Zip

Key Map ©

City / ETJ

Harris

77044

417W

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: 112
Action Date: 05/09/2019

Staff Recommendation:
Approve

Original Action Date: 05/10/2018

Plat Name: Tidwell Lakes Sec 6

Developer: ICMC GROUP INC

Applicant: ICMC GROUP INC

App No : 2018-0804

App Type: C3F

Total Acreage:	11.4268	Total Reserve Acreage:	1.6288
Number of Lots:	49	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	77044	417W	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

Subdivision Name Change Approval Conditions

Agenda Item:	113	Staff Recommendation:	Approve
Action Date:	05/09/2019		
Plat Name:	Greens Road and Timber Forest Drive Street Dedication		
Original Action Date:	01/03/2019		
Original Plat Name:	Greens Road Street Dedication Sec 2		
Developer:	Balmoral LT, LLC		
Applicant:	Jones Carter - Woodlands Office		
App No :	2018-2468		
App Type:	SP		

Total Acreage:	5.3300	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	77346	377N	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/09/19

ITEM: 114

Applicant: VANDERBILT MORTGAGE

Contact Person: SANDRA ERB- FIRST CLASS SEPTIC

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1455	77357	5974	258J	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN					

ADDRESS: 27160 Peach Creek Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT NOS. 1471 AND 1472, OF PEACH CREEK FOREST, SECTION SIX, 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/09/19

ITEM: 115

Applicant: CROSS DEVELOPMENT
Contact Person: JONATHAN WHITE

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1456	77339	5670	296T	ETJ
NORTH OF: NORTH PARK WEST OF: LOOP 494					

ADDRESS: 1211 Northpark Drive

ACREAGE: 1.518

LEGAL DESCRIPTION:

BEING 1.518 ACRES OF LAND OUT OF UNRESTRICTED RESERVE "A" OF WOODRIDGE COMMONS, ACCORDING TO THE PLAT OF SAME, RECORDED IN PLAT CABINET Z, SHEET 5172, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION : REQUIRED BY MONTGOMERY COUNTY PERMITTING CENTER

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: 05/09/19

ITEM: 116

Applicant: SEAN RITTER

Contact Person: BOB MURPHY

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1457	77011	5557	494U	ETJ
NORTH OF: POLK EAST OF: LOCKWOOD					

ADDRESS: 5217 Sherman Street

ACREAGE:

LEGAL DESCRIPTION:

THE EAST ½ OF LOT 14 AND THE WEST ½ OF LOT 15, BLOCK 4, LENOX GROVE ADDITION, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 92 OF THE MAP RECORDS OF HARRIS 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: 05/09/19

ITEM: 117

Applicant: MICHELLE MARTINI

Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1458	77357	5974	258K	ETJ
NORTH OF: FM 1485 EAST OF: GALAXY					

ADDRESS: 27675 Lantern Lane

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 1278, SECTION 6 OF PEACH CREEK FOREST, 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/09/19

ITEM: 118

Applicant: RICARDO D CHAVEZ RIVERA

Contact Person: RICARDO D CHAVEZ RIVERA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1459	77357	5674	256P	ETJ
NORTH OF: SH 99 WEST OF: US 59					

ADDRESS: 21694 Dogwood Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 0.6667 ACRES, BEING ALL OF A TRACT OF LAND CONVEYED UNTO BRITTANY SARA JEAN WALLACE BY DEED RECORD IN COUNTY CLERK'S FILE NO. 2012091446 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING KNOWN AS LOT 68 OF POST OAK ESTATES, SECTION 3, AN UNRECORDED SUBDIVISION SITUATED IN THE J.H. STEWART SURVEY, ABSTRACT 668, 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 and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov 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
JRP Company	Jenifer Pool	832-594-8420	jrpcom@aol.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3723 Latma Drive	19015655	77025	5254	532N	K

ACCOUNT NUMBER(S): 0791310060010

PROPERTY LEGAL DESCRIPTION: Lot 10, Block 6 Woodside Sec 1

PROPERTY OWNER OF RECORD: Gary Lane

ACREAGE (SQUARE FEET): 8,820 square feet

WIDTH OF RIGHTS-OF-WAY: Latma Drive (60 feet); Marlive Lane (60 feet)

EXISTING PAVING SECTION(S): Latma Drive (28 feet); Marlive Lane (28 feet)

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,030 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 5,836 square feet

PURPOSE OF VARIANCE REQUEST:

To allow a 10'-4" garage building line in lieu of the ordinance-required 20' building line along Marlive Lane, a local street.

CHAPTER 42 REFERENCE (S):

42-156(c): Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Lot 10, Block 6 Woodside Sec 1 located at 3723 Latma Drive. The property has a house on a 25' front building line along Latma Drive and a 10' garage building line along Marlive Lane, per original, August 1952, plat of Woodside Section 1. The property is a corner lot with Latma Drive and Marlive Lane, both local streets. This is a well-developed residential area and most of the houses that abut the property are built using the 10' building line for the garage. There are existing sidewalks on both Latma Drive and Marlive Lane.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a single-family home lot for many years. This lot had a single-family home that has been there since 1955. Requiring a 17' garage building line for the Marlive Lane portion of the property would create an undue hardship in that there is a 25' building line on Latma Drive and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42-157 garage building line.

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

The strict requirement of a 17' garage building line per Sec. 42-157 (b) (2) along Marlive Lane which has an existing 10' garage building line per subdivision plat of August 1952, would create an undue hardship in conjunction with the 25' building line per on Latma Drive.

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

(42-157) (b) (2) the property was originally sized and platted (August 1952) with 10' building line setback along Marlive Lane. The property will adhere to the original 10' garage building setback line and the proposed new home, as design per the deed restrictions. Therefore, imposition of 17' garage building setback is an unreasonable hardship imposed on this property by the Chapter 42, while adhering to the deed restrictions and building line along Marlive Lane. These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 10, Block 6 Woodside Sec 1 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing the 10' garage building line, per (42-157 (a) (2) as the new garage will be no less than 26'-1 11/16" from the back of the existing curb and 16'-5 3/4" from the existing sidewalk. Therefore, this sensible development will encourage the uses that are already present in this neighborhood. Per Chapter 42, the structure honors the original subdivision plat, including the prevailing 10' garage setback condition along Marlive Lane and a 25' building line along Latma Drive.

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

Marlive Lane and Latma Drive are both local streets. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties adjacent to the property along Marlive Lane and Latma Drive are generally the same size. (42-157) The new garage structure's location itself poses no jeopardy to public safety using the 10' garage setback line on Marlive Lane and the garage will be no less than 26'-1 11/16" from the back of curb and 16'-5 3/4" from the existing sidewalk. This fulfills the intent of Sec. 42-157 (a) (2). (See attached photo of existing driveway with auto)

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

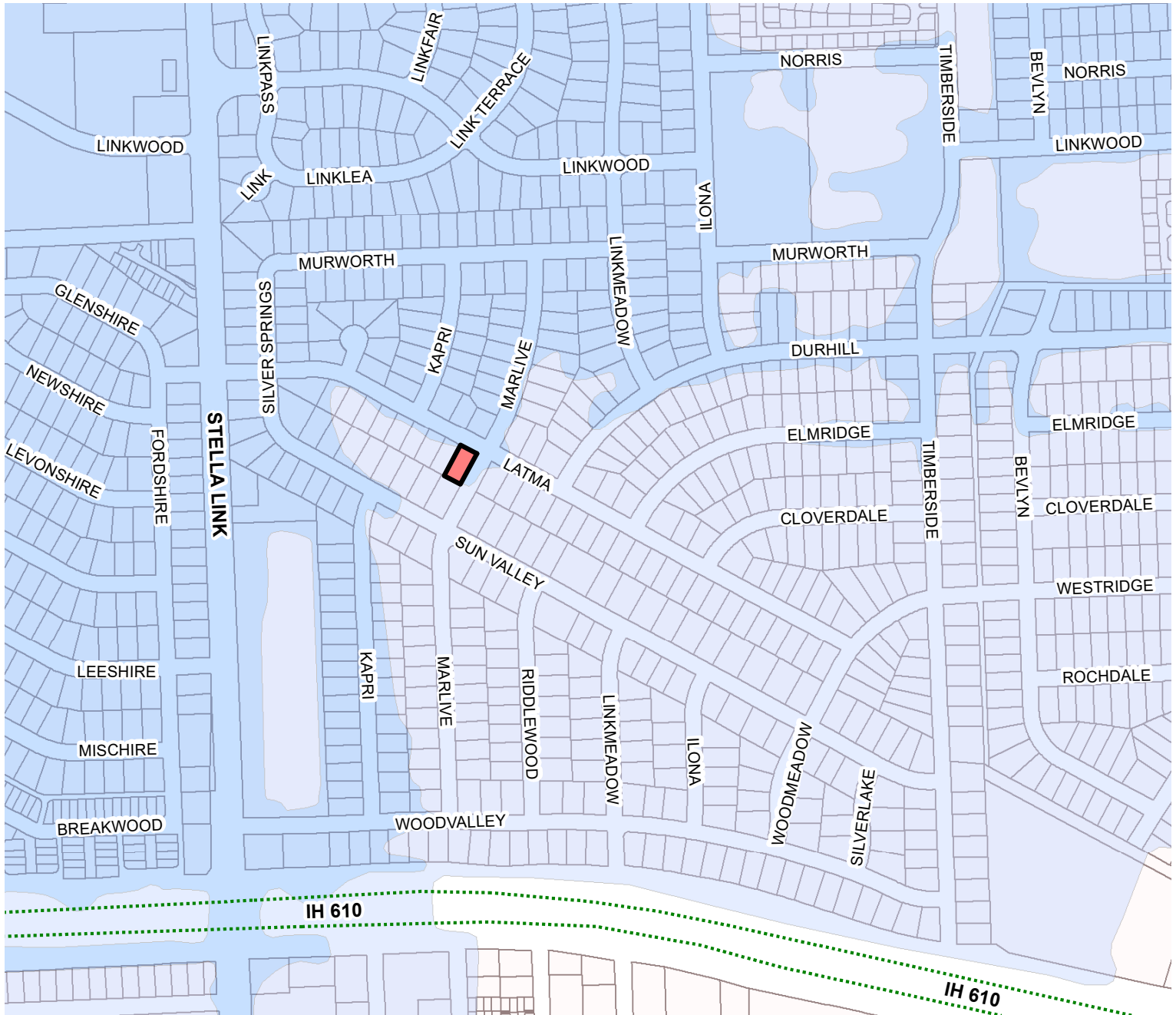
The hardship is that Lot 10, Block 6 Woodside Sec 1 is an existing lot platted in August 1952 for a single-family home; with building lines in accordance with deed restrictions. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage building line and access from Marlive Lane will comply with the intent of Chapter 42 - Sec. 42-157 (a) (2). This will allow reasonable development and follow the building lines set out in the subdivision plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty property.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



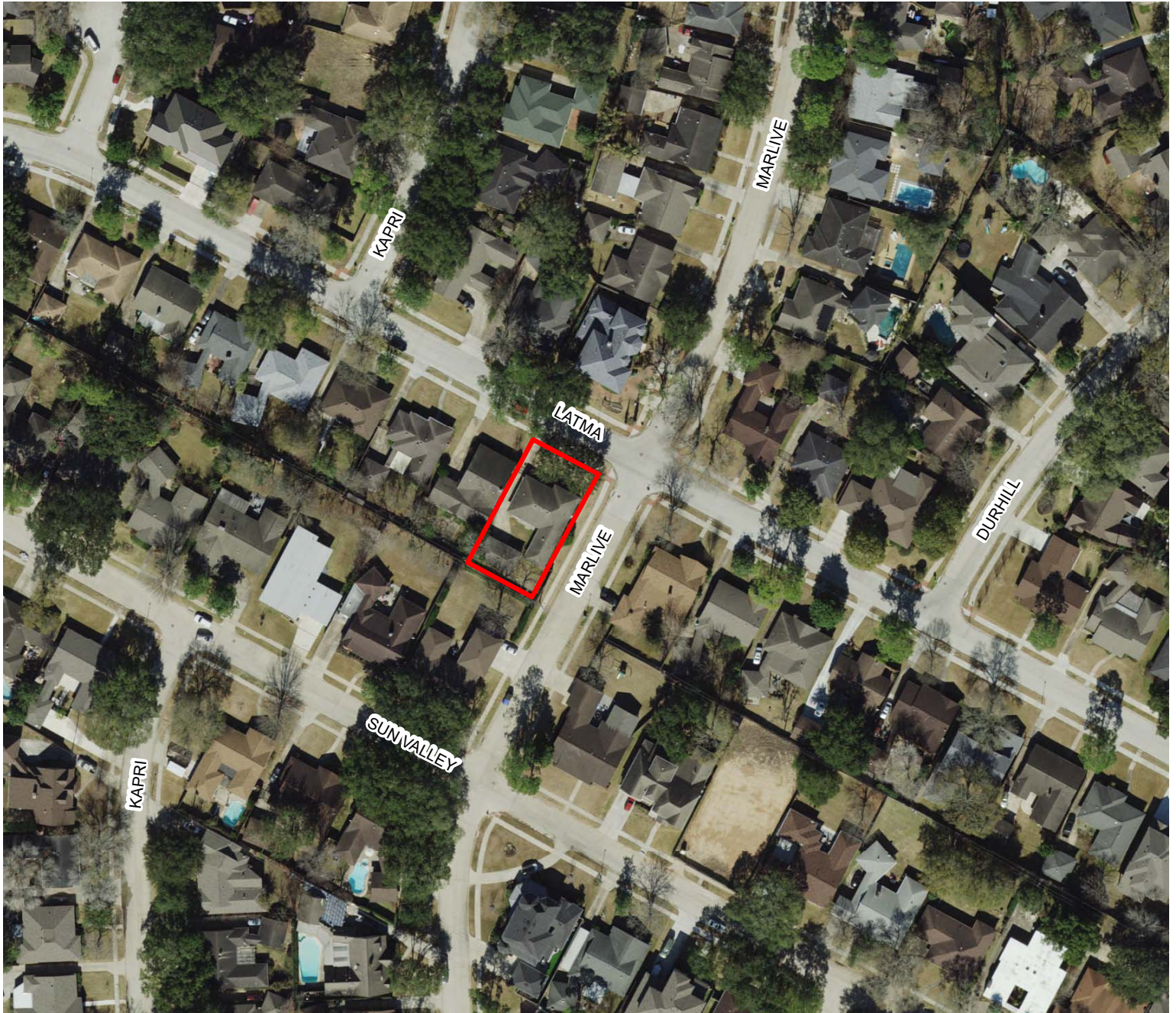
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 119

Meeting Date: 5/9/2019

Houston Planning Commission

Aerial Map

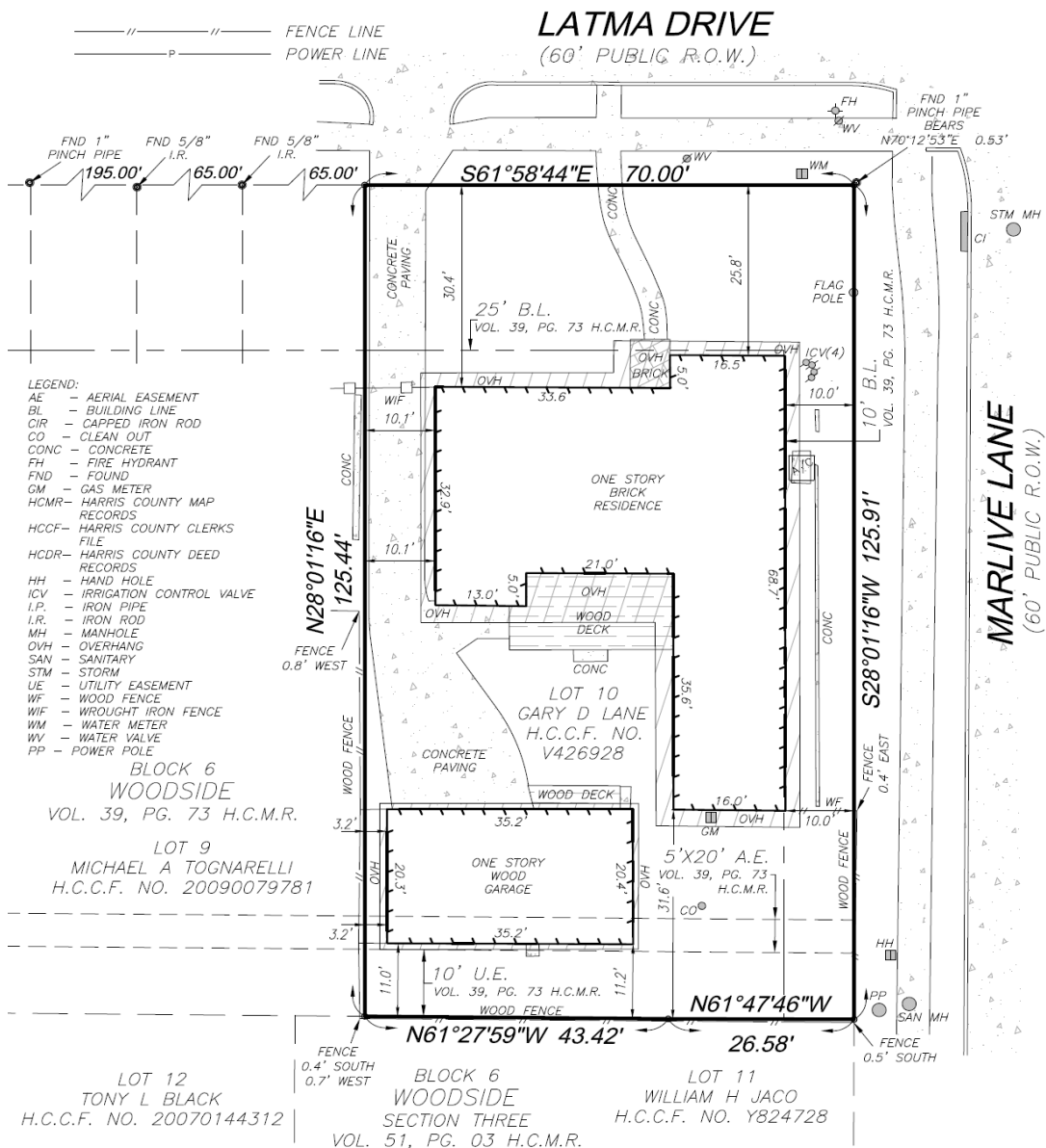


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located east of Stella Link Road, north of Interstate 610 south, at the north west intersection of Latma Drive and Marlive Lane. The applicant is requesting a variance to allow a new single family garage to be located at a 10' building line in lieu of the required 20' building line. Staff is in support of the request.

The site was platted with the Woodside Subdivision in 1952 with a 25' building line along Latma Drive and a 10' side building line along Marlive Lane. The existing building is constructed to the both the 25' platted building line and the 10' platted building line with access from Latma Drive via a detached garage. The applicant is proposing to remove the existing structure and propose a new residence at both the 25' & 10' platted building lines. The new design incorporates an attached garage that will sit approximately 10'-4" from the property line along Marlive Lane. The distance from the BOC to the garage will be approx. 26' and will be a minimum of 17' from the existing sidewalk. The proposal is in keeping with the character of the neighborhood as the adjacent corner properties have garages at or near the 10' building line and the proposal will be consistent with sound public policy.

Staff has received multiple letters of support from nearby property owners as well as one letter in opposition. The Legal Department has determined this proposal does not violate any separately filed deed restrictions, therefore staff recommends granting the requested variance for a 10'-4" garage building line along Marlive Lane.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov 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.

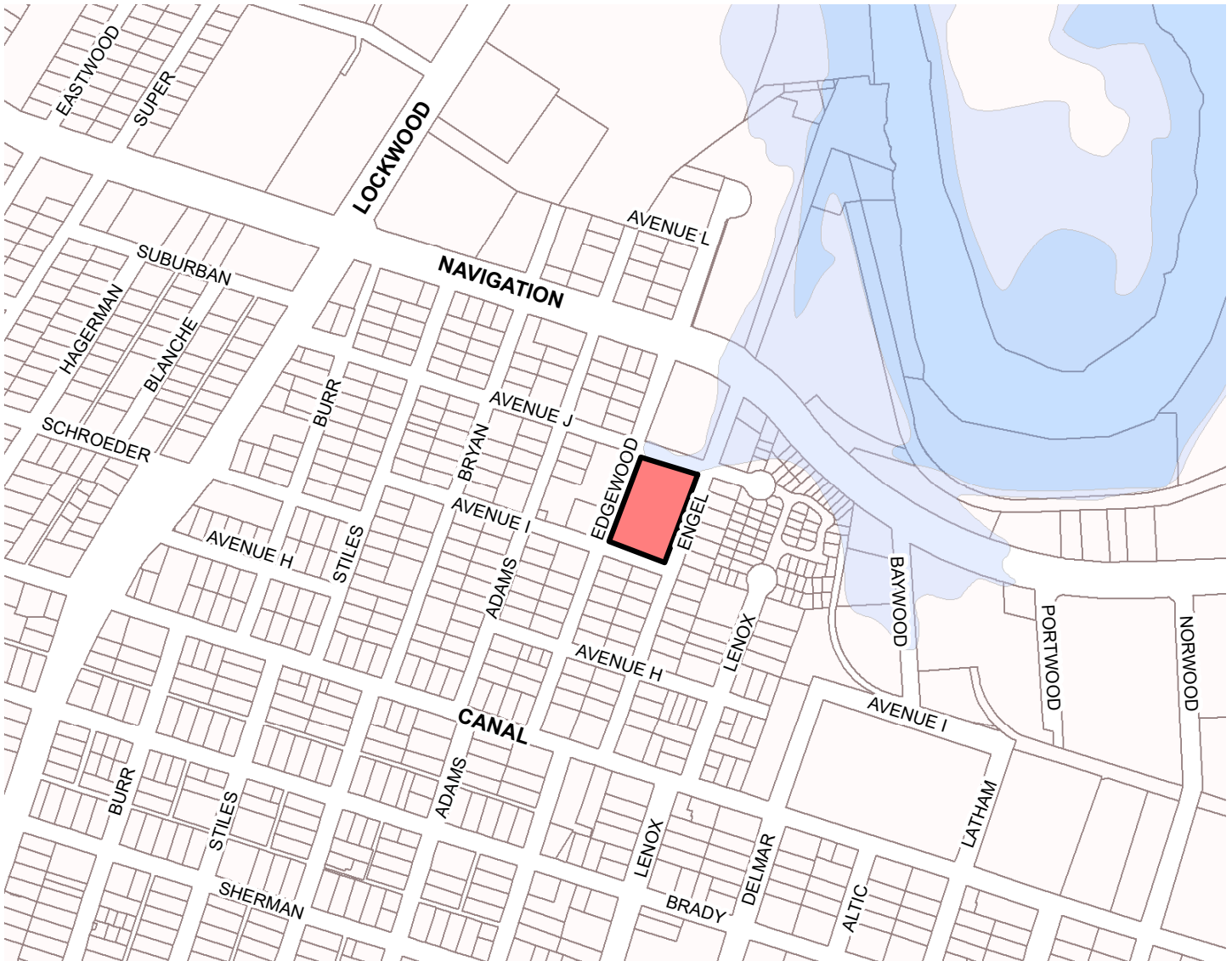
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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



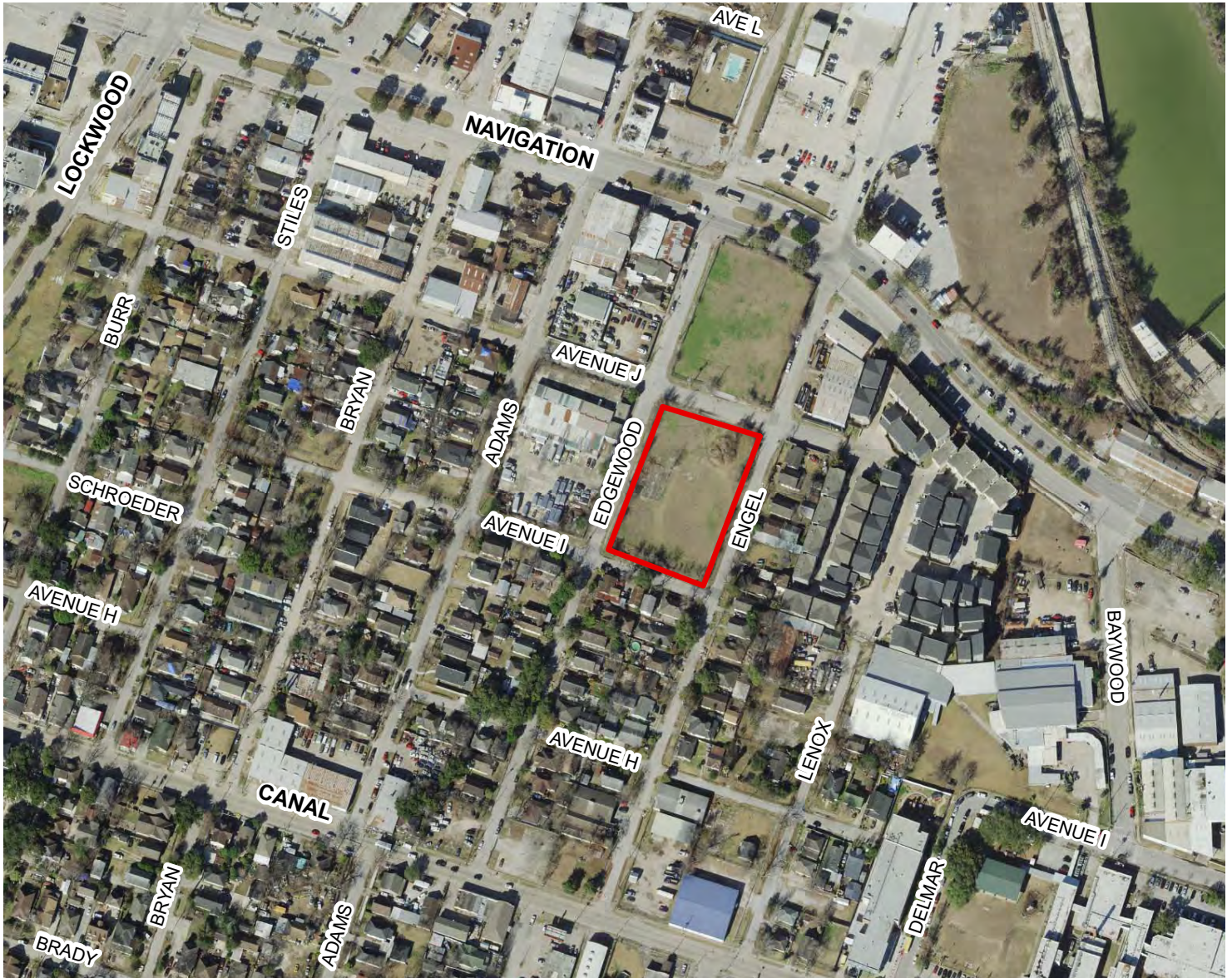
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 5/9/2019

Houston Planning Commission

Aerial Map

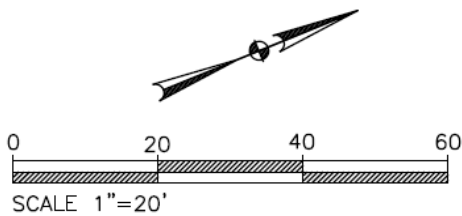
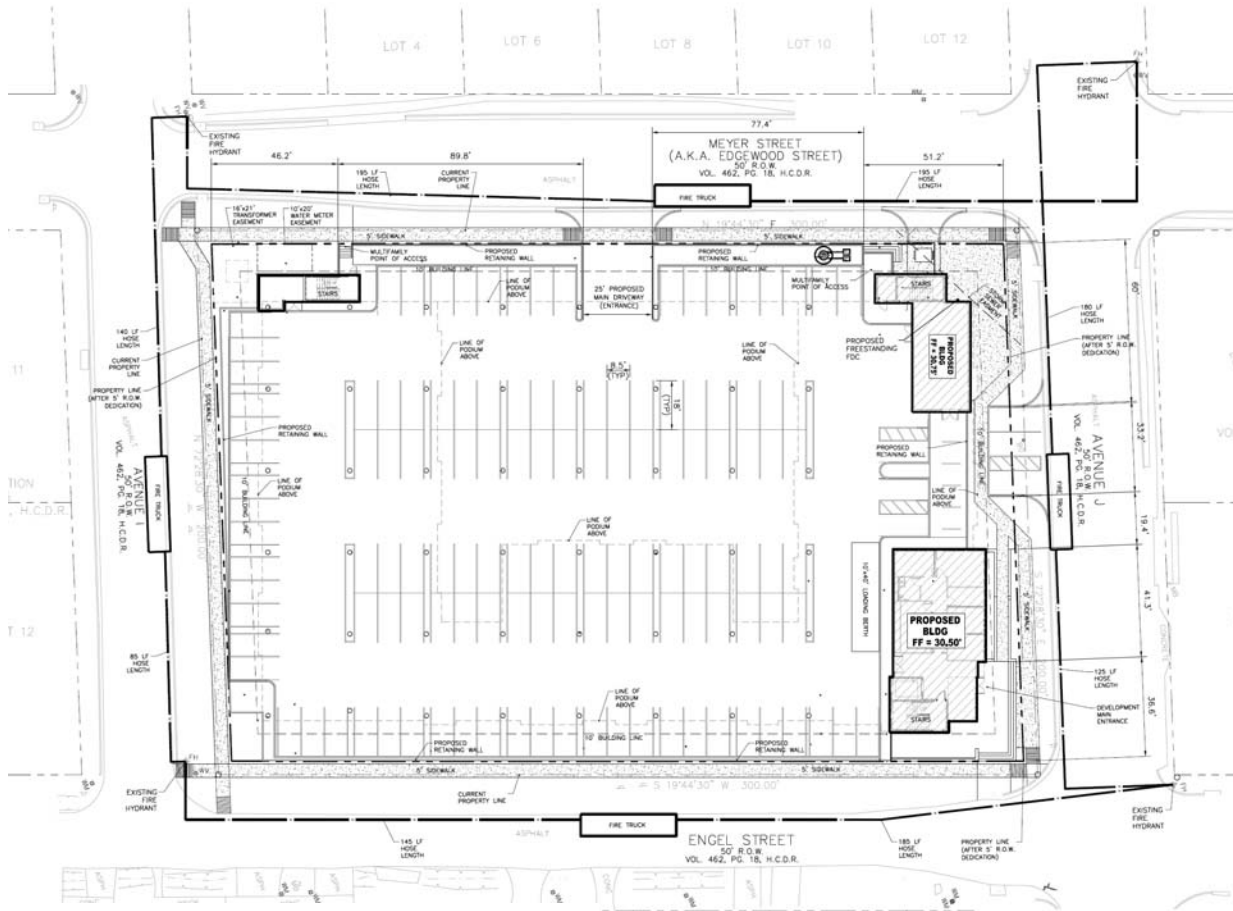


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis



PARKING

TYPE OF OCCUPANCY	BRKD	AREA UNIT	PARKING REQD
CLASS 1-A OFFICE	2,751,000 UFA	680 SF - UFA	1,376
CLASS 2-A APARTMENT HOUSING - 1 BED	1,330 UNIT	58	68,660
CLASS 2-A APARTMENT HOUSING - 2 BED	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



Houston Planning Commission

Landscape Plan



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 5/9/2019

Houston Planning Commission

Renderings



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



1/8\"/>

NORTH ELEVATION | 1

SHEET NOTES



1/8\"/>

WEST ELEVATION | 2

MATERIAL KEY

1.01	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.02	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.03	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.04	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.05	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.06	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.07	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.08	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.09	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE
1.10	WOOD FRAME, EXTERIOR WALL, LIGHTWEIGHT CONCRETE

DRAWING ISSUED REFERENCE ONLY

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 5/9/2019

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 137 spaces required by the ordinance for a new multi-family development by New Hope Housing. This item was deferred at the previous Planning Commission Meeting and during that time, The Planning Department coordinated with the applicant along with The Housing & Community Development Department on the proposal and process regarding the public funding availability, as an application has been submitted for consideration. After careful consideration, all three parties have agreed to defer & table the item until the July 11th Planning Commission Meeting. The Housing & Community Development Department will not start making its recommendations for awards until June. The approximately two-month deferral will allow time to better understand if rewards are being granted for the development, as well as allow the applicant time to potentially change the building design that would allow for a more safe and enhanced pedestrian realm.

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:	5 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 5 on-site parking spaces for a barber/beauty shop in lieu of the required 9 spaces required by Chapter 26-492.
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 8(e) – Barber or Beauty Shop, 8 parking spaces for every 1,000 square feet of GFA.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Based on the square footage of the building and the parking use classification, 9 parking spaces are required. The proposed site plan shows 5 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 5.

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 5 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 5 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 5 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



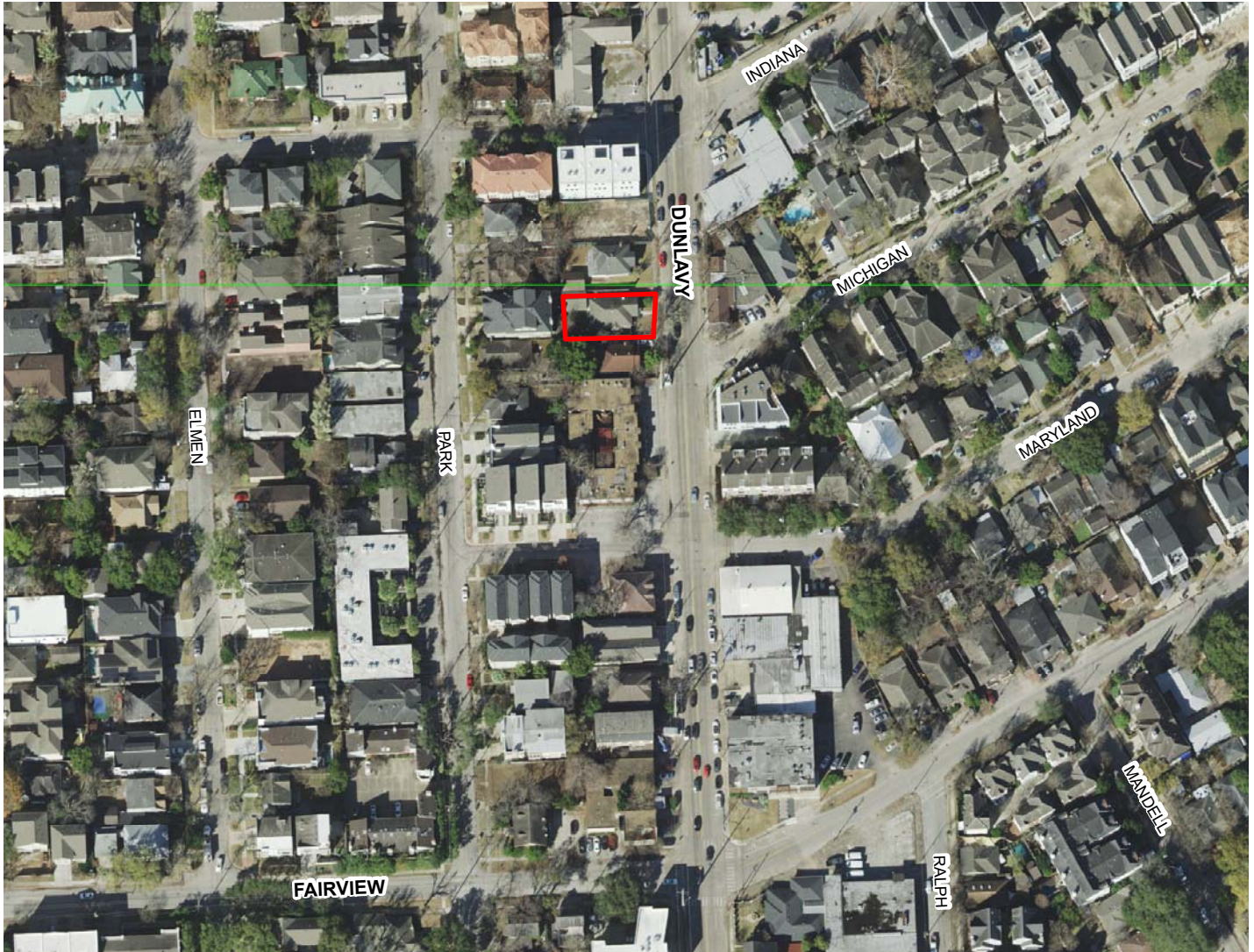
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 5/9/2019

Houston Planning Commission

Aerial Map

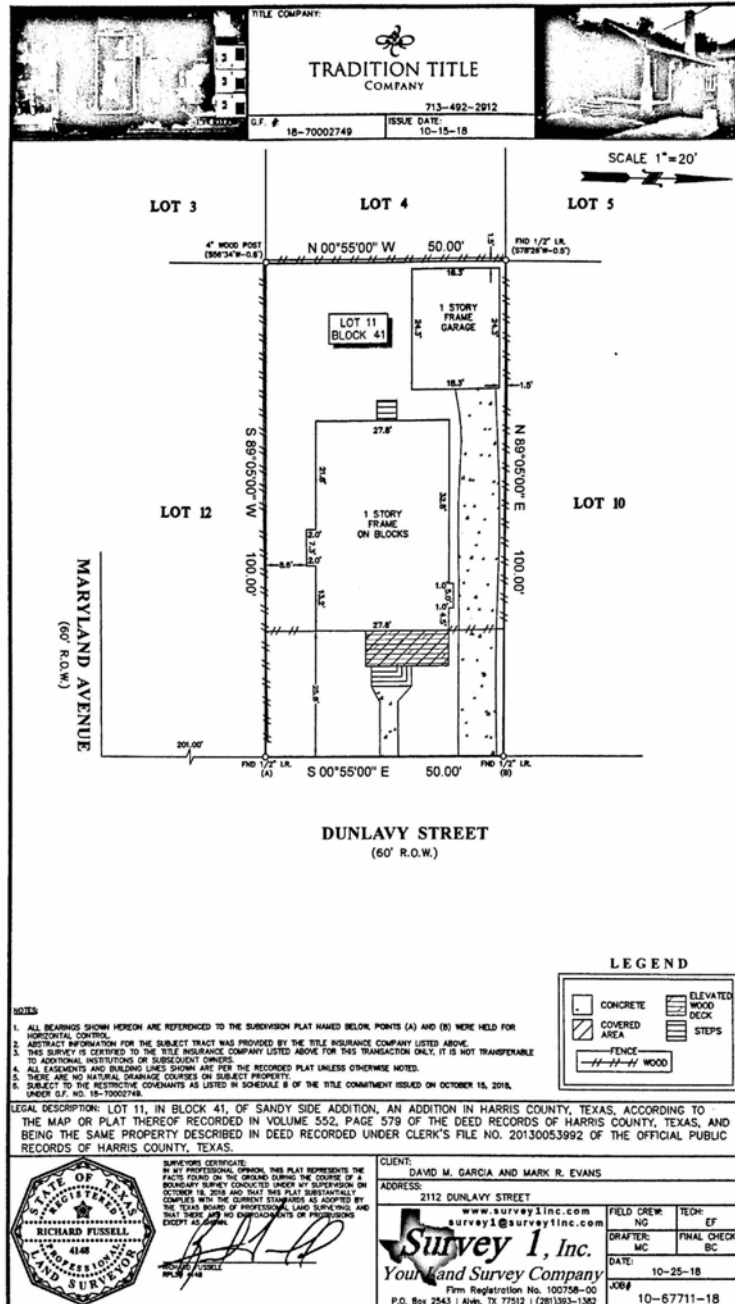


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey

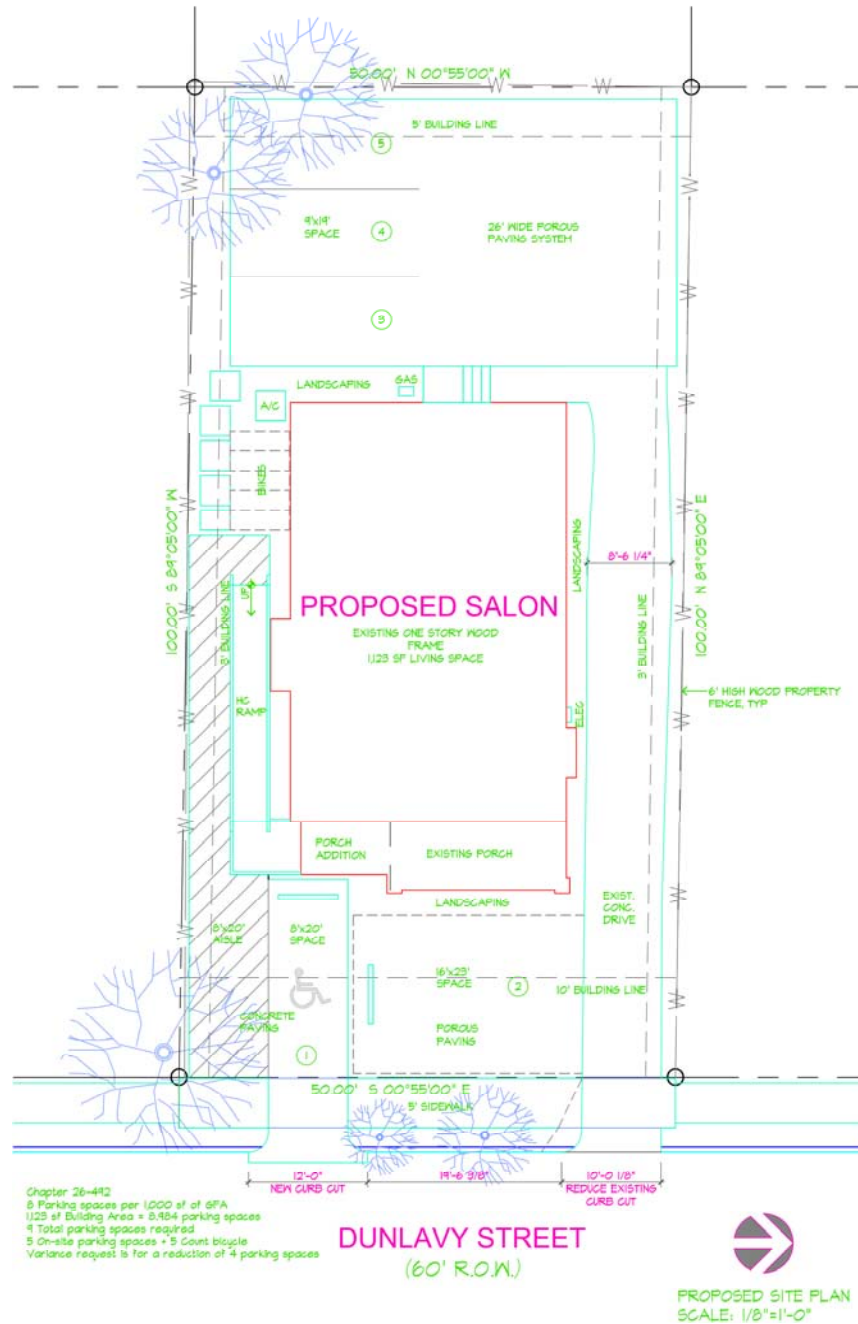


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis

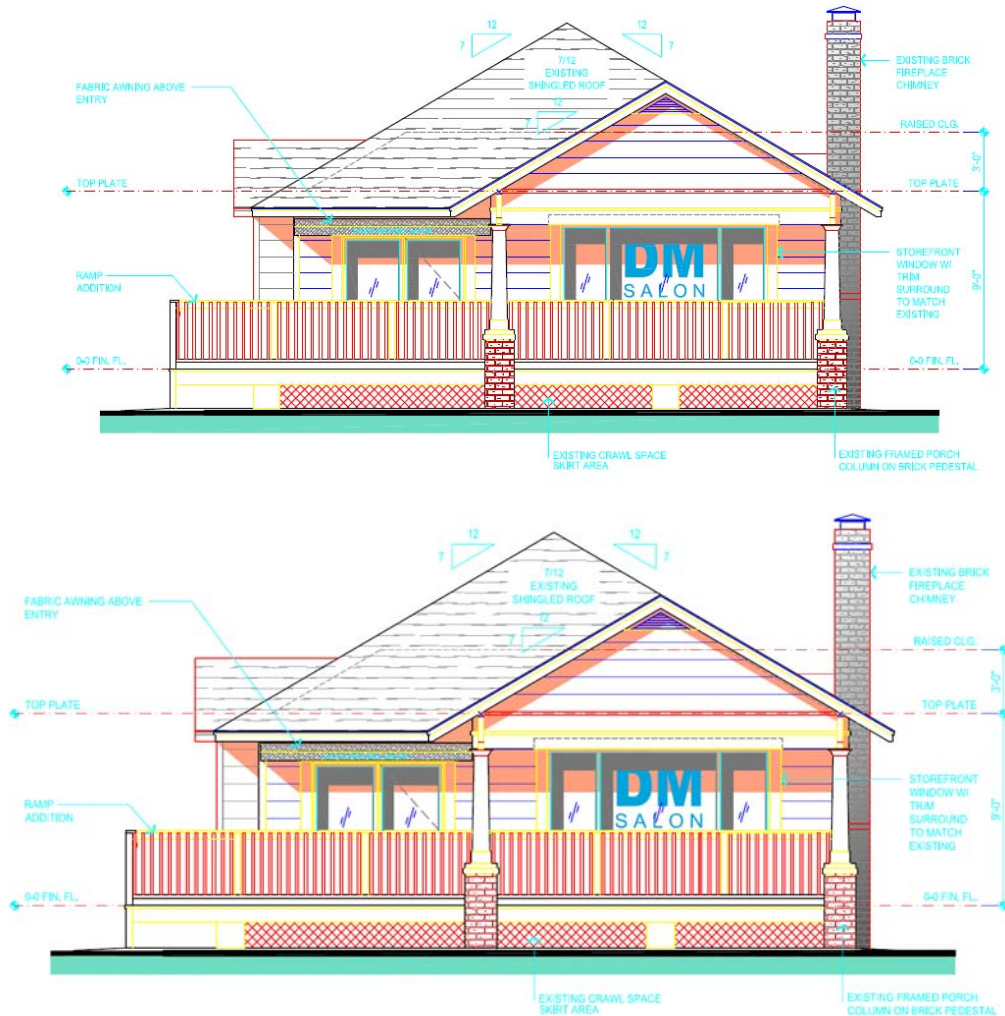


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



FRONT ELEVATION
SCALE: 1/4"=1'-0"

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 5 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 5 vehicle parking spaces on site. The number of hair stations from the current location has not changed, however, one bowl in the wash area is being added.

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 limit 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.

The proposed site plan is allowing for an adaptive re-use of an existing building and providing the required number of parking spaces would result in a partial removal of the building and would not be consistent with sound public policy. In addition, the development is a low demand use unlike a food & beverage use that would have a constant high demand of both vehicle and pedestrian traffic.

Staff recommends granting the requested variance to allow 5 parking spaces on site in lieu of the required 9 spaces subject to the applicant providing 5 bicycle spaces.

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

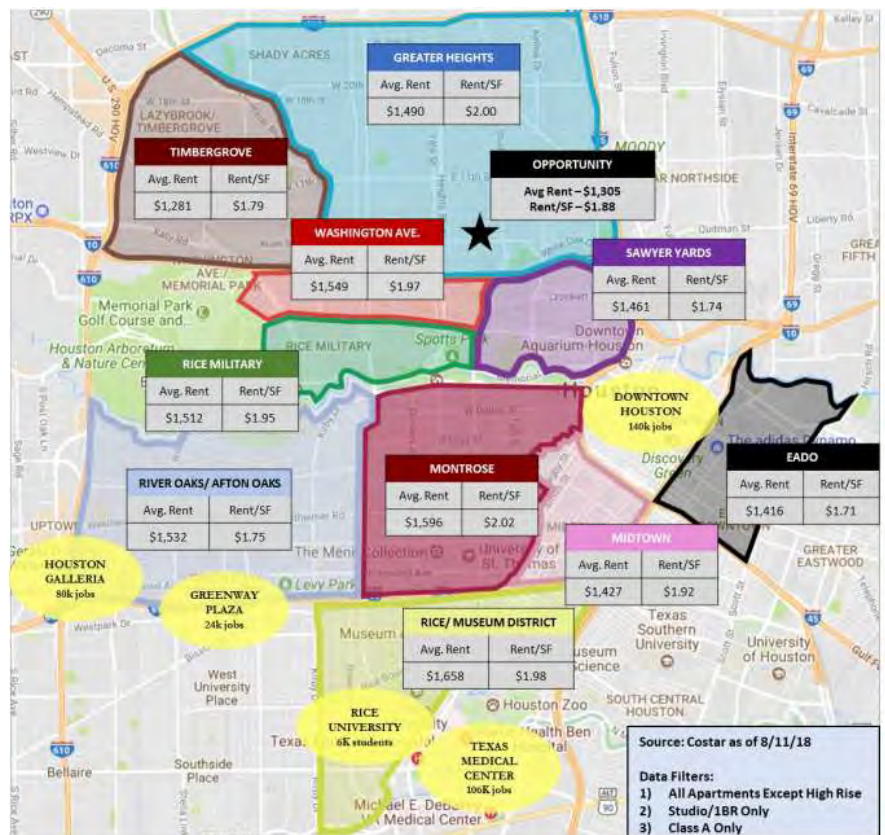
SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

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

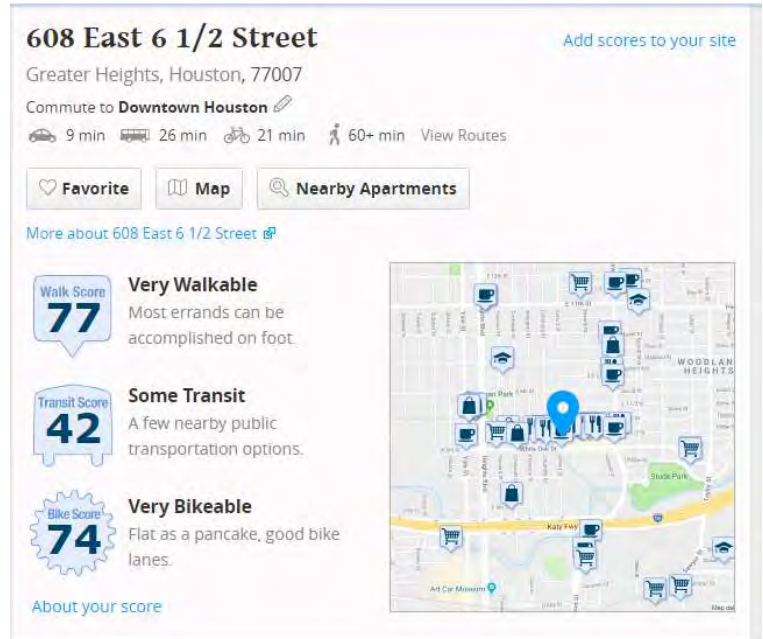


Houston Planning Commission

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;**

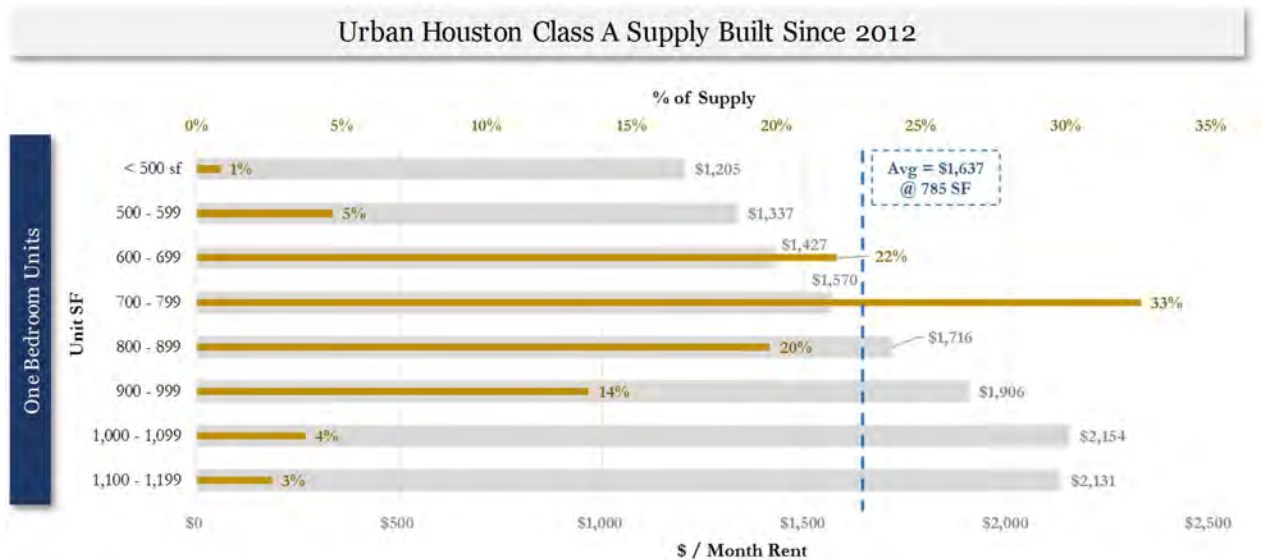
The strict imposition of this article would require a multi-level parking facility which will do two things:

- 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;

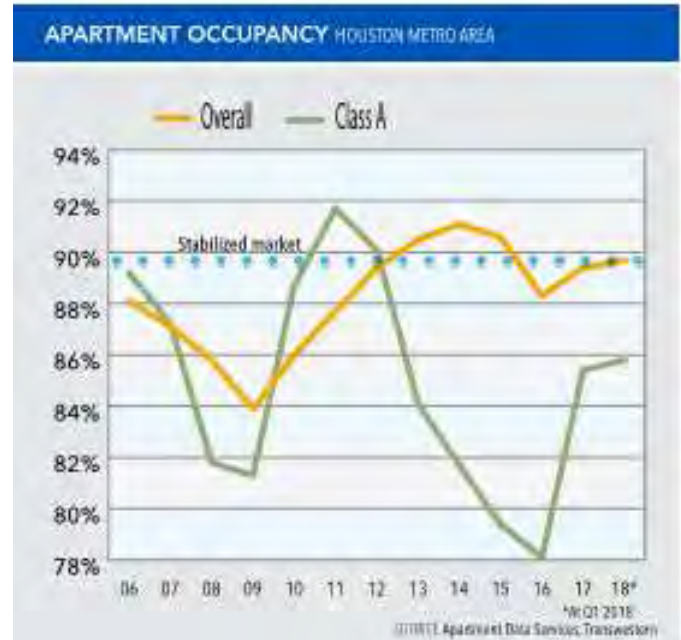
As mentioned, the parking spaces shall be restricted to one per unit. Therefore, there will be 66 parking spaces for tenants and 9 spaces for guest parking only. The 75 parking spaces provided will provide the 66 units a parking ratio of 1.14. After including the approx. 8 additional spaces due to vacancy, 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.

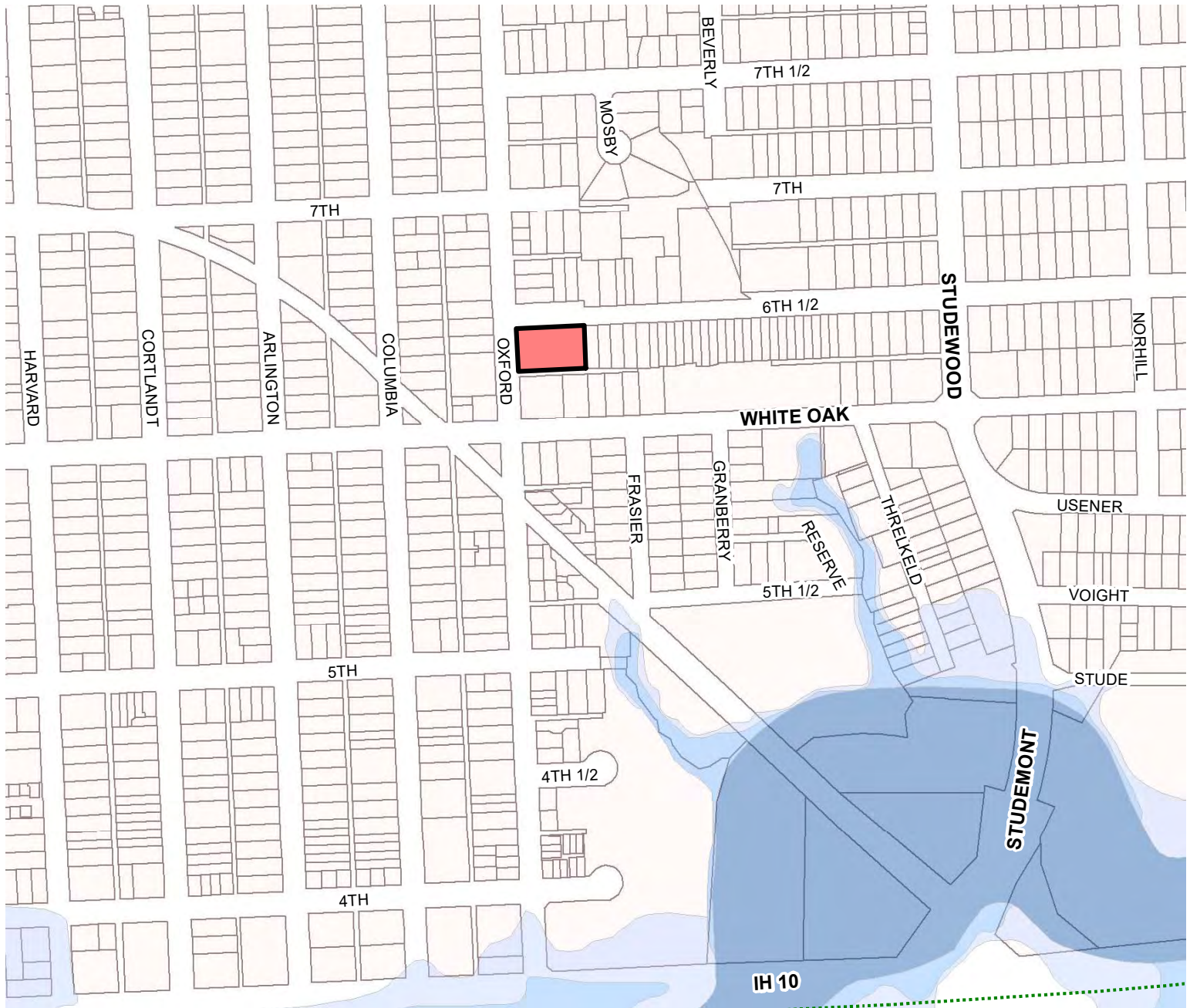
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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



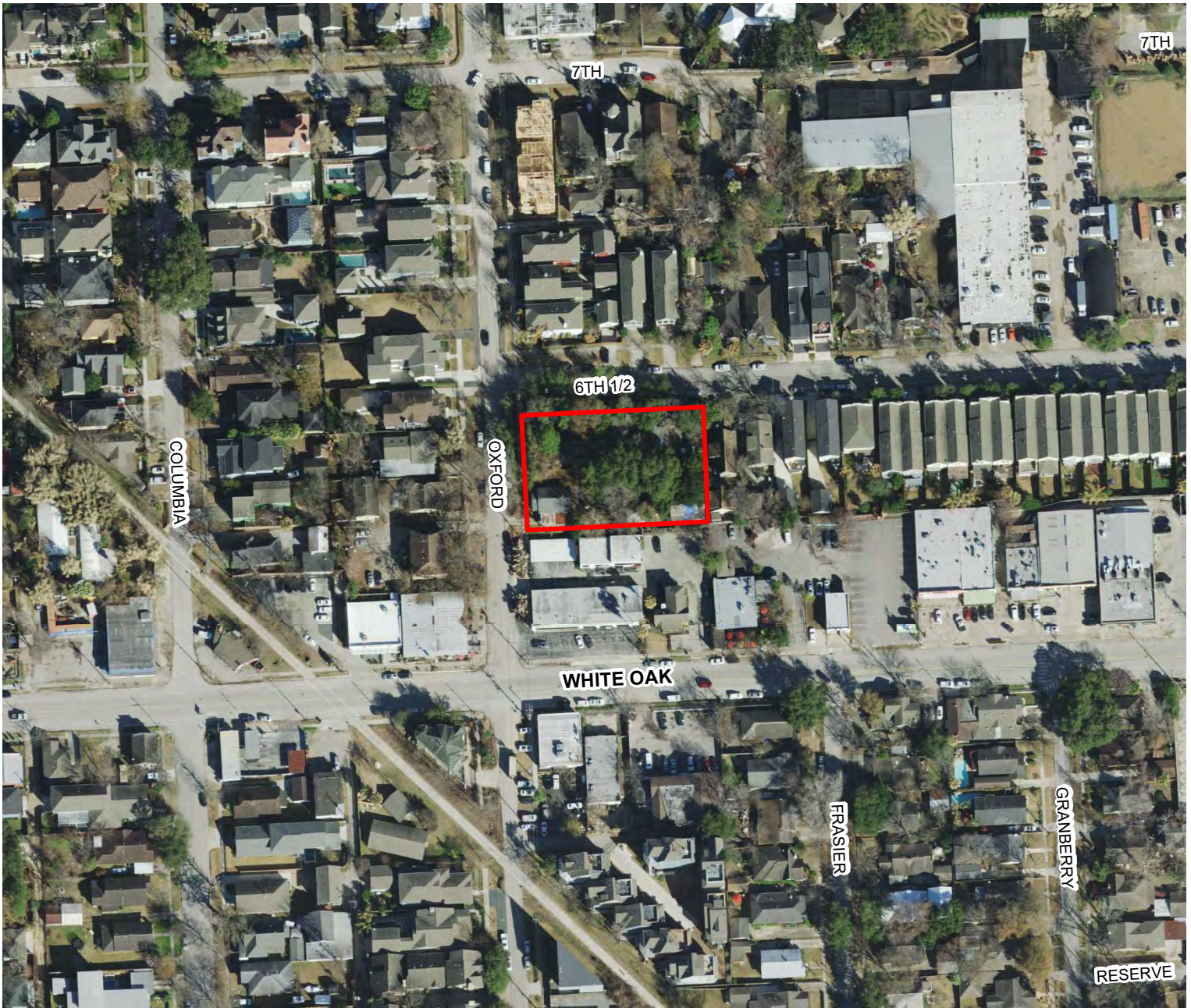
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 5/09/2019

Houston Planning Commission

Aerial Map

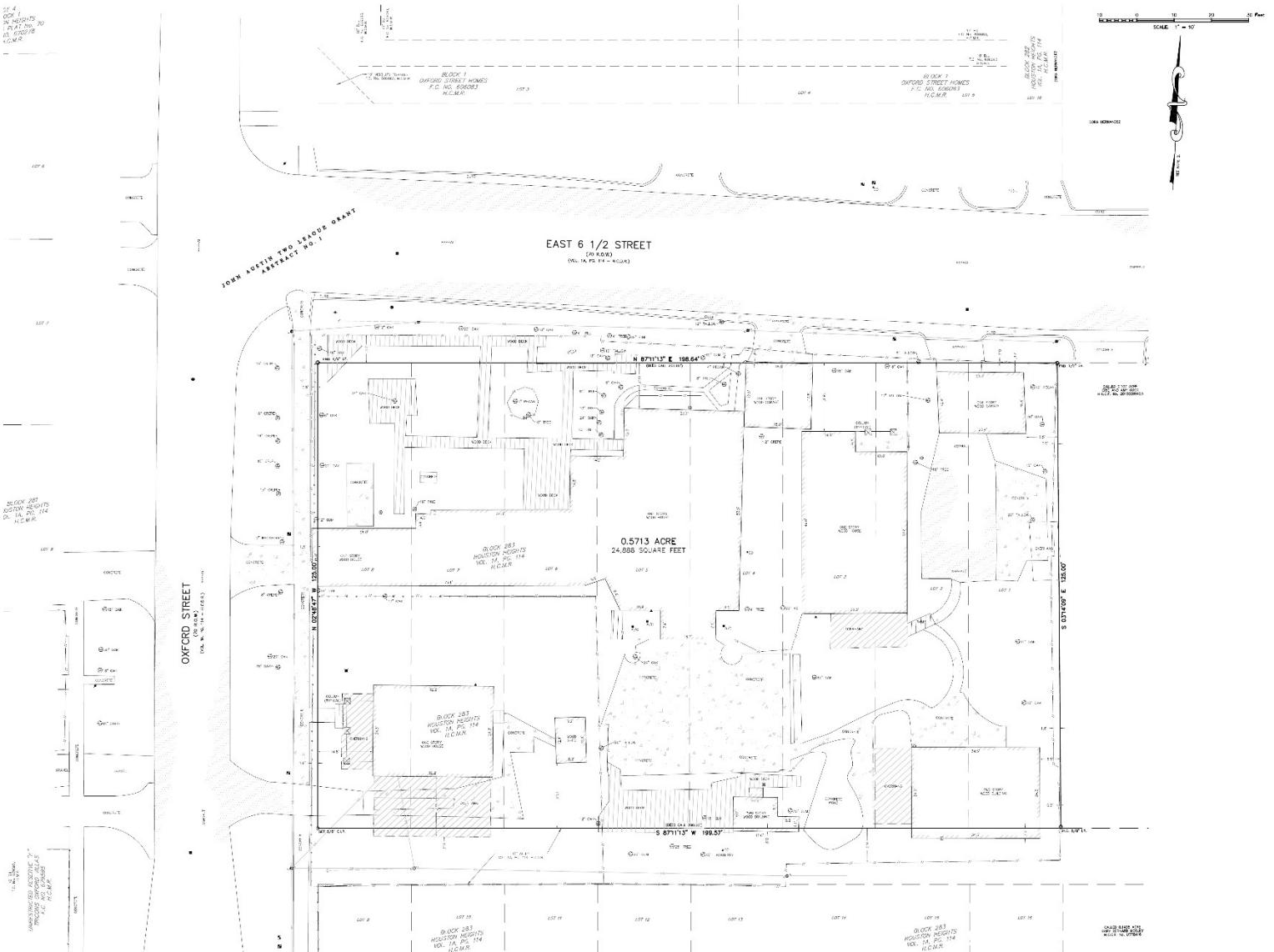


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey

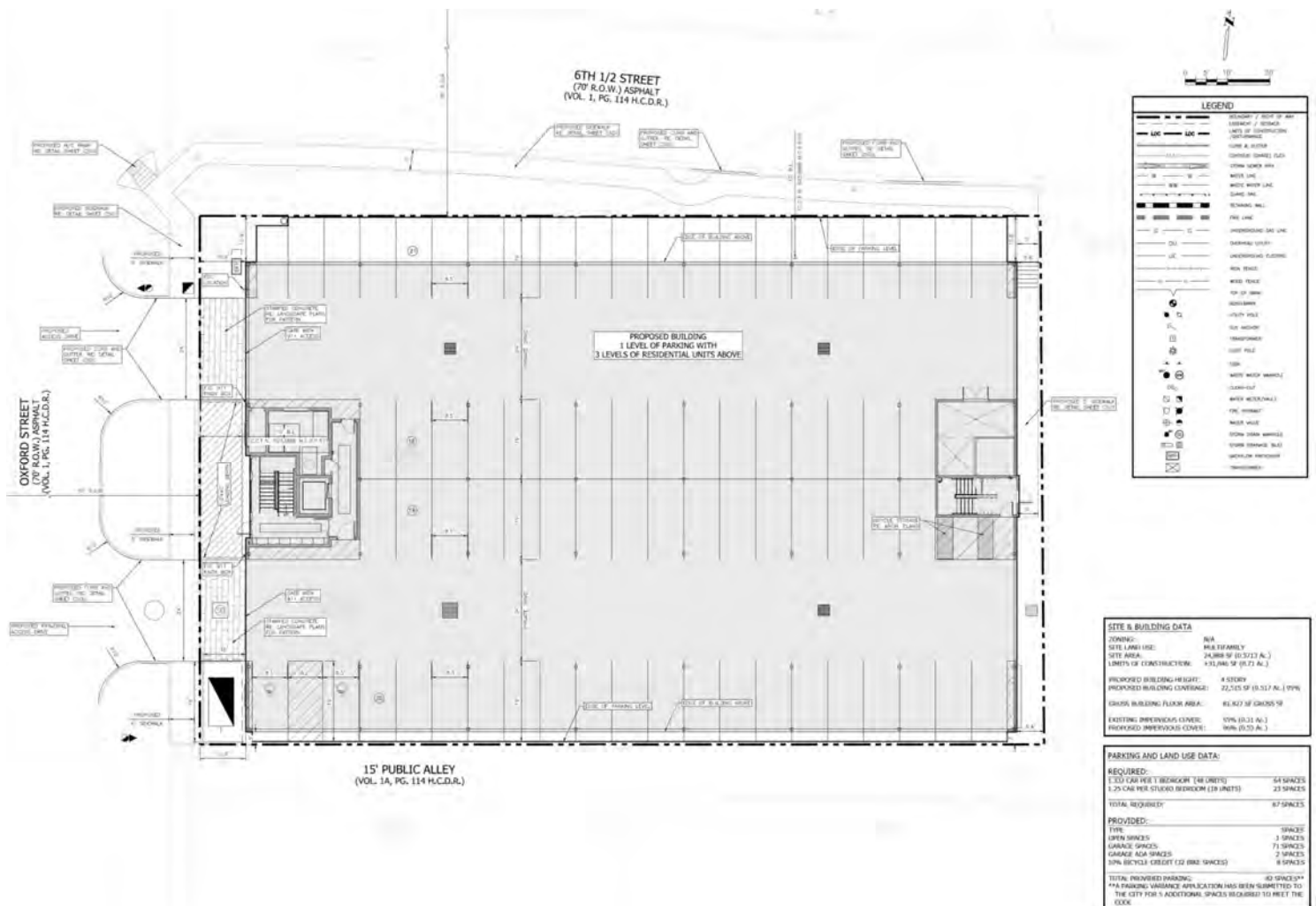


OFF-STREET PARKING VARIANCE



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: Withdraw

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. The applicant has requested the item be withdraw at this time.

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 it 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. If Hotel guest have visitors that would overload the parking lot, the valet would take the excess vehicles to one of the other facilities owned by Goodnight Hospitality located at Kuester and Wetheimer or Fairway at Dunlavy, where adequate parking is available.

HOTEL/MOTEL VARIANCE



Houston Planning Commission

Land Use Map



HOTEL/MOTEL VARIANCE

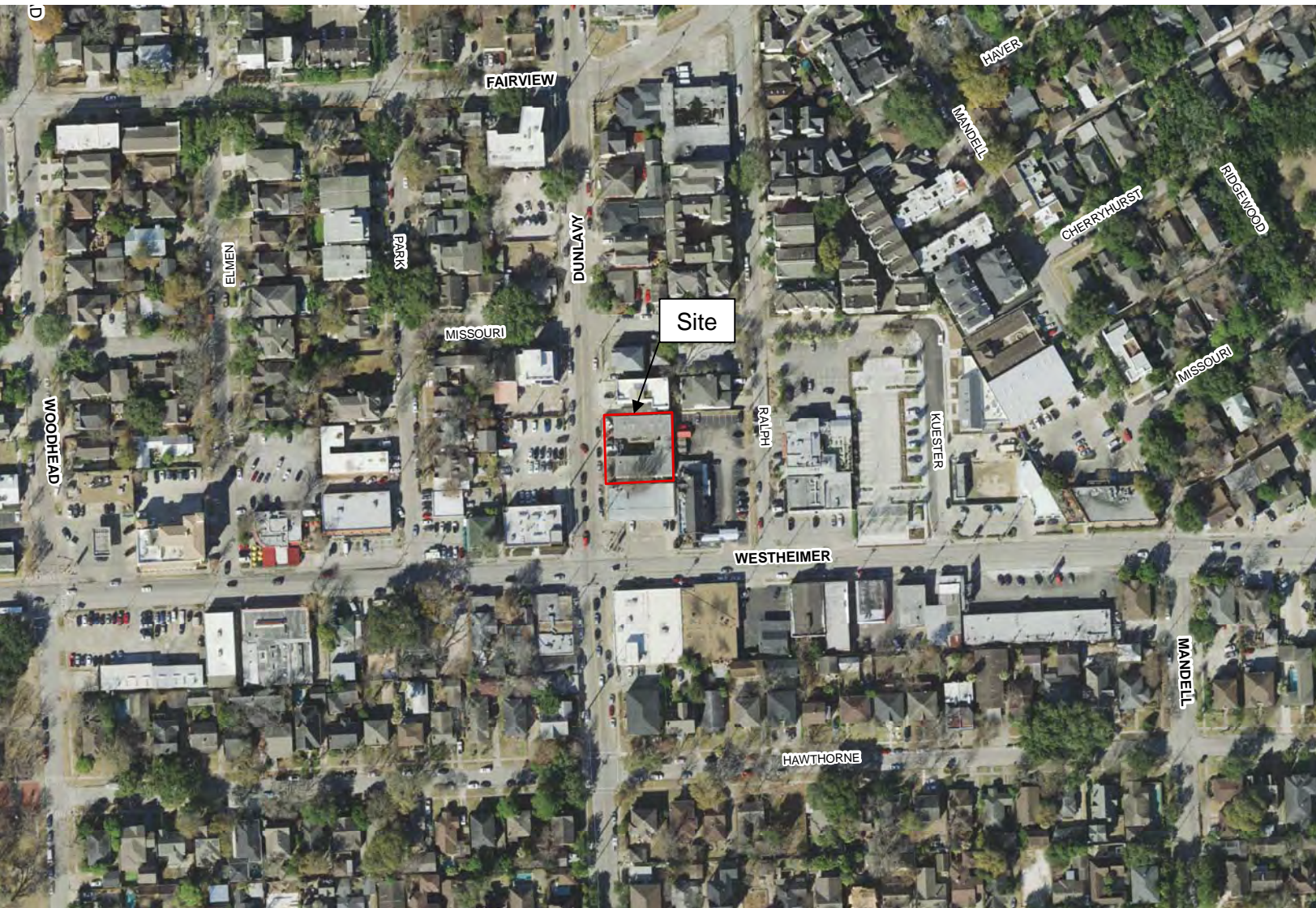


PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: May 9th, 2019



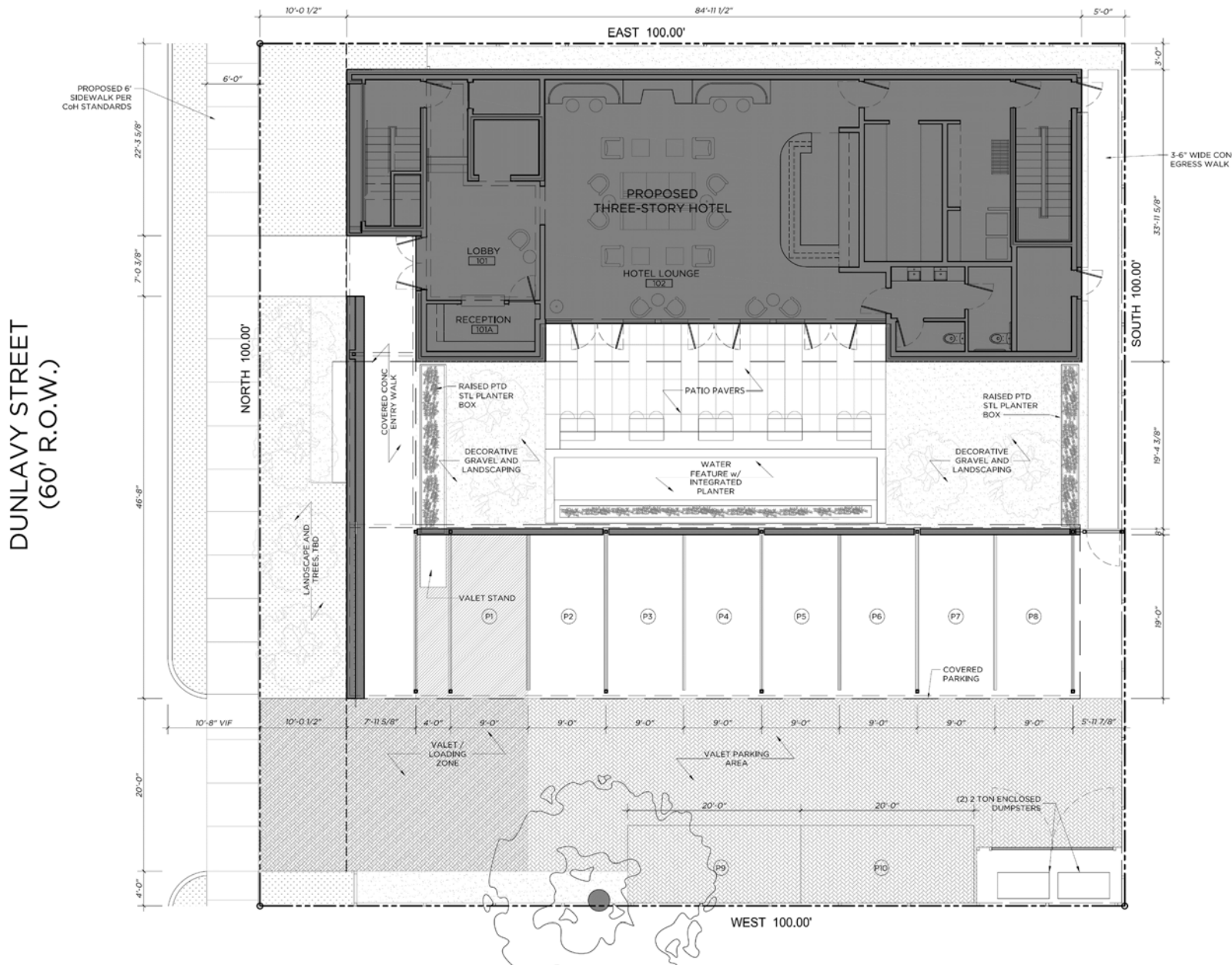
HOTEL/MOTEL VARIANCE



Houston Planning Commission

ITEM: VI

Meeting Date: May 9th, 2019



02 PROPOSED SITE DEMOLITION PLAN
SCALE: 1/8"=1'

HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: May 9th, 2019



HOTEL/MOTEL VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: VI

Meeting Date: May 9th, 2019

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HR
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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: 05/09/2019

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
	19046436	77006	5356	492Y	City

NORTH OF: Westheimer
SOUTH OF: Fairview

EAST OF: Woodhead
WEST OF: Ralph

APPLICANT: Dave Strickland

ADDRESS: 2509 Dunlavy Street

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 4-08-2019

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: Grant the requested variance to allow a hotel with less than 75 rooms to be located in a residential area.

BASIS OF RECOMMENDATION: The applicant intends to construct a 9 room Luxury hotel along Dunlavy near the Westheimer corridor. This new unique proposal of The Montrose hotel provides small scale lodging for visitors, nearby residents and out of town guests. The applicant has expressed the need for a more local style of lodging suitable for friends and family instead of the traditional larger chain hotel use along the feeder roads and highways. The site is roughly 10,000 S.F and was recently platted as an unrestricted reserve with the Hyde Park Vista subdivision earlier this year. The previous use for the site was a residential apartment building constructed in but was recently demolished. The new Montrose hotel will provide valet service for guest with parking located on site instead of creating the typical drop off zone near the street. Most of the parking will be screened by a decorative wall covered in plants with a green roof overhead. Staff does not believe the room count has a negative reflection on the quality of the proposal. The site provides a 6' unobstructed side walk which is needed in the area and will be a visual improvement to the site. With the hotel's close proximity to the commercial corridor and improvement to the site, staff believes this request will not be injurious to the public health safety and welfare. Staff recommendation is to grant the requested variance to allow the Montrose hotel to be located in a residential area.

PLANNING COMMISSION ACTION:

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: May 9, 2019

AGENDA: VII

SMLSA Application No. 739: Liberty Heights Section 3, Block 22, Lots 15 to 28B, Blocks 23, Lots 1 to 12, 13B, 14B and Lots 15 to 28B, all of Block 24, Block 25, Lots 15 to 28, Block 26, Lots 1A to 14; Liberty Heights Section 4, all of Blocks 32 and 33, Block 34, Lots 1 to 5

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for Brady Place. Analysis shows that a minimum lot size of 5,000 sq ft exists for the area. A petition was signed by the owners of 10% of the property within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;
- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes one hundred twenty-three (123) properties in the Liberty Heights Section 3 and 4 subdivisions.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
The application contains twelve (12) blockfaces with at least 5 lots on 5 blockfaces.
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land use of the properties consists of one hundred nine (109) single-family residential lots representing 89% of the total lots, seven (7) multi-family residential lots, five (5) vacant lots, and two (2) commercial lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 55% support from property owners in the proposed SMLSA.
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 5,000 sq ft exists on one hundred seventeen (117) of one hundred twenty-three (123) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivisions were platted in 1923. The earliest houses were constructed in the 1910s. The establishment of a 5,000 sq ft minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
One hundred seventeen (117) out of one hundred twenty-three (123) lots representing 97% of the application area are at least 5,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. HCAD Map
7. Application

Special Minimum Lot Size Area Liberty Heights Sections 3 and 4

Site Address	Land Area	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
6903 ABILENE ST	9,775	1.53%	1.53%	Y		SFR
1011 LATHROP ST	9,200	1.44%	2.98%			COM
6903 SAN ANGELO ST	8,808	1.38%	4.36%			VAC
945 LATHROP ST	8,275	1.30%	5.66%			SFR
6903 EL PASO ST	7,680	1.20%	6.86%			SFR
7011 EL PASO ST	7,500	1.18%	8.04%		Y	SFR
6902 ABILENE ST	6,995	1.10%	9.13%			SFR
7119 SAN ANGELO ST	6,650	1.04%	10.18%			VAC
7114 GONZALES ST	6,650	1.04%	11.22%		Y	SFR
7118 EL PASO ST	6,575	1.03%	12.25%			SFR
7119 GONZALES ST	6,575	1.03%	13.28%		N	SFR
7120 SAN ANGELO ST	6,575	1.03%	14.31%	Y	Y	SFR
7111 SAN ANGELO ST	5,500	0.86%	15.18%		Y	SFR
6908 ABILENE ST	5,000	0.78%	15.96%		Y	SFR
6912 ABILENE ST	5,000	0.78%	16.74%			SFR
6916 ABILENE ST	5,000	0.78%	17.53%		Y	SFR
6917 ABILENE ST	5,000	0.78%	18.31%	Y	Y	SFR
6918 ABILENE ST	5,000	0.78%	19.10%		Y	SFR
6921 ABILENE ST	5,000	0.78%	19.88%	Y	Y	SFR
6922 ABILENE ST	5,000	0.78%	20.67%	Y	Y	SFR
6925 ABILENE ST	5,000	0.78%	21.45%		Y	SFR
6928 ABILENE ST	5,000	0.78%	22.23%		Y	SFR
7001 ABILENE ST	5,000	0.78%	23.02%		Y	SFR
7003 ABILENE ST	5,000	0.78%	23.80%		Y	SFR
7004 ABILENE ST	5,000	0.78%	24.59%			SFR
7005 ABILENE ST	5,000	0.78%	25.37%		Y	SFR
7006 ABILENE ST	5,000	0.78%	26.16%		Y	SFR
7015 ABILENE ST	5,000	0.78%	26.94%	Y	Y	SFR
7020 ABILENE ST	5,000	0.78%	27.72%			SFR
1001 BOYLES ST	5,000	0.78%	28.51%		Y	SFR
1005 BOYLES ST	5,000	0.78%	29.29%		Y	SFR

920 BOYLES ST	5,000	0.78%	30.08%			SFR
6906 EL PASO ST	5,000	0.78%	30.86%			SFR
6907 EL PASO ST	5,000	0.78%	31.64%			SFR
6911 EL PASO ST	5,000	0.78%	32.43%	Y	Y	SFR
6911 EL PASO ST	5,000	0.78%	33.21%	Y	Y	SFR
6912 EL PASO ST	5,000	0.78%	34.00%		Y	SFR
6916 EL PASO ST	5,000	0.78%	34.78%		Y	SFR
6920 EL PASO ST	5,000	0.78%	35.57%	Y		SFR
6924 EL PASO ST	5,000	0.78%	36.35%		Y	SFR
6927 EL PASO ST	5,000	0.78%	37.13%		Y	SFR
6928 EL PASO ST	5,000	0.78%	37.92%	Y	Y	SFR
7001 EL PASO ST	5,000	0.78%	38.70%			SFR
7002 EL PASO ST	5,000	0.78%	39.49%			SFR
7007 EL PASO ST	5,000	0.78%	40.27%			SFR
7008 EL PASO ST	5,000	0.78%	41.06%			SFR
7012 EL PASO ST	5,000	0.78%	41.84%	Y	Y	SFR
7016 EL PASO ST	5,000	0.78%	42.62%	Y	Y	SFR
7018 EL PASO ST	5,000	0.78%	43.41%		Y	SFR
7019 EL PASO ST	5,000	0.78%	44.19%			MF
7023 EL PASO ST	5,000	0.78%	44.98%			VAC
7053 EL PASO ST	5,000	0.78%	45.76%			SFR
7102 EL PASO ST	5,000	0.78%	46.55%		Y	SFR
7108 EL PASO ST	5,000	0.78%	47.33%			SFR
7112 EL PASO ST	5,000	0.78%	48.11%			SFR
7114 EL PASO ST	5,000	0.78%	48.90%		Y	SFR
0 GONZALES ST	5,000	0.78%	49.68%		Y	SFR
6909 GONZALES ST	5,000	0.78%	50.47%			SFR
6910 GONZALES ST	5,000	0.78%	51.25%		Y	SFR
6912 GONZALES ST	5,000	0.78%	52.04%			SFR
6913 GONZALES ST	5,000	0.78%	52.82%			SFR
6916 GONZALES ST	5,000	0.78%	53.60%			SFR
6920 GONZALES ST	5,000	0.78%	54.39%		Y	SFR
6924 GONZALES ST	5,000	0.78%	55.17%		Y	SFR
6925 GONZALES ST	5,000	0.78%	55.96%			SFR
6927 GONZALES ST	5,000	0.78%	56.74%		Y	SFR

City of Houston

Special Minimum Lot Size Area

Planning Commission Staff Report

Planning and Development Department

6928 GONZALES ST	5,000	0.78%	57.52%			SFR
7002 GONZALES ST	5,000	0.78%	58.31%			SFR
7003 GONZALES ST	5,000	0.78%	59.09%	Y	Y	SFR
7008 GONZALES ST	5,000	0.78%	59.88%		Y	SFR
7010 GONZALES ST	5,000	0.78%	60.66%		Y	SFR
7015 GONZALES ST	5,000	0.78%	61.45%			SFR
7019 GONZALES ST	5,000	0.78%	62.23%		Y	MF
7024 GONZALES ST	5,000	0.78%	63.01%			SFR
7026 GONZALES ST	5,000	0.78%	63.80%		Y	SFR
7102 GONZALES ST	5,000	0.78%	64.58%		Y	SFR
7105 GONZALES ST	5,000	0.78%	65.37%			SFR
7109 GONZALES ST	5,000	0.78%	66.15%		Y	SFR
7110 GONZALES ST	5,000	0.78%	66.94%		Y	SFR
7111 GONZALES ST	5,000	0.78%	67.72%		Y	SFR
6907 SAN ANGELO ST	5,000	0.78%	68.50%		Y	SFR
6911 SAN ANGELO ST	5,000	0.78%	69.29%		Y	SFR
6915 SAN ANGELO ST	5,000	0.78%	70.07%		Y	SFR
6921 SAN ANGELO ST	5,000	0.78%	70.86%			SFR
6931 SAN ANGELO ST	5,000	0.78%	71.64%		N	SFR
7005 SAN ANGELO ST	5,000	0.78%	72.43%			SFR
7009 SAN ANGELO ST	5,000	0.78%	73.21%			SFR
7015 SAN ANGELO ST	5,000	0.78%	73.99%			SFR
7017 SAN ANGELO ST	5,000	0.78%	74.78%		Y	SFR
7023 SAN ANGELO ST	5,000	0.78%	75.56%		Y	SFR
7027 SAN ANGELO ST	5,000	0.78%	76.35%		Y	SFR
7106 SAN ANGELO ST	5,000	0.78%	77.13%			SFR
7110 SAN ANGELO ST	5,000	0.78%	77.91%			SFR
7111 SAN ANGELO ST	5,000	0.78%	78.70%		Y	SFR
7116 SAN ANGELO ST	5,000	0.78%	79.48%		Y	SFR
6911 ABILENE ST	5,000	0.78%	80.27%		Y	SFR
6911 ABILENE ST	5,000	0.78%	81.05%		Y	SFR
7016 ABILENE ST	5,000	0.78%	81.84%		Y	SFR
7016 ABILENE ST	5,000	0.78%	82.62%		Y	SFR
1014 BOYLES ST	5,000	0.78%	83.40%		Y	SFR
1014 BOYLES ST	5,000	0.78%	84.19%		Y	MF

Special Minimum Lot Size Area

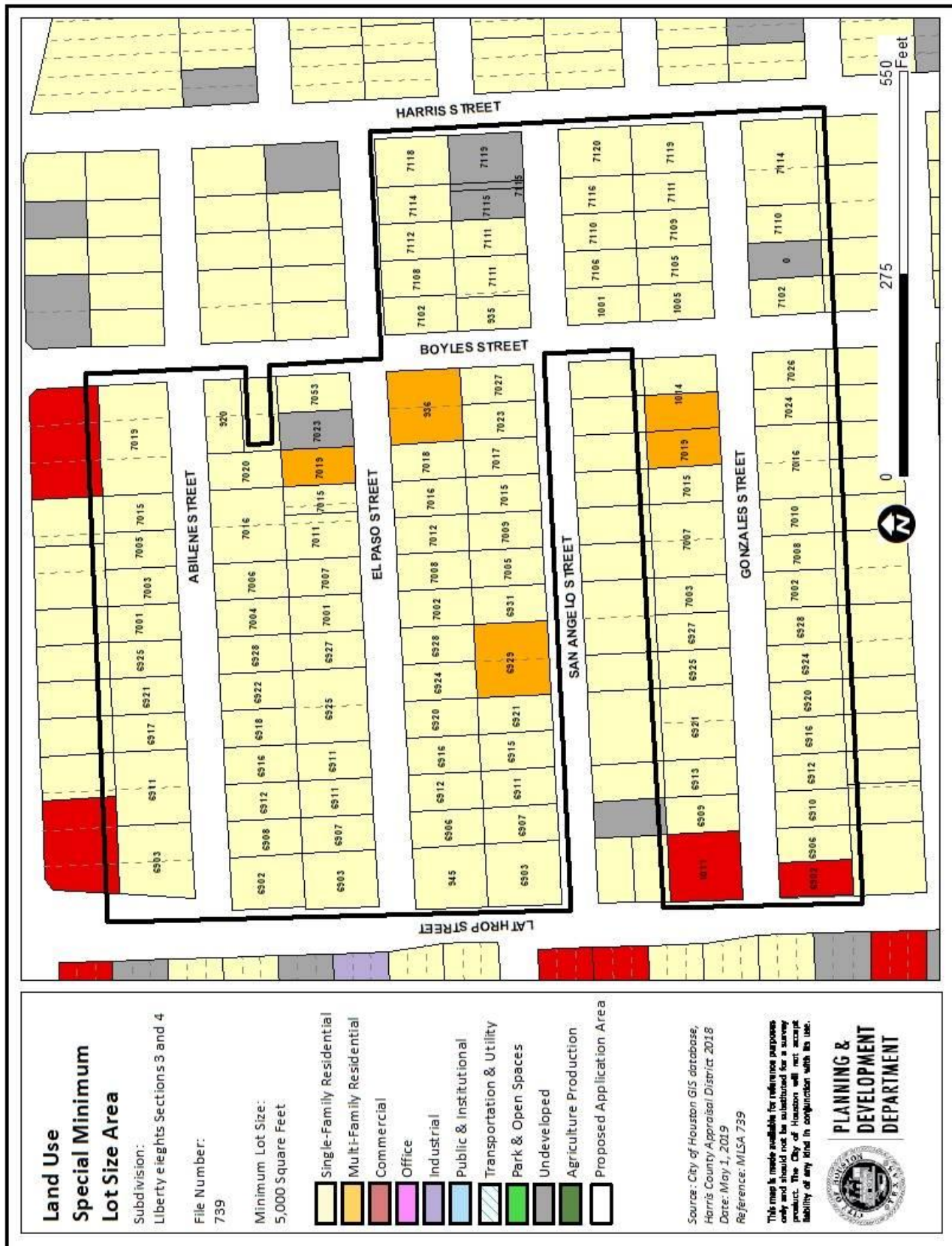
Planning and Development Department

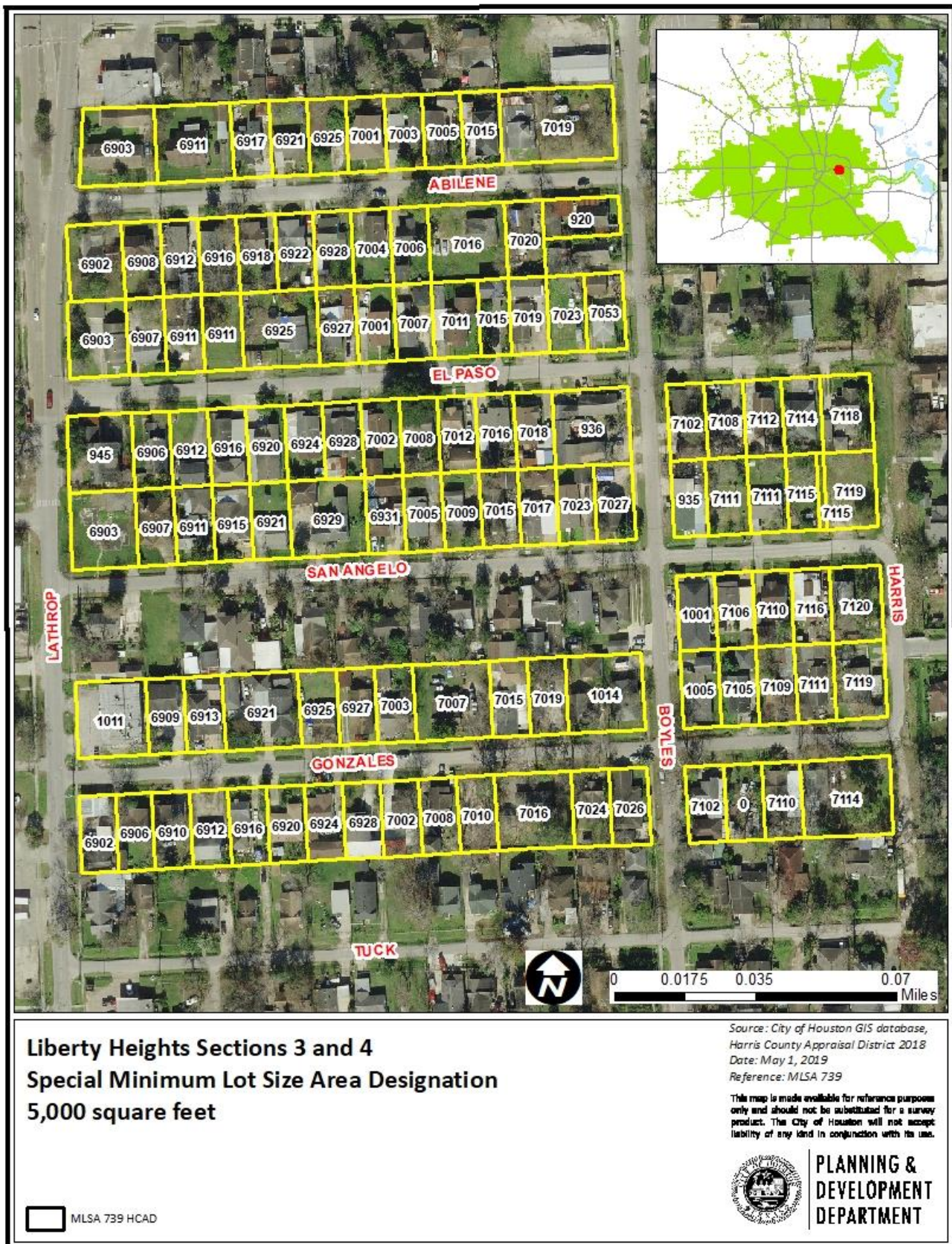
936 BOYLES ST	5,000	0.78%	84.97%			MF
936 BOYLES ST	5,000	0.78%	85.76%			MF
6925 EL PASO ST	5,000	0.78%	86.54%	Y		SFR
6925 EL PASO ST	5,000	0.78%	87.33%	Y		SFR
6921 GONZALES ST	5,000	0.78%	88.11%		Y	SFR
6921 GONZALES ST	5,000	0.78%	88.89%		Y	SFR
7007 GONZALES ST	5,000	0.78%	89.68%		Y	SFR
7007 GONZALES ST	5,000	0.78%	90.46%		Y	SFR
7016 GONZALES ST	5,000	0.78%	91.25%		Y	SFR
7016 GONZALES ST	5,000	0.78%	92.03%		Y	SFR
6929 SAN ANGELO ST	5,000	0.78%	92.82%			MF
6929 SAN ANGELO ST	5,000	0.78%	93.60%			MF
7114 GONZALES ST	5,000	0.78%	94.38%		Y	SFR
7019 ABILENE ST	5,000	0.78%	95.17%			SFR
7019 ABILENE ST	5,000	0.78%	95.95%			SFR
7019 ABILENE ST	5,000	0.78%	96.74%			SFR
6906 GONZALES ST	4,695	0.74%	97.47%		Y	SFR
935 BOYLES ST	4,500	0.71%	98.18%		Y	SFR
6902 GONZALES ST	4,114	0.65%	98.82%			COM
7115 SAN ANGELO ST	4,000	0.63%	99.45%		Y	VAC
7015 EL PASO ST	2,500	0.39%	99.84%		Y	SFR
7115 SAN ANGELO ST	1,000	0.16%	100.00%			VAC

Signed Petition of Support	17
Property Owners Signing in Support of the Petition (must be at least 10%)	10%
# developed or restricted to no more than two SFR units	109
# of Multifamily Lots	7
# of COM Lots	2
# of Vacant Lots	5
# of Excluded Lots	0
TOTAL LOTS IN AREA	123
Percentage of lots developed for or restricted to no more than two SFR units per lot (must be at least 80%)	89%











**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Area (SMLSA) Application



Main Applicant Information (required)
Full Name: Yolanda B Rodriguez Date: 10/30/18

Address: 2111 Abilene St
Street Address Apartment/Unit #
Houston TX 77020
City State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the area? _____
Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? _____
Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? _____

Describe the location of the application boundary. (Example: "Houston Subdivision Sections 1 & 2" or "To the north-Astros Street, to the east-Development Drive, to the south-Dash Drive and to the west-Planning Way")

6900-700-7100 Abilene El Paso San Angelo Gonzalez
900-1100 Boyles

Signature of applicant: Yolanda B Rodriguez

Alternate Applicant Information (optional)

Full Name: Carolyn Lopez Date: 10/30/18

Address: 1118 Reese
Street Address Apartment/Unit #
Houston TX 77020
City State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Signature of alternate applicant: Carolyn Lopez

Application Information (STAFF USE ONLY)

File Number: 739 Super Neighborhood: Denver Harbor / Port Houston
City Council District: H Planner Assigned: Abraham Zorrilla