HOUSTON PLANNING COMMISSION

AGENDA

JULY 11, 2019

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

PLANNING COMMISSION MEMBERS

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

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

ALTERNATE MEMBERS
J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. McCoy, AICP

SECRETARY
Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.

4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute for all consent agenda items.

7. Time limits will not apply to elected officials.

8. No speaker is permitted to accumulate speaking time from another person.

9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

10. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

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

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**

This online document is preliminary and not official. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission
AGENDA
July 11, 2019
Meeting to be held in
Council Chamber, City Hall Annex
2:30 p.m.

Call to Order

Director's Report

Approval of the June 20, 2019 Planning Commission Meeting Minutes

I. **Presentation of the proposed Walkable Places ordinance framework and transit corridor ordinance amendments** (Muxian Fang)

II. **Platting Activity (Subdivision and Development plats)**
   a. Consent Subdivision Plats (John Cedillo)
   b. Replats (John Cedillo)
   c. Replats requiring Public Hearings with Notification (John Cedillo, Dorianne Powe-Phlegm, Devin Crittle, Thomas Kirn)
   d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Lyndy Morris, Tammi Williamson, Chad Miller)
   e. Subdivision Plats with Special Exception Requests
   f. Reconsiderations of Requirement (Aracely Rodriguez)
   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)

III. **Establish a public hearing date of August 8, 2019**
   a. Benders Landing Estates Sec 6 partial replat no 1
   b. El Dorado Clear Lake City Sec 14 partial replat no 1
   c. Goldquest Group
   d. Granite Village Mobile Home Park
   e. Lindale Park Sec 6 partial replat no 1
   f. Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1

IV. **Consideration of an Off-Street Parking Variance for property located at 6412 Calhoun Road** (Chad Miller)

V. **Consideration of an Off-Street Parking Variance for property located at 3275 Summer Street** (Chad Miller)

VI. **Public Comment**

VII. **Adjournment**

Minutes of the Houston Planning Commission

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

June 20, 2019
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:34 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Absent
Susan Alleman	Left at 3:30 p.m. during item 97
Bill Baldwin	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Isabel Longoria	
Lydia Mares	
Paul R. Nelson	
Linda Porras-Pirtle	Left at 4:20 p.m. during item 10
Ileana Rodriguez	Arrived at 2:45 p.m. during item 78
Ian Rosenberg	Arrived at 3:40 p.m. during item 97
Megan R. Sigler	
Zafar Tahir	Left at 5:41 p.m. during item IV
Meera D. Victor	L eft at 5:40 p.m. during item IV
Mark Mooney for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for	Arrived at 2:38 p.m. during item 78
The Honorable Lina Hidalgo	Left at 5:25 p.m. during item V

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary
Margaret Wallace Brown, Interim Director, Planning and Development

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

APPROVAL OF THE MAY 23, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 23, 2019 Planning Commission meeting minutes.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)

Item(s) removed for separate consideration: **6, 7, 8, 9 and 78.**

Staff recommendation: Approve staff's recommendations for item(s) **1 - 90** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) **1 - 90** subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Jones** Vote: **Carries** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **6, 7, 8 and 9,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **6, 7, 8 and 9,** subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Carries** Abstaining: **Heisch**

Commissioner Jones recused himself.

78 Reserve in Memorial Sec 1 C3R Approve
Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Approved the plat with the condition that the amenity plan areas are reviewed with the Legal Department before final plat.
Motion: **Clark** Second: **Bryant** Vote: **Carries** Opposed: **Mares, Victor**
Speaker: Kent Marsh, applicant – supportive.

Commissioner Jones returned.

C PUBLIC HEARINGS

91 Broad Oaks partial replat no 10 C3N Approved
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Granted the variance and approved the plat subject to the condition that the paving is widened before final plat recordation.
Motion: **Baldwin** Second: **Clark** Vote: **Carries** Opposed: **Mares**
Speaker(s): Mary Lou Henry, applicant and Andy Abercrombie – supportive.

Commissioner Heisch recused himself.

92 Concord Bridge North Sec 3 partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

93 Goldquest Group C3N Withdrawn

94 Kingdom Come Place Sec 1 partial replat no 1 and extension C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Opposing: **None**
Speaker(s): Carlos G. Espinoza y Sanchez, applicant – supportive; James Lawrence, undecided.

95 Sherwood Estates Sec 3 partial replat no 1 C3N Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.
Commission action: Deferred the application for three weeks per the applicant's request.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Joe Ols - opposed.

96 Take Five FM 2920 C3N Withdrawn

97 Terrace Oaks partial replat no 2 C3N Defer

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for three weeks.
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Joyce Owens, applicant – supportive; Charlotte Jones, Wallace Honeywell, Andrew Frink, Ronald C. Green, Scessell Johnson and Sarah Heidarzaleh Pablarieno – opposed; Arva Howard, Legal Department.

D VARIANCES

98 Center for Pursuit C2R Defer

Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Deferred the application for three weeks for further study and review.
Motion: **Clark** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
Speaker: P.C. Gonzales - opposed.

99 In and Out Fuel C2 Defer

Staff recommendation: Defer the application for three weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for three weeks to give the applicant time to submit additional information.
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

100 Miranda Trucking West 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: **Baldwin** Second: **Rosenberg** Vote: **Carries** Opposed: **Bryant**
Speaker(s): Gloria Miranda, applicant – supportive; Johnnetta Nichols, Betsy Gardner, Joe Goodie, Linda Young, Chimira Young and Michelle Humphrey – opposed.

101 Retreat at Champions Landing Sec 4 C3P Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

102 Unique Design Corner C2R Approve
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Nichole Bowden, applicant, Rhonda Mayford, Vincent Gonzales, Jaime Quiroga, Dee Brock, Dora Alegandro and David Martinez – supportive.

103 Weiser Business Park GP GP Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

104	**Asco Addition**	**EOA**	**Approve**
105	**Bianco Park North**	**EOA**	**Approve**
106	**Crosby Village Sec 3 partial replat no 1**	**EOA**	**Approve**
107	**Crossroads Peoples Property**	**EOA**	**Approve**
108	**Delano Station**	**EOA**	**Approve**
109	**DFJ Franz Commercial**	**EOA**	**Approve**
110	**Fuchs Tract Klein ISD Fox Elementary School Sec 2**	**EOA**	**Approve**
111	**Fuchs Tract Klein ISD Fox Elementary School Sec 3**	**EOA**	**Approve**
112	**Fuchs Tract Klein ISD Fox Elementary School Sec 4**	**EOA**	**Approve**
113	**Harris County Emergency Services District no 24 Aldine Fire and Rescue Station no 11**	**EOA**	**Approve**
114	**Houston Freightliner and Western Star**	**EOA**	**Approve**
115	**Houston South Mason Self Storage**	**EOA**	**Approve**
116	**Katy Aquatic Center**	**EOA**	**Approve**
117	**Northpointe East Business Park Sec 1**	**EOA**	**Approve**

H NAME CHANGES

118	**Brahmin Oaks (prev. Brahim Oaks)**	**NC**	**Approve**

119	**Houston Laundry Almeda Genoa (prev. Arco Murray)**	**NC**	**Approve**
120	**PGSBRVB (prev. PGSBRVD LLC)**	**NC**	**Approve**

I CERTIFICATES OF COMPLIANCE

121	**26764 Royal Coach Lane**	**COC**	**Approve**
122	**26790 Burning Tree Ln.**	**COC**	**Approve**
123	**25182 Needham Rd.**	**COC**	**Approve**
124	**22595 Cuttler Rd.**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendation for items 104-124.
Commission action: Approved staff's recommendation for items 104-124.
Motion: **Heisch** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

125	**1600 Westheimer Road**	**DPV**	**Omit**
126	**3835 Farnham Street**	**DPV**	**Omit**

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

a. Austinville partial replat no 2
b. Broad Oaks partial replat no 11
c. Eage Landing Townhomes
d. Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2
e. Houstonian Homes on Edgewood replat no 1
f. Modern at Alber
g. Saddle Creek Farms partial replat no 1

Staff recommendation: Establish a public hearing date of July 25, 2019 for item II a-g.
Commission action: Established a public hearing date of July 25, 2019 for item II a-g.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5220 AVENUE J

Staff recommendation: Grant the off-street parking variance(s) to allow 107 off-street parking spaces in lieu of the ordinance-required 137 parking spaces for a multifamily development.
Commission action: Granted the off-street parking variance(s) to allow 107 off-street parking spaces in lieu of the ordinance-required 137 parking spaces for a multifamily development.
Motion: **Clark** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**
Speaker: Emily Abeln, applicant – supportive.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3275 SUMMER STREET

Staff recommendation: Defer the application for three weeks.
Commission action: Deferred the application for three weeks.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

V. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL BLUE DOWNTOWN LOCATED AT 115 W CALVACADE STREET

Staff recommendation: Grant the variance to allow a hotel with less than 75 rooms to be located in a residential area of 69%.

Commission action: Granted the variance to allow a hotel with less than 75 rooms to be located in a residential area of 69%, with a condition that one of the driveways must be gated and used for emergency purposes only.

Motion: **Clark** Second: **Bryant** Vote: **Carries** Opposed: **Baldwin**

Speaker: Hasu Patel, applicant – supportive.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR THE HOUSTON HEIGHTS SUBDIVISION, PORTIONS OF BLOCKS 286-290 AND 301-305-MLSA 743

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for the Houston Heights Subdivision, Portions of blocks 286-290 and 301-305, MLSA 743 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area for the Houston Heights Subdivision, Portions of blocks 286-290 and 301-305, MLSA 743 and forwarded to City Council.

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

Speaker(s): Mark Williamson, Gardner Boulmay, Mike Frank and Ryan Newland – supportive; Omar Izfar, Jack Capito and Erin Glaccum – opposed.

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:04 p.m.

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

_____ _____

M. Sonny Garza, Vice Chair **Margaret Wallace Brown, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Aldine ISD Senior High School GP	GP		Approve the plat subject to the conditions listed
2	Aldine ISD Senior High School Sec 1	C2		Approve the plat subject to the conditions listed
3	Augusta Pines Senior Living	C3P		Approve the plat subject to the conditions listed
4	Aviva Spring Creek	C2		Approve the plat subject to the conditions listed
5	Bing GP	GP		Approve the plat subject to the conditions listed
6	Blue Willow Court	C2		Approve the plat subject to the conditions listed
7	Bridgeland Parkland Village Sec 40	C3F		Approve the plat subject to the conditions listed
8	Bridgeland Parkland Village Sec 46	C3P		Approve the plat subject to the conditions listed
9	Casitas at Lake Houston	C2		Approve the plat subject to the conditions listed
10	Concord Bridge North Sec 3 partial replat no 1	C3F		Approve the plat subject to the conditions listed
11	Danesh Square	C3F		Defer Chapter 42 planning standards
12	Dovershire Sec 2	C3F		Defer Chapter 42 planning standards
13	Echostate	C3F		Approve the plat subject to the conditions listed
14	Elyson Exchange Way and Elyson Falls Drive Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
15	FD Landing	C2		Approve the plat subject to the conditions listed
16	Harris County MUD no 477 Water Plant no 1	C2		Approve the plat subject to the conditions listed
17	Imperial Forest Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
18	Katy Gaston Tract	C3F		Approve the plat subject to the conditions listed
19	Katy Lakes Sec 4	C3P		Approve the plat subject to the conditions listed
20	Kingdom Come Place Sec 1 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
21	Martinez Ranch	C2		Approve the plat subject to the conditions listed
22	Masonbell Plaza	C3P	DEF1	Approve the plat subject to the conditions listed
23	McCrary Meadows Detention Reserve and Water Well Site	C2		Approve the plat subject to the conditions listed
24	McCrary Meadows Sec 6	C3P		Approve the plat subject to the conditions listed
25	McCrary Meadows Sec 7	C3P		Approve the plat subject to the conditions listed
26	Mirtron AC and Heating Company replat no 1	C3F		Approve the plat subject to the conditions listed
27	Northwood Street Park GP	GP		Approve the plat subject to the conditions listed
28	Northwood Street Park Sec 1	C2		Approve the plat subject to the conditions listed
29	Park at FM 1960 GP	GP		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Plaza at Grand Parkway	C2	DEF1	Approve the plat subject to the conditions listed
31	Prosper Clay	C2		Approve the plat subject to the conditions listed
32	Raven Meadows GP	GP		Approve the plat subject to the conditions listed
33	Rebecca Homes	C2		Approve the plat subject to the conditions listed
34	Residences at Calenti Court Cypress	C3P	DEF1	Approve the plat subject to the conditions listed
35	Rolk Road Street Dedication	SP		Approve the plat subject to the conditions listed
36	Royal Brook at Kingwood Sec 22	C3P		Approve the plat subject to the conditions listed
37	South Texas Assemblies of God Ministries	C2		Approve the plat subject to the conditions listed
38	Telge Ranch Sec 1 partial replat no 2 and extension	C3F		Approve the plat subject to the conditions listed
39	Towne Lake Sec 57	C3F		Approve the plat subject to the conditions listed
40	Union Park West	C3P		Approve the plat subject to the conditions listed
41	Willow Wood Place GP	GP		Approve the plat subject to the conditions listed
42	Winfield Lakes North Sec 6	C3F		Approve the plat subject to the conditions listed

B-Replats

43	Ambassador Heights	C2R		Approve the plat subject to the conditions listed
44	Beacon Heights	C2R		Approve the plat subject to the conditions listed
45	Bellavista Addition partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
46	Bhagwandin Estates	C2R	DEF1	Approve the plat subject to the conditions listed
47	Blodgett Houston	C2R		Approve the plat subject to the conditions listed
48	Clearpoint Crossing Residences	C2R	DEF1	Approve the plat subject to the conditions listed
49	Dog Haus Spring Stuebner	C2R	DEF1	Approve the plat subject to the conditions listed
50	Fellows Road Business Park	C2R		Approve the plat subject to the conditions listed
51	Gentry Development	C2R		Approve the plat subject to the conditions listed
52	Gibson Street Homes	C2R		Approve the plat subject to the conditions listed
53	Grand Park Haven	C2R		Approve the plat subject to the conditions listed
54	Kiveanni Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
55	Maya Store Enterprise	C2R		Approve the plat subject to the conditions listed
56	Moors on West Twenty Fourth	C2R		Approve the plat subject to the conditions listed
57	Park Ten Commons at Barker Cypress	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
58	Patio Homes at Lillian	C2R		Approve the plat subject to the conditions listed
59	Qazi Estates	C2R		Disapprove
60	Sauer Place	C2R		Approve the plat subject to the conditions listed
61	Seamist Sec 2	C3R		Approve the plat subject to the conditions listed
62	Springfield Sec 5 partial replat no 4	C2R		Approve the plat subject to the conditions listed
63	Wilburforce Manor	C2R		Approve the plat subject to the conditions listed
64	Winston Enclave	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

65	Acre Villa partial replat no 1	C3N		Defer Applicant request
66	Carverdale Sec 7 partial replat no 1	C3N		Disapprove
67	Houston Ennis Multifamily	C3N		Approve the plat subject to the conditions listed
68	Sherwood Estates Sec 3 partial replat no 1	C3N	DEF1	Deny the requested variance(s) and Disapprove the plat
69	Terrace Oaks partial replat no 2	C3N	DEF1	Withdraw
70	Wilcrest Garden	C3N		Approve the plat subject to the conditions listed
71	Woodleigh partial replat no 1	C3N		Approve the plat subject to the conditions listed

D-Variances

72	Center for Pursuit	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
73	Enterra at Emancipation	C2		Defer Applicant request
74	Harris County MUD no 441 Water Plant no 1	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
75	Harris Fort Bend Counties MUD no 3 water plant no 2	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
76	In and Out Fuel	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
77	X Houston	C2R		Defer Additional information reqd

E-Special Exceptions

None

F-Reconsideration of Requirements

78	Balmoral Sec 19	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
79	Champions Oak GP	GP		Defer Chapter 42 planning standards

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

G-Extensions of Approval

80	Bauer Trails partial replat no 1	EOA		Approve
81	Hannoun Plaza	EOA		Approve
82	Lopez Mendoza Place	EOA		Approve
83	Morningside Place Sec 2 partial replat no 1	EOA		Approve

H-Name Changes

84	San Jacinto College Generation Park replat no 1 and extension (prev. San Jacinto College Generation Park replat no 1)	NC		Approve

I-Certification of Compliance

85	25815 Peach Creek Dr	COC		Approve
86	25801 Peach Creek Dr	COC		Approve
87	26191 Edmondson Dr.	COC		Approve
88	21163, 21165, 21167, 21169, 21171 Punkin St.	COC		Approve
89	23732 Elmwood Dr.	COC		Approve
90	24307 Sanders Cemetery Rd.	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking with Variance Requests

IV	6412 Calhoun Road	PV		Defer
V	3275 Summer Street	PV		Defer

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 07/11/2019
Plat Name: Aldine ISD Senior High School GP
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1163 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	76.3288	Total Reserve Acreage:	0.0000
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	77037	412D	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater 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

Parks and Recreation: Does not apply.
Harris County Flood Control District: Flood Control review - There is a 30 feet wide HCFCD Easement not shown at the southern boundary of the plat (as shown on Sec 1 of this plat), there may be a need for extra ROW for drainage (see uploaded PDF).
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 07/11/2019
Plat Name: Aldine ISD Senior High School Sec 1
Developer: Aldine ISD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1164 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	76.2239	Total Reserve Acreage:	73.8164
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	77037	412D	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.

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

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

Parks and Recreation: Does not apply.
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 07/11/2019
Plat Name: Augusta Pines Senior Living
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No/Type: 2019-1145 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.1158	Total Reserve Acreage:	9.0667
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	250S	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 07/11/2019
Plat Name: Augusta Pines Senior Living
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No/Type: 2019-1145 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

City Engineer: Detention is required. 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)
Label 10 foot building lines along Augusta Pines Drive and High Woods Lane
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .
Verify that all existing streets have been abandoned
UVE should be checked at High Woods Lane and Augusta Pines Drive.
Limited scope TIA will be required to determine driveway locations, median opening and left turn lane requirements along Augusta Pines Drive at the time the property is ready for development.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 07/11/2019
Plat Name: Aviva Spring Creek
Developer: Nosrat Lahijani
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-1103 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.7600	Total Reserve Acreage:	5.7600
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	77379	330H	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - No comments.
Addressing: Recommend changing street type of WIMBLEDON FOREST ROAD to DRIVE.
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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 07/11/2019
Plat Name: Bing GP
Developer: n/a
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1128 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.1900	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris Fort Bend Counties MUD 3

County	Zip	Key Map ©	City / ETJ
Harris	77494	485E	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.

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 07/11/2019
Plat Name: Bing GP
Developer: n/a
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1128 GP

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.
Missing B.L.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Developer will be required to dedicate 50 feet of ROW for the western half of Ernstes, build half boulevard section and account for drainage for full 100 foot section when remainder of tract develops after water plant 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: 6
Action Date: 07/11/2019
Plat Name: Blue Willow Court
Developer: Bayview Ventures LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1097 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.1454	Total Reserve Acreage:	3.1454
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77042	489U	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 Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 07/11/2019
Plat Name: Bridgeland Parkland Village Sec 40
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-1108 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	16.5600	Total Reserve Acreage:	3.5298
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:	Harris County MUD 489

County	Zip	Key Map ©	City / ETJ
Harris	77433	365Z	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

Addressing: Streets exist in GIS from previous request.
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)
Minimum tangent distance for lot 66 per county policy is 21 feet otherwise, place driveway off of Honea Flat Court or change use to reserve
Ensure that centerlines match for Caprock Canyons Park Drive and Fisher Reservoir Drive from sec 42
EB left turn lane will be required on Tuckerton Rd at Caprock Canyons Park Dr.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 07/11/2019
Plat Name: Bridgeland Parkland Village Sec 46
Developer: Bridgeland Devlopment L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2019-1137 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.9100	Total Reserve Acreage:	1.4200
Number of Lots:	37	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 489

County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	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. Summer Camp Drive and Westgreen Road must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 07/11/2019
Plat Name: Bridgeland Parkland Village Sec 46
Developer: Bridgeland Devlopment L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2019-1137 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.

Addressing: Similarly, DINOSAUR VALLEY DRIVE exists already within the ETJ. Please select different street name instead of DINOSAUR VALLEY PARK DRIVE, which will be more unique.
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)
Summer Camp Drive will need to be recorded prior to or simultaneously with this plat
UVE should be checked at Summer Camp Drive and Westgreen Blvd, and at Dinosaur Valley Park Drive and Summer Camp Drive.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 07/11/2019
Plat Name: Casitas at Lake Houston
Developer: D.R Horton - Texas, Ltd.
Applicant: BGE, Inc.
App No/Type: 2019-1119 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.2970	Total Reserve Acreage:	6.2970
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 494

County	Zip	Key Map ©	City / ETJ
Harris	77346	377D	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Limited scope TIA for driveway, median opening, left turn lane placement
UVE should be checked at Holroyd Road and Will Clayton Pkwy.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 07/11/2019
Plat Name: Concord Bridge North Sec 3 partial replat no 1
Developer: Concord Bridge Homeowners Association
Applicant: BGE, Inc.
App No/Type: 2019-1110 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3030	Total Reserve Acreage:	0.3030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HORSEPEN BAYOU MUD

County	Zip	Key Map ©	City / ETJ
Harris	77041	408Y	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)

revise secretary to "Margaret Wallace Brown, AICP, CNU-A"

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 11
Action Date: 07/11/2019
Plat Name: Danesh Square
Developer: County Investments
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1025 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77060	372V	City

Conditions and Requirements for Approval

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

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

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

1)Provide parking plan
2)Provide parking reserve table
3)Provide additional F.H as indicated on the markup
4) Add AICP, CNU-A to Margaret Wallace Brown name

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 07/11/2019
Plat Name: Danesh Square
Developer: County Investments
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1025 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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

City Engineer: Call out all private F.H. .
Master W.M. is required for 28' PVT, PAE.
Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Parks table and notes should accurately reflect the proposed number of dwelling units.
Solid Waste: The development contains more than 25 units taking access from P.A.E. Please include a note on the face of the plat indicating that the residential units are ineligible for city of houston solid waste collection services.
Addressing: The following street names are duplicate/sound-alike. Please provide new names.
Valeria Ave
Natalia Ave
Alessandra Ave

Also, Please add proposed street names to Plat Tracker.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 07/11/2019
Plat Name: Dovershire Sec 2
Developer: BLD Gosling, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1138 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	14.5500	Total Reserve Acreage:	0.0900
Number of Lots:	55	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:	Northampton MUD

County	Zip	Key Map ©	City / ETJ
Harris	77389	250Z	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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.

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

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

Add AICP, CNU-A to the Margaret Wallace Brown.

For Your Information:

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

Addressing: Street names exist due to previous application request.
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 need to be recorded prior to plat recordation
Minimum lot width around cul-de-sac is 28 feet per county policy
Construction plan has not been approved yet

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 07/11/2019
Plat Name: Echostate
Developer: Echostate Solution, Inc
Applicant: RP & Associates
App No/Type: 2019-1098 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.8060	Total Reserve Acreage:	0.4400
Number of Lots:	20	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:	KINGSBRIDGE MUD

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528S	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 of the face of the plat.

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

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

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 AICP, CNU-A to the Margaret Wallace Brown.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 07/11/2019
Plat Name: Echostate
Developer: Echostate Solution, Inc
Applicant: RP & Associates
App No/Type: 2019-1098 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) This plat will require multiple variances through FBC. Submit request letter so begin communication process for variances.
2) Provide 25' corner radii onto Delamere Drive
3) Submit variance request for a) Lot size b) front building setback c) Dead end street cul-de-sac requirements d) Private street requirements
4) Provide required 14' rear lot utility easement
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.
Master W.M. is required.
Addressing: Streets exist in GIS due to previous 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 07/11/2019
Plat Name: Elyson Exchange Way and Elyson Falls Drive Street Dedication Sec 1
Developer: NASH FM 529, LLC
Applicant: BGE, Inc.
App No/Type: 2019-1113 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.7630	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77449	405R	ETJ

Conditions and Requirements for Approval

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)

For Your Information:

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

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Add "Access Denied" at eastern and southern sections of L intersection.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 07/11/2019
Plat Name: FD Landing
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1158 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.0100	Total Reserve Acreage:	3.0100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	416R	ETJ

Conditions and Requirements for Approval

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

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

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

1) Add deed restricted B.L note

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 07/11/2019
Plat Name: FD Landing
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1158 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: Flood Control review - Correct channel ID number on the plat it is P127-01 -00 (not 9127-01-00).
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
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 07/11/2019
Plat Name: Harris County MUD no 477 Water Plant no 1
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1118 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.8570	Total Reserve Acreage:	3.8570
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 477

County	Zip	Key Map ©	City / ETJ
Harris	77447	324K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 07/11/2019
Plat Name: Imperial Forest Sec 3
Developer: Forestar (USA) Real Estate Group, Inc.
Applicant: Manhard Consulting
App No/Type: 2019-1064 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.4040	Total Reserve Acreage:	1.0580
Number of Lots:	110	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	457J	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)

1) This application is being approved as a C3R (Class 3 preliminary 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: 17
Action Date: 07/11/2019
Plat Name: Imperial Forest Sec 3
Developer: Forestar (USA) Real Estate Group, Inc.
Applicant: Manhard Consulting
App No/Type: 2019-1064 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
Harris County Flood Control District: Flood Control review - 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)
Lot width minimum is 28 feet per county policy within knuckle/cul-de-sac
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.
Easements outside of plat boundary will need to be recorded prior to plat recordation
Label lot and block numbers
Label reserves within plat boundary
Construction plan (Project Number 1802130108) has been approved

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 07/11/2019
Plat Name: Katy Gaston Tract
Developer: Trendmaker Homes
Applicant: BGE, Inc.
App No/Type: 2019-1109 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	37.9300	Total Reserve Acreage:	15.3939
Number of Lots:	129	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	77494	525E	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.

159. Provide centerline tie.

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

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

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

Add variance plat note: "The Planning Commission granted a variance to allow 10'/17' front building lines for single family residential lots on Type I PAEs subject to specific conditions on 02/14/2019. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance."

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 07/11/2019
Plat Name: Katy Gaston Tract
Developer: Trendmaker Homes
Applicant: BGE, Inc.
App No/Type: 2019-1109 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) This layout will require variances through FBC
2) Cedar Colony and Jasper Valley can be a single street name
3) Regatta Park and Maple Summit can be a single street name
4) If a driveway is needed for Reserve D, ROW dedication along FM 1093 will be required
5) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approved
Addressing: Streets exist from previous 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 07/11/2019
Plat Name: Katy Lakes Sec 4
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1114 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	45.5850	Total Reserve Acreage:	5.7190
Number of Lots:	151	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	405S	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)

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

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

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

052. Katy Lakes Sec 3 & adjacent detention area to the south as shown on current GP 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)

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 07/11/2019
Plat Name: Katy Lakes Sec 4
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1114 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Utility Analysis: Approve
Parks and Recreation: Does not apply.
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.

Addressing: MOORES BAY COURT - Warning - Sound-alike duplicate streets found: MORESBY, Source = DRC Street 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)
Label street name breaks and new street name. See markups.
Ensure centerline tie for widened ROW along Cantigny Lake Lane
Check with City if GP needs to be resubmitted
SB left turn lane will be required on Katy-Hockley Cut Off Road at Greeley Lake Drive.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 07/11/2019
Plat Name: Kingdom Come Place Sec 1 partial replat no 1 and extension
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1141 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.2684	Total Reserve Acreage:	5.5610
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77048	574J	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.

133.1. Add 'In Lieu of Payment for Park Dedication' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.'

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20

Action Date: 07/11/2019

Plat Name: Kingdom Come Place Sec 1 partial replat no 1 and extension

Developer: Windrose

Applicant: Windrose

App No/Type: 2019-1141 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: No comments

Parks and Recreation: Plat note # 7 should be d to reflect the entire required language.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 07/11/2019
Plat Name: Martinez Ranch
Developer: KING'S LAND SURVEYING SOLUTIONS LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No/Type: 2019-1100 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	282F	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot xx, Block xx, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (189)

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.

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

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

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

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, 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)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 07/11/2019
Plat Name: Martinez Ranch
Developer: KING'S LAND SURVEYING SOLUTIONS LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No/Type: 2019-1100 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .
UVE should be checked at Knebel Road and FM 362.
25'x25' ROW cutback is required at corner of Knebel Road and FM 362 because of acute angle.
Documentation of TxDOT driveway approval should be submitted with site plans.
Verify ROW along Knebel 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 07/11/2019
Plat Name: Masonbell Plaza
Developer: Masonbell, LLC
Applicant: tejas surveying, inc
App No/Type: 2019-1020 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.6904	Total Reserve Acreage:	12.6904
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:	GRAND MISSION MUD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526J	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.

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

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Clearly define the new ROW line along Mason Road with a bold line
2) Submit FP to FBC for formal review
3) 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: No building is allowed within any public utilities.Detention is required.
B.L. is missing.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 07/11/2019
Plat Name: McCrary Meadows Detention Reserve and Water Well Site
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1135 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.3000	Total Reserve Acreage:	12.3000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	565G	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide recording information for Brandt Road street dedication
2) Submit FP to FBC for formal review
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.

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: 24
Action Date: 07/11/2019
Plat Name: McCrary Meadows Sec 6
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1165 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.8000	Total Reserve Acreage:	1.2371
Number of Lots:	126	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	565C	ETJ

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.

052. Brandt Road Street Dedication Sec 1 OR McCrary Meadows Sec 7 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/11/2019
Plat Name: McCrary Meadows Sec 6
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1165 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Provide 10' BL along Brandt Road and McCrary Road
2) Label all dashed lines
3) Provide dimensions for all lots
4) On FP, provide signatures blocks and acknowledgment paragraphs
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
Addressing: HOLLOW MEAD CIRCLE Sounds-alike street name. Street name not allowed. Could be misleading or confusing in emergencies. Sound-alike duplicate streets found: HOLLYMEAD. Please change HOLLOW MEAD CIRCLE to something more unique.
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 07/11/2019
Plat Name: McCrary Meadows Sec 7
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1153 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	31.5800	Total Reserve Acreage:	9.4300
Number of Lots:	96	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	565C	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 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)

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 25
Action Date: 07/11/2019
Plat Name: McCrary Meadows Sec 7
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1153 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Additional utility easements are required adjacent to 50' ROW per Sec. 5.5.B.2.c
2) Provide 30' radius or 25' corner cut back at existing McCrary Road and Precinct Line Rd.
3) Precinct Line Road (recording information and ROW) should be shown on plat
4) Due to future renaming of existing McCrary Road (east-west) and possibility of a similar name being chosen for it, please provide a new name for proposed "Old McCrary Drive"
5) Additional ROW for proposed roundabout at the intersection of Precinct Line Road and Brandt Road is not shown on preliminary plat, which conflicts with most recent file sent to FBC Engineering Mobility group.
6) Submit FP to FBC for formal review
7) This does not constitute a formal review by FBC as not all review comments are provided in this portal
Addressing: GENTLE MEADOW DRIVE - sound alike street name GENTLE SHADOW DRIVE. Suggest change GENTLE MEADOW DRIVE to a more unique name.
MEADOW GATES LANE - sound alike street name MEADOW GATE DRIVE. Suggest change MEADOW GATES LANE to a more unique name.
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 07/11/2019
Plat Name: Mirtron AC and Heating Company replat no 1
Developer: 786zrentals LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-0997 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.2951	Total Reserve Acreage:	1.2951
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:	BARKER-CYPRESS MUD

County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	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.

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)

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)

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: 26

Action Date: 07/11/2019

Plat Name: Mirtron AC and Heating Company replat no 1

Developer: 786zrentals LLC

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2019-0997 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 27
Action Date: 07/11/2019
Plat Name: Northwood Street Park GP
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-1142 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.3500	Total Reserve Acreage:	0.0000
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	77009	453T	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Please provide Park Notes and Table including the park sector. There is no evidence of existing dwelling units, please provide.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 07/11/2019
Plat Name: Northwood Street Park Sec 1
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-0979 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3027	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	77009	453T	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Parks and Recreation: Fix plat note to accurately reflect the number of dwelling units.
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 07/11/2019
Plat Name: Park at FM 1960 GP
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1172 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	32.8740	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	EMERALD FOREST UD

County	Zip	Key Map ©	City / ETJ
Harris	77070	369P	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.

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

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

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

Address Stub Street, Tower Oaks 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 07/11/2019
Plat Name: Park at FM 1960 GP
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1172 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris Engineer: This 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)
Label 25 foot building line when section plats are submitted
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: 30
Action Date: 07/11/2019
Plat Name: Plaza at Grand Parkway
Developer: LANDMARK INDUSTRIES ENERGY, LLC
Applicant: Century Engineering, Inc
App No/Type: 2019-1055 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.4115	Total Reserve Acreage:	9.4115
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	77375	289R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Documentation of TxDOT driveway approval should be submitted with site plans

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 07/11/2019
Plat Name: Prosper Clay
Developer: ALLIANCE REALTY PARTNERS, LLC
Applicant: BGE, Inc.
App No/Type: 2019-1112 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.6200	Total Reserve Acreage:	12.6200
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:	HC MUD 284

County	Zip	Key Map ©	City / ETJ
Harris	77449	446G	ETJ

Conditions and Requirements for Approval

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

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

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

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)
EB left turn lane will be required on Clay Road at proposed driveway across Windmoor Drive.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 07/11/2019
Plat Name: Raven Meadows GP
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1116 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	58.4800	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	404Y	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.

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

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

1. Address 1400’ intersection spacing along western boundary.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 07/11/2019
Plat Name: Raven Meadows GP
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1116 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: Flood Control review - Label the 150' wide drainage easement at the northern boundary of the plat, with channel ID #: U101-11-01.
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)
Per agreement with LJA Engineers, Steeplebrush Street will be extended when final section of Katy Crossing is submitted
ROW will be checked when section Plats are submitted.
ROW of entry road at Stockdick School Road should be a minimum of 60' for 41' B-B pavement to have a separate right and left lane.
C/L tie is required between proposed entry road and Vossler Manor Drive.
Entry road should be realigned to provide a minimum of 100' tangent at the approach.
EB left turn lane will be required on Stockdick School Road when it is improved at entry road to the subdivision.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 33
Action Date: 07/11/2019
Plat Name: Rebecca Homes
Developer: Neighborhood Recovery Community Development Corporation
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-1134 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1607	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1. Dimension Rebecca Street.
2. Add: (South End Sunnyside Addition, an Unrecorded Subdivision)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/11/2019
Plat Name: Rebecca Homes
Developer: Neighborhood Recovery Community Development Corporation
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-1134 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution
City Engineer: Detention maybe required subject to impervious cover more than 65%.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 07/11/2019
Plat Name: Residences at Calenti Court Cypress
Developer: Elevation 1
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1017 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.4967	Total Reserve Acreage:	0.4503
Number of Lots:	7	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	77433	326R	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)

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

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.

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.

1) Provide F.H within 100, two required in total
2) Provide 50’ Radius in cul-de-sac

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/11/2019
Plat Name: Residences at Calenti Court Cypress
Developer: Elevation 1
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1017 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

PWE Traffic: 06/12/19:
No comments.
PWE Utility Analysis: Approved
City Engineer: B.L. is missing.
W.M.E. is required.
Call out all private F.H..

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)
UVE should be checked at Fenske Road and future Schiel Road. Fenske Road will be controlled by stop sign when Schiel Road is constructed.
20'x20' ROW cutback will be required at Fenske Road and future Schiel Road. A portion of cutback area may be outside Plat Boundary.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 07/11/2019
Plat Name: Rolk Road Street Dedication
Developer: NOBA 187 LLC
Applicant: BGE, Inc.
App No/Type: 2019-1111 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3981	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77077	488T	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.

190.3. Add 'Margaret Wallace Brown, AICP. CNU-A, 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)

1. Remove 1ft reserve on Eastern plat boundary but keep on southern plat boundary.

For Your Information:

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

PWE Utility Analysis: Approved
Parks and Recreation: Does not apply.
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: 36
Action Date: 07/11/2019
Plat Name: Royal Brook at Kingwood Sec 22
Developer: Friendswood Development
Applicant: META Planning + Design, LLC
App No/Type: 2019-1124 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.3000	Total Reserve Acreage:	0.1200
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77365	297P	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 of the face of the plat.

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

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

052. Royal Brook at Kingwood Sec 23 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

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

1. Change Street name for Shalbourne Forest Trail" for final.
2. Coordinate with Parks regarding agency markup and concerns over standard notes and reserve acreage.
3. Plat application for detention/drainage reserves east of Hueni Road(As shown in the GP exhibit attached to markup) must be submitted prior to final plat.

For Your Information:

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 07/11/2019
Plat Name: Royal Brook at Kingwood Sec 22
Developer: Friendswood Development
Applicant: META Planning + Design, LLC
App No/Type: 2019-1124 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.

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
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Daniel, please correct these notes to the standards we discussed earlier. Check the acreage amounts in I & J, these need to be corrected.
City Engineer: Make sure that the subdivision has detention.

Addressing: System check states "SHALBOURNE FOREST TRAIL - Fail - Duplicate Street Name. Street name is in use." Though, I could find no such street name in GIS data.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 07/11/2019
Plat Name: South Texas Assemblies of God Ministries
Developer: NNE, Inc.
Applicant: Gruller Surveying
App No/Type: 2019-1136 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.5630	Total Reserve Acreage:	2.5630
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77044	416M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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: 07/11/2019
Plat Name: South Texas Assemblies of God Ministries
Developer: NNE, Inc.
Applicant: Gruller Surveying
App No/Type: 2019-1136 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: 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 .
Driveway along N. Lake Houston Pkwy should be located at 10' from east property line.
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: 38
Action Date: 07/11/2019
Plat Name: Telge Ranch Sec 1 partial replat no 2 and extension
Developer: Harris County
Applicant: IDS Engineering Group
App No/Type: 2019-1139 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.5340	Total Reserve Acreage:	1.1320
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	77429	327R	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 of the face of the plat.

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 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)
Plans and plat will need to be approved by CIP project manager, Carlos Perez

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 07/11/2019
Plat Name: Towne Lake Sec 57
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1133 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.0520	Total Reserve Acreage:	0.6647
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 07/11/2019
Plat Name: Union Park West
Developer: Action Surveying
Applicant: Action Surveying
App No/Type: 2019-1066 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.1100	Total Reserve Acreage:	28.1490
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379S	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.

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/11/2019
Plat Name: Union Park West
Developer: Action Surveying
Applicant: Action Surveying
App No/Type: 2019-1066 C3P

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)
Label 10 foot building line for Foley Road and Steam Gauge Way
Label Fire and EMS table
Dedicate temporary turnaround easement by separate instrument for Steam Gauge Way
Traffic Impact Analysis will be required before the review of site development plan.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 07/11/2019
Plat Name: Willow Wood Place GP
Developer: KB Home
Applicant: 7gen Planning
App No/Type: 2019-1161 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.0200	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	328M	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.

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.

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 07/11/2019
Plat Name: Willow Wood Place GP
Developer: KB Home
Applicant: 7gen Planning
App No/Type: 2019-1161 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)
Label use of remainder of property
UVE should be checked at unnamed county road and Lillian Lane.
15'x15' ROW cutback is required at unnamed county road and Lillian Lane.
Perimeter county roads should be paved to Harris County Standards before access will be allowed.
Connection to Treeline Sec 3 to the north will not be allowed as it is a subdivision with private streets.
Dedicate a temporary turnaround by separate instrument prior to plat recordation of section 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: 42
Action Date: 07/11/2019
Plat Name: Winfield Lakes North Sec 6
Developer: Woodmere Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1117 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.5540	Total Reserve Acreage:	1.0350
Number of Lots:	70	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	77545	611N	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.

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.

151. Revise the public street system 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: 42

Action Date: 07/11/2019

Plat Name: Winfield Lakes North Sec 6

Developer: Woodmere Development Company

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

App No/Type: 2019-1117 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1)Contribution to build will be needed for Lake Olympia Parkway and for Chimney Rock Road
2)Check spelling of Chimney Rock Road
3)Submit FP to FBC for formal review.
4)This does not constitute as a formal review by FBC, as not all review comments are provided in this portal.
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.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 07/11/2019
Plat Name: Ambassador Heights
Developer: Ambassador Custom Homes LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1148 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2300	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: Detention maybe required subject to impervious cover more than 65%.

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 44
Action Date: 07/11/2019
Plat Name: Beacon Heights
Developer: Charles Bracht & Cheryl Verlander
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2019-1123 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2870	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	493A	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
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: Detention maybe required subject to impervious cover more than 65%. Make sure that 10' clearance between public utility to the building foundation.

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 45
Action Date: 07/11/2019
Plat Name: Bellavista Addition partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2019-0995 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2755	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453P	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.

147. Provide a copy of the instrument dedicating East 33rd Street prior to recordation.

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

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

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

For Your Information:

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

PWE 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.
Parks and Recreation: Missing parks and open space language and table on plat.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 07/11/2019
Plat Name: Bhagwandin Estates
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-1044 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4728	Total Reserve Acreage:	0.4728
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	414Q	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 07/11/2019
Plat Name: Bhagwandin Estates
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-1044 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris County Flood Control District: 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)
Building line is 25 feet along feeder
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 .
Corner ROW radius at Hartwick Road at Eastex Freeway Service Road should be 35' for acute angle. Building line should be adjusted accordingly.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 07/11/2019
Plat Name: Blodgett Houston
Developer: Cloud Kitchens
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-1157 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.4960	Total Reserve Acreage:	1.4960
Number of Lots:	0	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	533C	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

City Engineer: Detention is required.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 07/11/2019
Plat Name: Clearpoint Crossing Residences
Developer: Clearpointe17, LLC
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2019-0938 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.4420	Total Reserve Acreage:	14.4420
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CLEAR LAKE CITY WA

County	Zip	Key Map ©	City / ETJ
Harris	77059	578N	City

Conditions and Requirements for Approval

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

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

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

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

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

190.3. Add 'Marlene L. Gafrick, 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)

1. Show all Abbreviations and symbols 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.

City Engineer: Detention is required.
No building is allowed within any public utilities.
Harris County Flood Control District: Flood Control review - No comments.
Aviation: This project may be subject to the Houston Airport System's ordinance No. 08-1052 and No. 09-825.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 07/11/2019
Plat Name: Dog Haus Spring Stuebner
Developer: EMBREE ASSET GROUP, INC
Applicant: KFW Engineers & Surveying
App No/Type: 2019-0998 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8099	Total Reserve Acreage:	0.8099
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	77389	292N	ETJ

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 ********.

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

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

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

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

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

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)

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

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

1. Provide full title block, including Legal Description that matches title.

For Your Information:

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 07/11/2019
Plat Name: Dog Haus Spring Stuebner
Developer: EMBREE ASSET GROUP, INC
Applicant: KFW Engineers & Surveying
App No/Type: 2019-0998 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

PWE 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)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 07/11/2019
Plat Name: Fellows Road Business Park
Developer: Clay Development
Applicant: Gruller Surveying
App No/Type: 2019-1167 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.7261	Total Reserve Acreage:	10.7261
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	572Y	ETJ

Conditions and Requirements for Approval

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 Harris County road law dedication language

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 07/11/2019
Plat Name: Fellows Road Business Park
Developer: Clay Development
Applicant: Gruller Surveying
App No/Type: 2019-1167 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (https://hcpid.org/permits/docs/CH285.pdf) and 30 TAC 285.4(c) (https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .
Cross hatch and dedicate easement by plat. Call out xx acres, xx sft is dedicated to the public for ROW purposes
Label 10 foot building lines along Fellows and Del Papa Drive
UVE should be checked at Del Papa Drive and Beltway 8 Service Road, and at Del Papa Drive and Fellows Road.
20'x20' ROW cutback is required at corner of Del Papa Drive and Beltway 8 Service Road, and 15'x15' ROW cutback is required at corner of Del Papa Drive and Fellows Road.
Documentation of TxDOT driveway approval should be submitted with site plans.
Del Papa Drive should be paved to Harris County Standard before any access off Del Papa Drive is allowed.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 07/11/2019
Plat Name: Gentry Development
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1162 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1217	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	493H	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

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

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: 07/11/2019
Plat Name: Gibson Street Homes
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1146 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	492M	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 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 07/11/2019
Plat Name: Grand Park Haven
Developer: Agape Homes CDC
Applicant: Crestline Engineering
App No/Type: 2019-1132 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8370	Total Reserve Acreage:	0.4552
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	City

Conditions and Requirements for Approval

023. Single-family residential lots 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)

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.

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 Margaret Wallace Brown, AICP, CNU-A, as indicated on the markup.

For Your Information:

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

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
City Engineer: Detention is required.Make sure that 10' clearance between public utility to the building foundation.
Harris County Flood Control District: Flood Control review - No comments.
Aviation: This project may be subject to the Houston Airport System's ordinance No. 08-1052 and No. 09-825.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 07/11/2019
Plat Name: Kiveanni Reserve
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2019-1018 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3007	Total Reserve Acreage:	0.3007
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	452U	City

Conditions and Requirements for Approval

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

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

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

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

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

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

Parks and Recreation: Add multifamily note to plat.
City Engineer: Detention maybe required subject to impervious cover more than 65%.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 07/11/2019
Plat Name: Maya Store Enterprise
Developer: Maya Store Enterprise, Inc.
Applicant: ICMC GROUP INC
App No/Type: 2019-1120 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7576	Total Reserve Acreage:	0.7576
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77015	496G	City

Conditions and Requirements for Approval

029. Required building line from the centerline of an undefined easement for pipeline facility is 15 feet. (160)

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

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

129. Requirements for Private Easements and Fee strips. (212) 1) All existing easements or fee strips shall be shown with appropriate notations indicating the name and holder, the purpose of the easement or fee strip, the dimensions tied to all adjacent lot lines, street rights-of-way and plat boundary. 2) Easements not defined by accurate survey dimensions the subdivider the owner of the easement shall define the limits and location of the easement within the plat boundary. (i.e., 'over and across' easements) 3) If the holder of an undefined easement does not define the easement, and can prove the owner's refusal to define the easement, the plat shall provide accurate information about the centerline location of all existing pipelines or other utility facilities.

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: 55
Action Date: 07/11/2019
Plat Name: Maya Store Enterprise
Developer: Maya Store Enterprise, Inc.
Applicant: ICMC GROUP INC
App No/Type: 2019-1120 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
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
City Engineer: Detention is required.
B.L. is missing.
Harris County Flood Control District: Flood Control review - No comments.
Addressing: Suggest changing street type of GREENS BAYOU DRIVE to STREET.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 07/11/2019
Plat Name: Moors on West Twenty Fourth
Developer: Paragon Homes, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1147 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2583	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
City Engineer: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - Plat is on a Harris County Easement, channel E106 -00-00. It is not shown on 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 07/11/2019
Plat Name: Park Ten Commons at Barker Cypress
Developer: Park Ten Commons Partners, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1154 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.6000	Total Reserve Acreage:	18.6000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77084	447W	City/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)

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

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

186. Appendix B:Execution of 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.

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

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

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 07/11/2019
Plat Name: Park Ten Commons at Barker Cypress
Developer: Park Ten Commons Partners, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1154 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 07/11/2019
Plat Name: Patio Homes at Lillian
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2019-1107 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

Conditions and Requirements for Approval

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

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

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

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

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, 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)

1. 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.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 07/11/2019
Plat Name: Qazi Estates
Developer: Qazi LLC
Applicant: RP & Associates
App No/Type: 2019-1127 C2R

Staff Recommendation:
Disapprove

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and Requirements for Approval

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

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

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.

206. Staff recommendation is disapproval for the following reasons.

1. Plat must be disapproved as it requires Public Hearing

For Your Information:

The below comments were made by other agencies during this review period. These comments 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
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
City Engineer: Detention maybe required subject to impervious cover more than 65%.

Parks and Recreation: Existing conditions survey does not indicate an existing structure on lot. Developer should submit a demolition permit within the last year or submit a new survey showing an existing dwelling unit.
Harris County Flood Control District: Flood Control review - No comments.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 07/11/2019
Plat Name: Sauer Place
Developer: GRANITE, TOOLING & LOGISTICS, L.L.C.
Applicant: ROE SURVEYING CO.
App No/Type: 2019-1125 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.6030	Total Reserve Acreage:	1.6030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77092	451P	City

Conditions and Requirements for Approval

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

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

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

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

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

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)

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

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

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

1. Add Multi-family Note
2. Add Centerpoint Note
3. 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: 60
Action Date: 07/11/2019
Plat Name: Sauer Place
Developer: GRANITE, TOOLING & LOGISTICS, L.L.C.
Applicant: ROE SURVEYING CO.
App No/Type: 2019-1125 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
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Applicant needs to provide multi-family note to face of plat.
City Engineer: Detention is required.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 07/11/2019
Plat Name: Seamist Sec 2
Developer: Sullivan Bothers Builders
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1170 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.0220	Total Reserve Acreage:	1.0831
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452W	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 Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (Ament_185_cos.doc)

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

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

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

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

1. Correct parking table to show 7 spaces provided.
2. Water easement for FH must be recorded by separate instrument.
3. Open Space Amenities Plan must be recorded with with. The Amenities plan must abide by standard requirements.

For Your Information:

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

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: Remove Pvt. F.H. Easement, Make sure Subdivision has Master W.M. which is required for 28' PVT, PAE.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 07/11/2019
Plat Name: Springfield Sec 5 partial replat no 4
Developer: Henson Ford Investments, Ltd.
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1156 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.3251	Total Reserve Acreage:	5.3251
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:	CIMARRON MUD

County	Zip	Key Map ©	City / ETJ
Harris	77494	485F	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 07/11/2019
Plat Name: Wilburforce Manor
Developer: Land Assemblage Redevelopment Authority
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-1102 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3120	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	412X	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 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 07/11/2019
Plat Name: Winston Enclave
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1150 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8710	Total Reserve Acreage:	1.8710
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	453X	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 Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 07/11/2019
Plat Name: Acre Villa partial replat no 1
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-0809 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2152	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77017	535K	City

Conditions and Requirements for Approval

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

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)

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

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.

134.06. Add to general notes on face of plat: This property(s) is located in Park Sector number 6.

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

1. Provide 25’ BL.
2. All lots must have 70’ of ROW frontage.
3. All lots must face Brockton(12th) Street.
4. Legal description must state "...being a replat of a portion of lot 4..."

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 65
Action Date: 07/11/2019
Plat Name: Acre Villa partial replat no 1
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-0809 C3N

Staff Recommendation:
Defer Applicant request

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.
Parks and Recreation: Plat notes should reflect the correct park sector. Proposed DU's in parks table should match parks notes.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 65

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Acre Villa partial replat no 1

Applicant: SEM Services

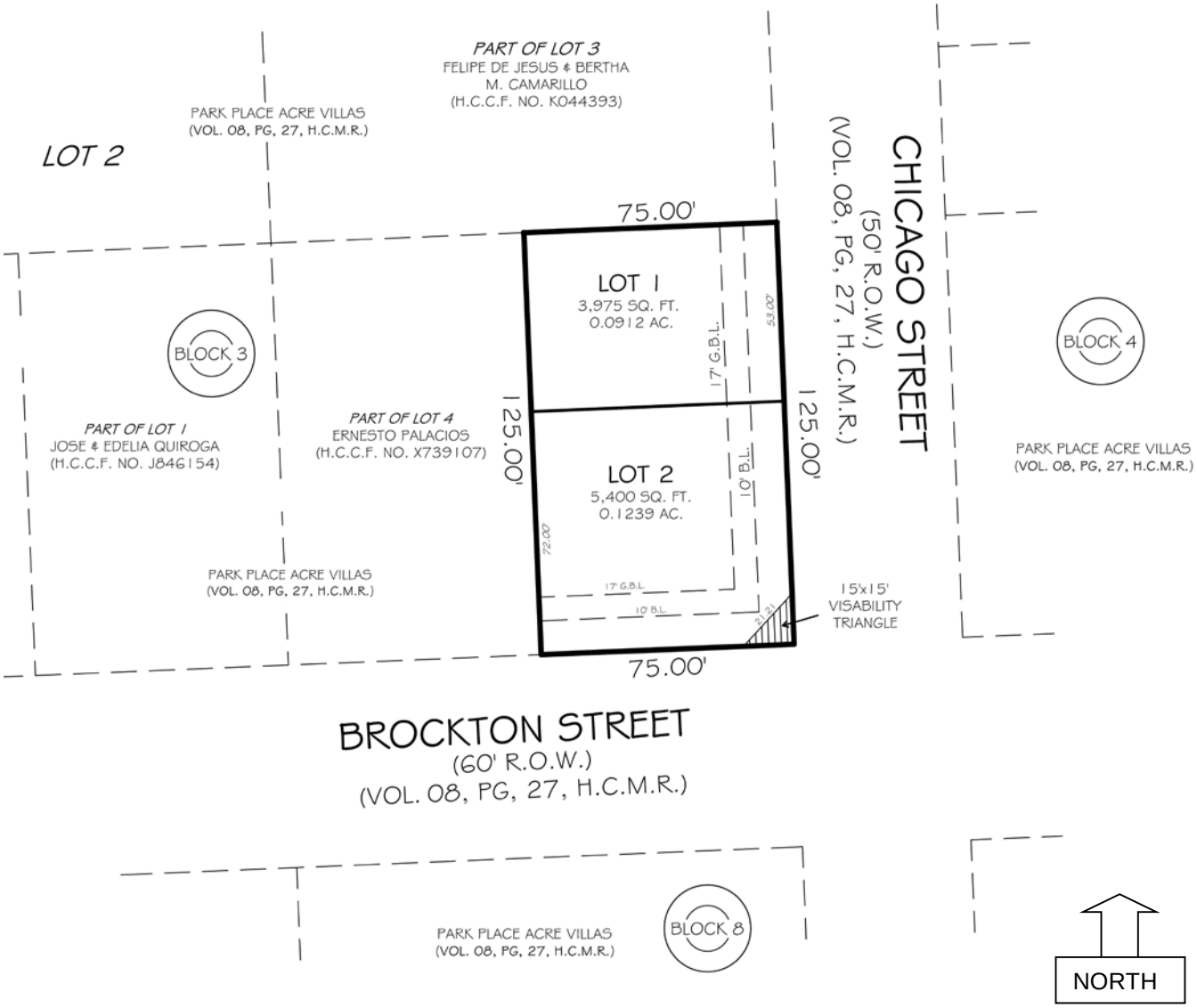
C – Public Hearings Site Location

Houston Planning Commission ITEM: 65

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Acre Villa partial replat no 1

Applicant: SEM Services



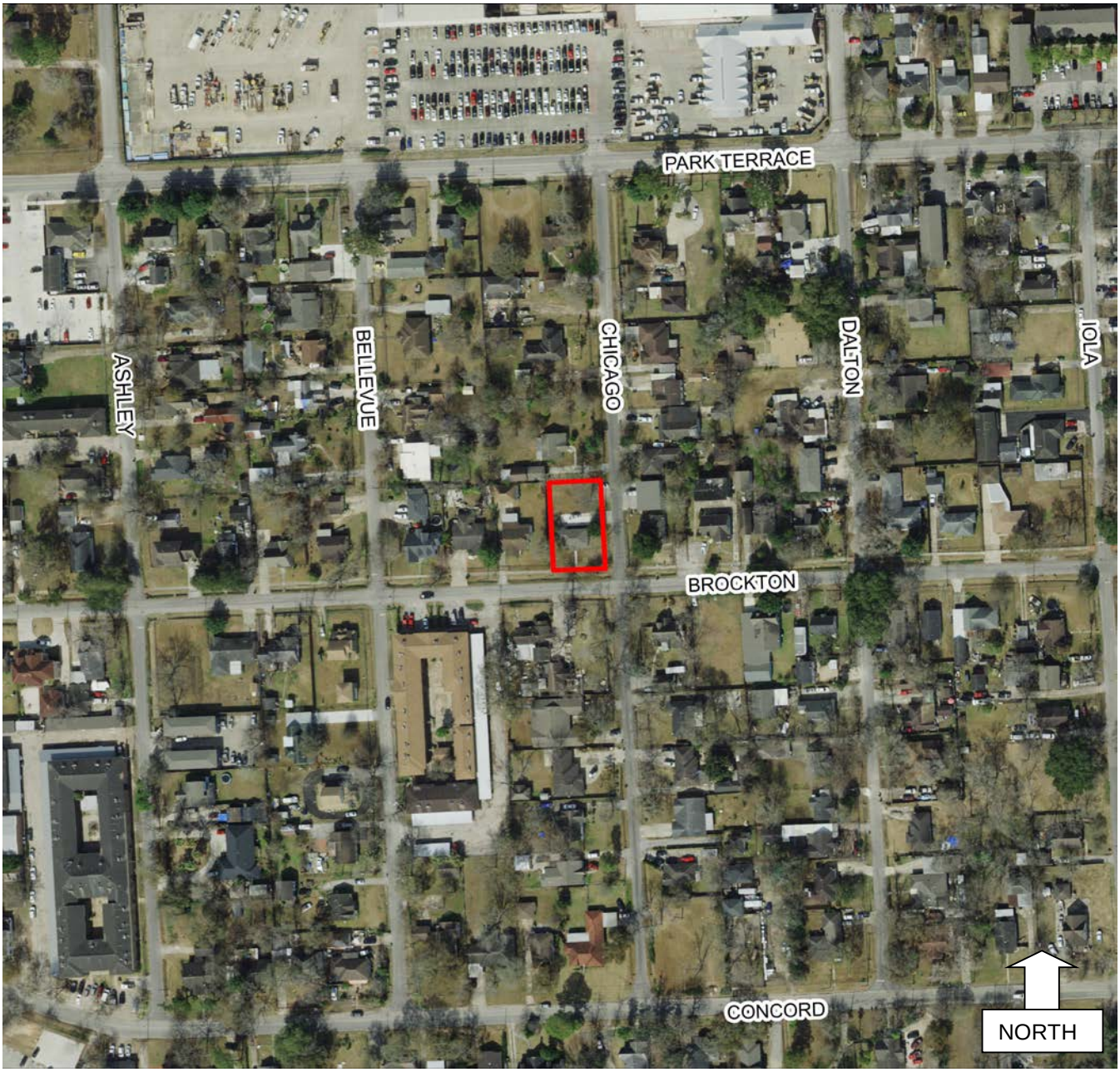
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 65

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Acre Villa partial replat no 1

Applicant: SEM Services



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 21, 2019

Dear Property Owner:
Reference Number: 2019-0809

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Acre Villa**" subdivision. This proposal includes the replatting of all of Lot 4, Block 3, as recorded in Volume 8, Page 27 of the Harris County Map Records. The new subdivision name is "**Acre Villa partial replat no 1**".

The property is located at the northwest intersection of Brockton Street and Chicago Street.
The purpose of the replat is to create two (2) single-family residential lots.
The applicant, Stephanie Rivera, with SEM Services, can be contacted at 832-986-8208.

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

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

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

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

See reverse side for useful information

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 07/11/2019
Plat Name: Carverdale Sec 7 partial replat no 1
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2019-0953 C3N

Staff Recommendation:
Disapprove

Total Acreage:	0.1918	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	450A	City

Conditions and Requirements for Approval

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

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

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

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.

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.

206. Staff recommendation is disapproval for the following reasons.

1. Plat violates deed restrictions as restriction states "This Lot shall be used for residential purpose only, including only a single family residence or duplex." "This Lot" referring specifically to lot 149.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: Note #12 should be adjusted to reflect 2 dwelling units

Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Carverdale Sec 7 partial replat no 1

Applicant: Advance Surveying, Inc.

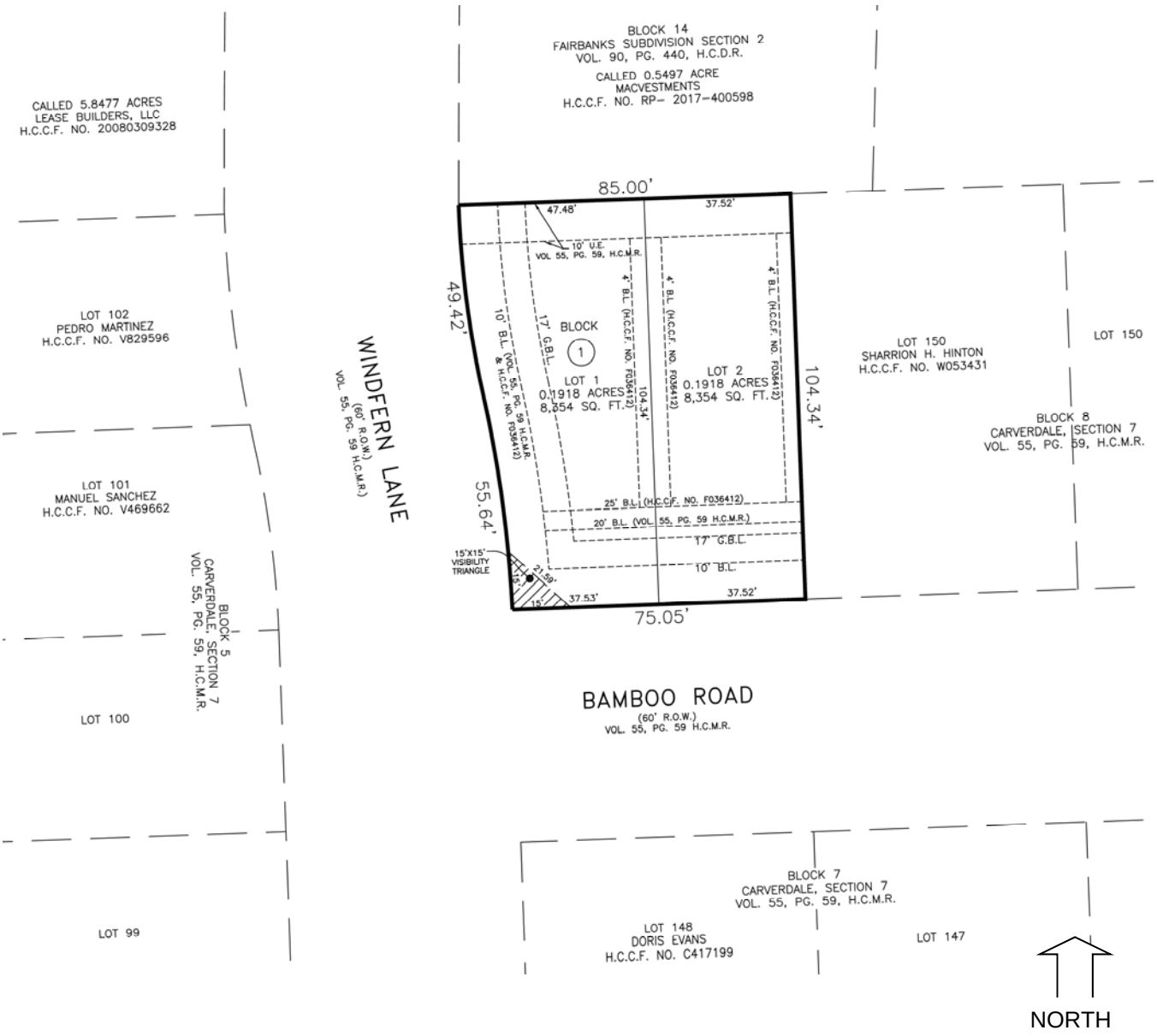
C – Public Hearings Site Location

Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Carverdale Sec 7 partial replat no 1

Applicant: Advance Surveying, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Carverdale Sec 7 partial replat no 1

Applicant: Advance Surveying, Inc.

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 21, 2019

Dear Property Owner:
Reference Number: 2019-0953

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Carverdale Sec 7**". This proposal includes the replatting of Lot 149, Block 8, as recorded in Volume 55 Page 59 of the Harris County Map Records. The new subdivision name is "**Carverdale Sec 7 partial replat no 1**".

The property is located at the northeast corner of Windfern Lane and Bamboo Road, south of Tanner Road.
The purpose of the replat is to create two single family lots.
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, July 11th, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

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.*
Para más información acerca de este documento, favor de llamar a Aracely Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6600.

Terminology

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

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 07/11/2019
Plat Name: Houston Ennis Multifamily
Developer: Talia Village, LLC
Applicant: BGE, Inc.
App No/Type: 2019-0939 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.4540	Total Reserve Acreage:	3.4540
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	77003	493V	City

Conditions and Requirements for Approval

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

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

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

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

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

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

Show "Secretary Margaret Wallace Brown, AICP, CNU-A" at final

For Your Information:

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

PWE 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.

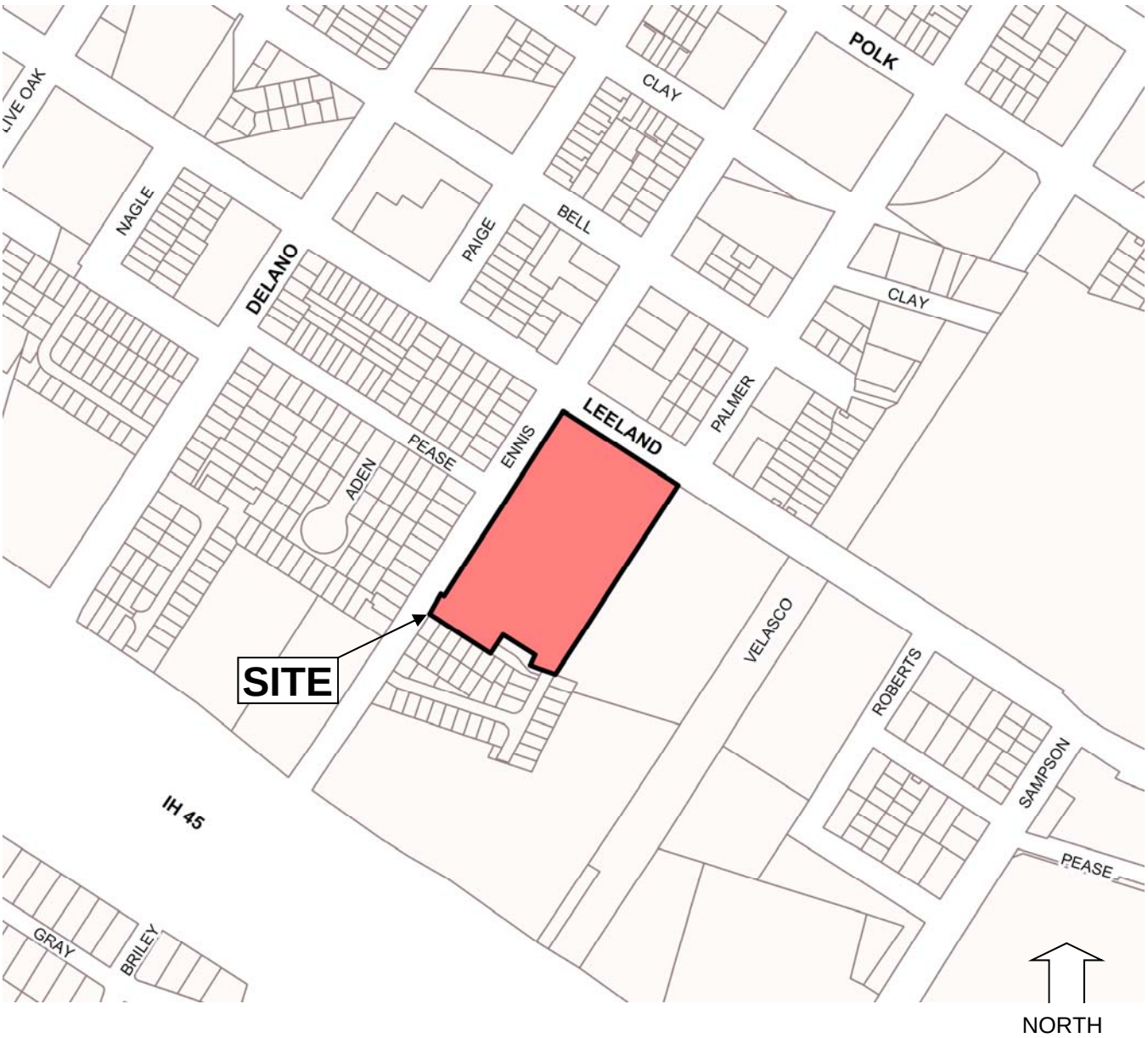
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Houston Ennis Multifamily

Applicant: BGE, Inc.



C – Public Hearings Site Location

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Houston Ennis Multifamily

Applicant: BGE, Inc.

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Houston Ennis Multifamily

Applicant: BGE, Inc.

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 12, 2019

Dear Property Owner:
Reference Number: 2019-0939

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Talia Village**". This proposal includes the replatting of Lots 1-75 & Reserves A-E of Block 1, as recorded under Film Code No. 670066 of the Harris County Map Records. The new subdivision name is "**Houston Ennis Multifamily**".

The property is located at the south-east intersection of Leeland Street and Ennis Street.
The purpose of the replat is to create 1 unrestricted reserve.
The applicant, Gerald Grissom, with BGE, Inc., can be contacted at 281-558-8700.

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

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

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

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

See reverse side for useful information

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Planning Department Staff Authority and Obligation

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- 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.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 07/11/2019
Plat Name: Sherwood Estates Sec 3 partial replat no 1
Developer: BC INVESTMENTS
Applicant: Level Up
App No/Type: 2019-0794 C3N

Staff Recommendation:
Deny the requested variance(s) and Disapprove the plat

Total Acreage:	1.4431	Total Reserve Acreage:	0.0794
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77043	449T	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons. The applicant has not demonstrated that proposed lots 1-10, block 1 will have access to a public street per Sec 42-188 of the City of Houston Land Development Ordinance.

For Your Information:

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

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 3-inch water main on-site. For the abandonment/relocation of the water main please contact the Joint Referral Committee.

City Engineer: Make sure that 10’ clearance between public utility to the building foundation.

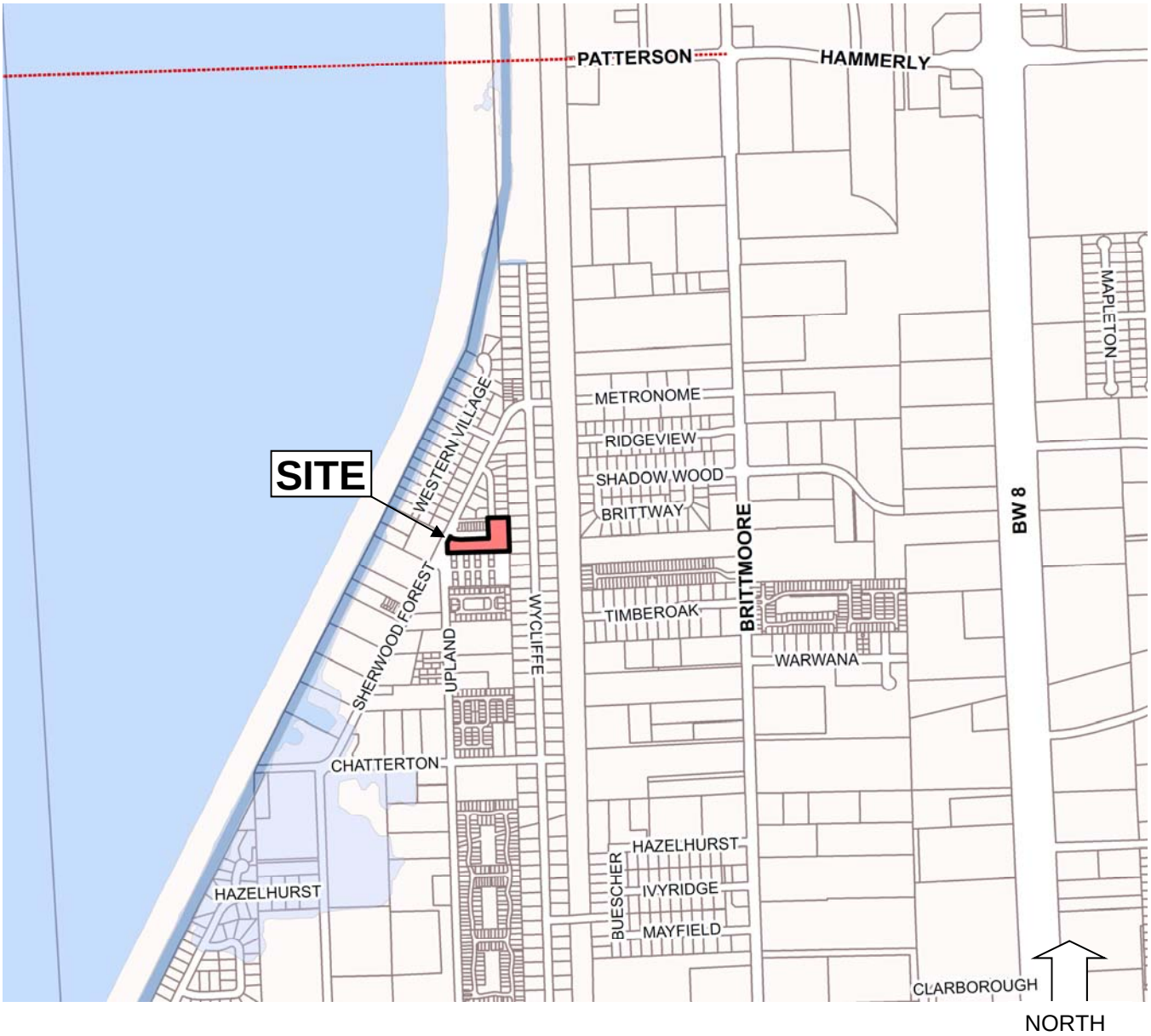
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Sherwood Estates Sec 3 partial replat no 1 (DEF 1)

Applicant: Level Up



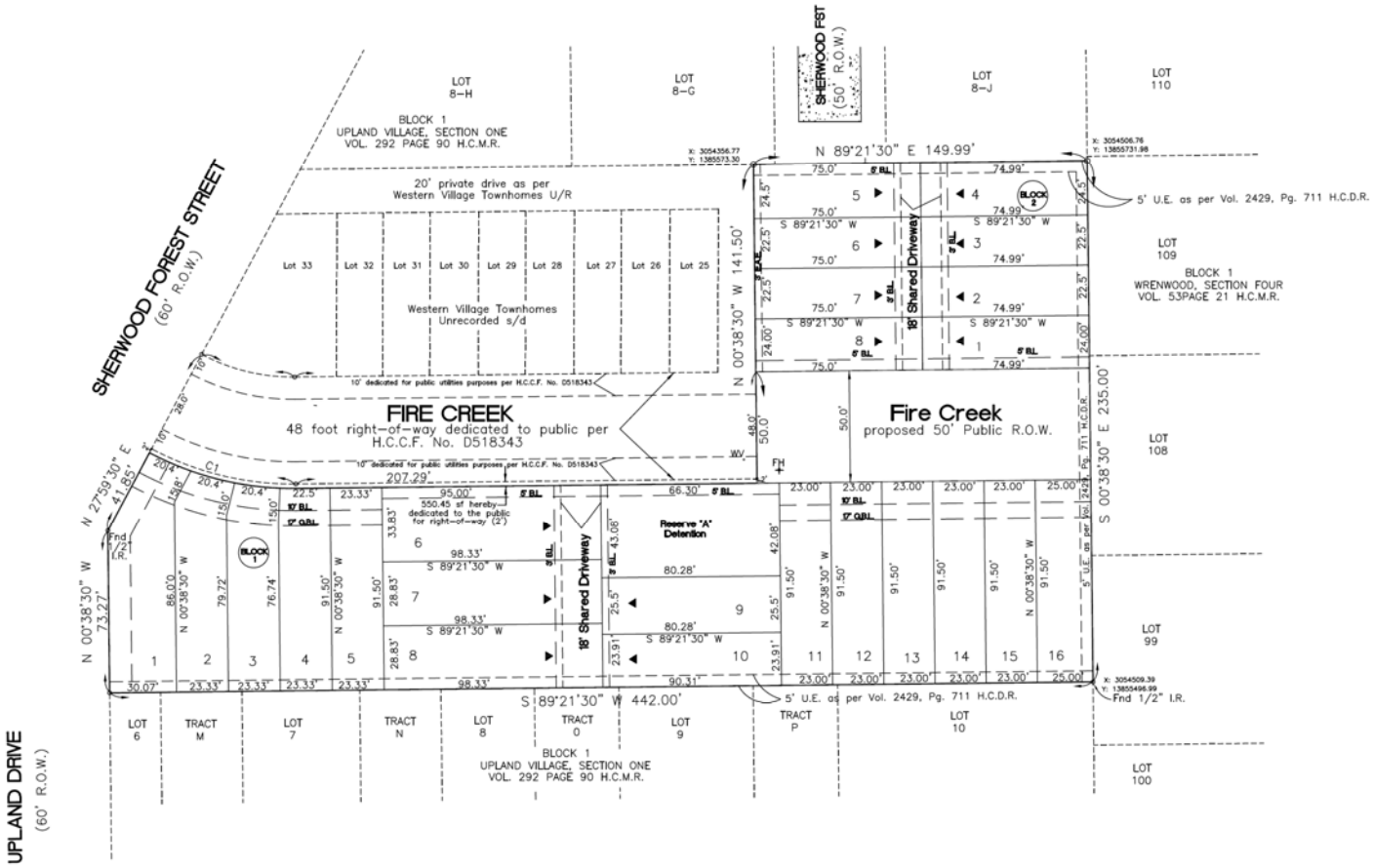
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Sherwood Estates Sec 3 partial replat no 1 (DEF 1)

Applicant: Level Up



NORTH

C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Sherwood Estates Sec 3 partial replat no 1 (DEF 1)

Applicant: Level Up

NORTH

C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-0794
Plat Name: Sherwood Estates Sec 3 partial replat no 1
Applicant: Level Up
Date Submitted: 04/29/2019

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Not to extend the existing Sherwood Forest Street or terminate it with a cul-de-sac.
Chapter 42 Section: 134

Chapter 42 Reference:
Street Extension 42-134 states a public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property a the time the adjacent property is platted unless (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application (3) The existing stub street is only one lot in depth. (4) The proposed subdivision will not extend residential development; and (5)The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The existing street called Sherwood Forest Street is a street that comes off of Sherwood Forest Drive. The homes facing the street are all out of Lot 8, Block 9 of Sherwood Estates Section 3 and the homes and the streets were developed in the 70's when the re-platting rules have not been established. The development for this application is off an existing 28 foot private road off Upland and then goes North butting against said stub street. The existing street ends with 2 houses on the east and west lines with driveways large enough for vehicles to turn.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
This circumstance was not created by the applicant, the street has existed since the 70's and the houses on the street were all built without being replatted or a cul-de-sac.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained because the stub street is not a collector or major thoroughfare and does not exceed the requirements for intersection spacing.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of the community as there are sufficient street width to serve the proposed single family development lots.

(5) Economic hardship is not the sole justification of the variance.
We are hereby requesting that the variance be granted due to the existing physical location of the existing and proposed properties and allow the owner reasonable use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-0794
Plat Name: Sherwood Estates Sec 3 partial replat no 1
Applicant: Level Up
Date Submitted: 04/29/2019

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To extend a Non-Standard size Public Right-of-way (Fire Creek) with a 50 foot public right-of-way
Chapter 42 Section: 134

Chapter 42 Reference:
42-134 states a public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property a the time the adjacent property is platted unless (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application (3) The existing stub street is only one lot in depth. (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The existing street called Fire Creek Drive was dedicated as a 48 foot public right per instrument filed under Harris County Clerk's File No. D518343. The street stops at the west line of the most northerly portion of the tract being platted. We wish to extend Fire Creek Drive east to the east line of the subject tract. The most westerly portion of our tract falls on the existing south line of said Fire Creek Drive (48 feet public right-of-way) and we will be dedicated 1.0 feet to the public for right-of-way to make it to 49 feet wide. At the easterly line we will start at the south line of the 1 foot dedication and extend it north 50 feet wide all the way to the most easterly line of our subject tract making it a 50 foot public right-of-way. We cannot extend it further because the tract stops and there is already a developed property to the east.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
This circumstance was not created by the applicant, the street was dedicated in the 70's and developed with the townhomes to the north were built and was originally intended serve the lots in the entire proposed subdivision, but stopped it short of the east line.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained because the Fire Creek Drive is not a collector or major thoroughfare and does not exceed the requirements for intersection spacing

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare because Fire Creek Drive will only be serving the residents in the existing and proposed residents and We are making it wider to better serve them.

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

Economic hardship is not the sole justification of the variance, developing the community with a standard public right-of-way is the sole justification of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-0794
Agenda Item: 68
PC Action Date: 07/11/2019
Plat Name: Sherwood Estates Sec 3 partial replat no 1
Applicant: Level Up

Staff Recommendation: Deny the requested variance(s) and Disapprove the plat

Chapter 42 Sections: 134; 134

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

Not to extend the existing Sherwood Forest Street or terminate it with a cul-de-sac.;
To extend a Non-Standard size Public Right-of-way (Fire Creek) with a 50 foot public right-of-way;

Basis of Recommendation:

The site is located east of Sherwood Forest Street west of Brittmoore Road in Houston Corporate Limits. The reason for replat is to create 24 single family residential lots. The applicant is seeking a variance to not extend existing Sherwood Forest Street through the subject tract or terminate it with a cul-de-sac and not to extend a non-standard size public right-of-way with a 50 foot public right-of-way. The subject tract is a replat of a portion of Lot 7, block 9 of Sherwood Estates Sec 3 that was recorded in 1946. In 1972, an unrecorded subdivision of this lot 7 was created into the Western Village Townhouses. Single family restrictions were filed on behalf of this development and a general development scheme was established with a 28' Private Street in the middle of the development with two 10 feet common areas to the north and south of the private street that was dedicated for common area and public utilities. The common area is still owned by the property owners of the Western Village Townhouses. The 28 feet private street was dedicated to the public and is a public street, however, the 10 feet common areas north and south of the public street remains common areas that is owned by the property owners of the Western Village Townhouses. Lots 1-10, block 1 of the proposed Sherwood Estates Sec 3 partial replat no 1 plat do not have public street access. The applicant provided a document a joint agreement from the Property Owners of the Western Townhouses and the Developer concerning the common areas and access to these lots. According to legal review, the access agreement does not guarantee future access to these lots. The applicant can provide an alternative subdivision layout design that can meet Chapter 42 requirements for lots access to streets. Staff's recommendation is to deny the requested variances and disapprove the plat.

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

Proposed Lots 1-10, block 1 do not have access to a public street. The applicant can provide an alternative layout design that meets chapter 42-188 lots access streets.

(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;

There are no unusual physical characteristics that affect the property that the applicant cannot redesign the lot layout to meet Chapter 42-188 lots access to streets.

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

The circumstances supporting the variance is a hardship created by the applicant. The applicant can redesign the lot layout to meet Chapter 42-188 access to streets.

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

The intent and general purposes of this chapter will not be preserved and maintained.

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

The applicant provided a document a joint agreement from the Property Owners of the Western Townhouses and the Developer concerning the common areas and access to these lots. According to legal review, the access agreement does not guarantee future access to these lots. The applicant can provide an alternative subdivision layout design that can meet Chapter 42 requirements for lots access to streets.

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

Proposed Lots 1-10, block 1 do not have access to a public street. The applicant can provide an alternative layout design that meets chapter 42-188 lots access streets.

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PHV

May 24, 2019

Dear Property Owner:

Reference Number: 2019-0794

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Sherwood Estates Sec 3**". This proposal includes the replatting of a portion of Lot 7, Block 9, as recorded in Volume 23, Page 71 of the Harris County Map Records. The new subdivision name is "**Sherwood Estates Sec 3 partial replat no 1**".

The property is located east of the intersection of Sherwood Forest Street and Upland Drive, west of Wycliffe Drive.
The purpose of the replat is to create 24 single family residential lots and 1 restricted drainage reserve.
The applicant, Debi Tribble, with Level Up., on behalf of BC Investements, can be contacted at 281-636-6270.

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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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, June 20, 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.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 07/11/2019
Plat Name: Terrace Oaks partial replat no 2
Developer: Jamal Zadran
Applicant: Owens Management Systems, LLC
App No/Type: 2019-0901 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. Use short replat sentence.
2. 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.

PWE Traffic: 06/12/19:
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

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

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

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

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

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Terrace Oaks partial replat no 2 (DEF 1)

Applicant: Owens Management Systems, LLC

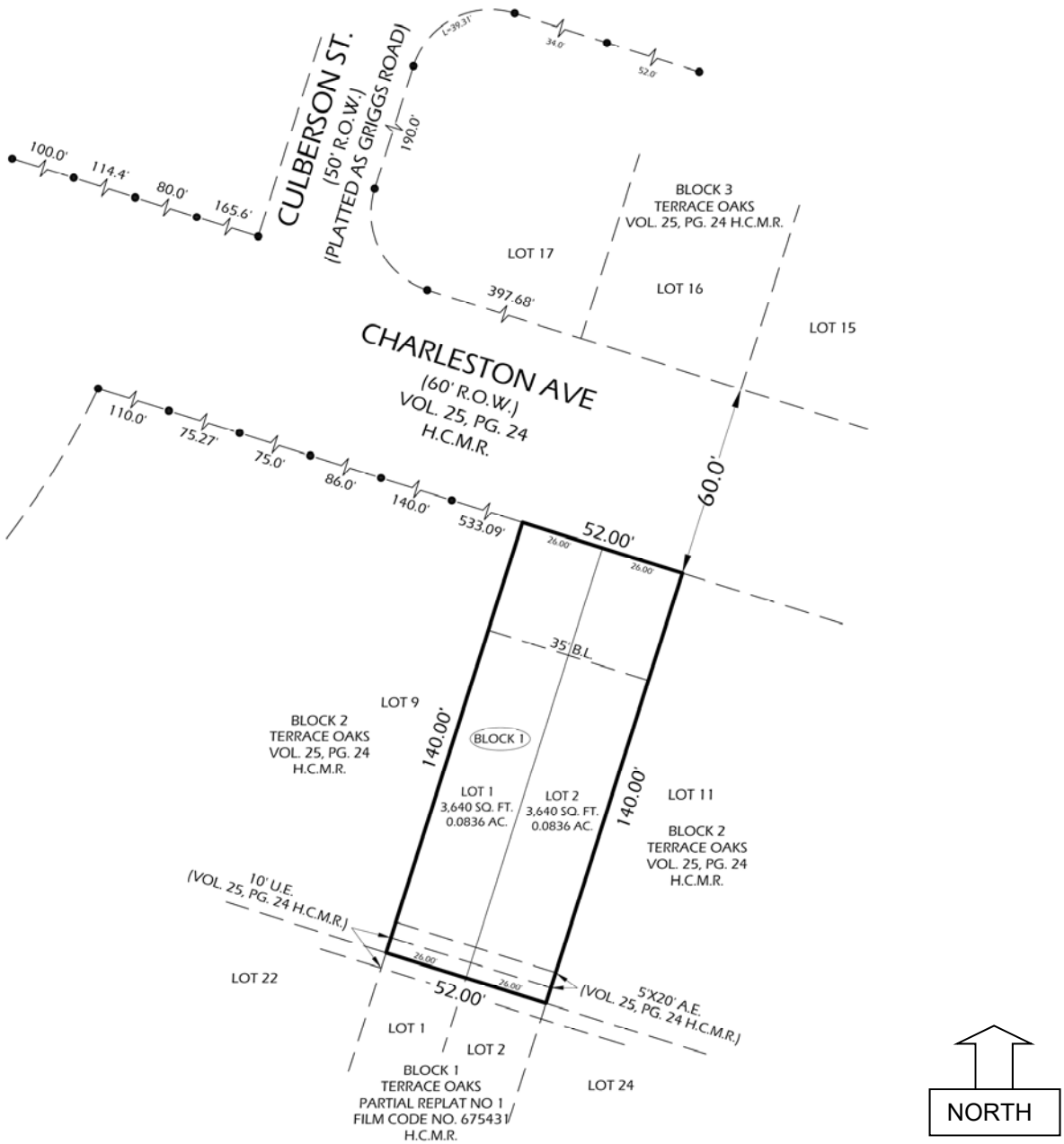
C – Public Hearings Site Location

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Terrace Oaks partial replat no 2 (DEF 1)

Applicant: Owens Management Systems, LLC



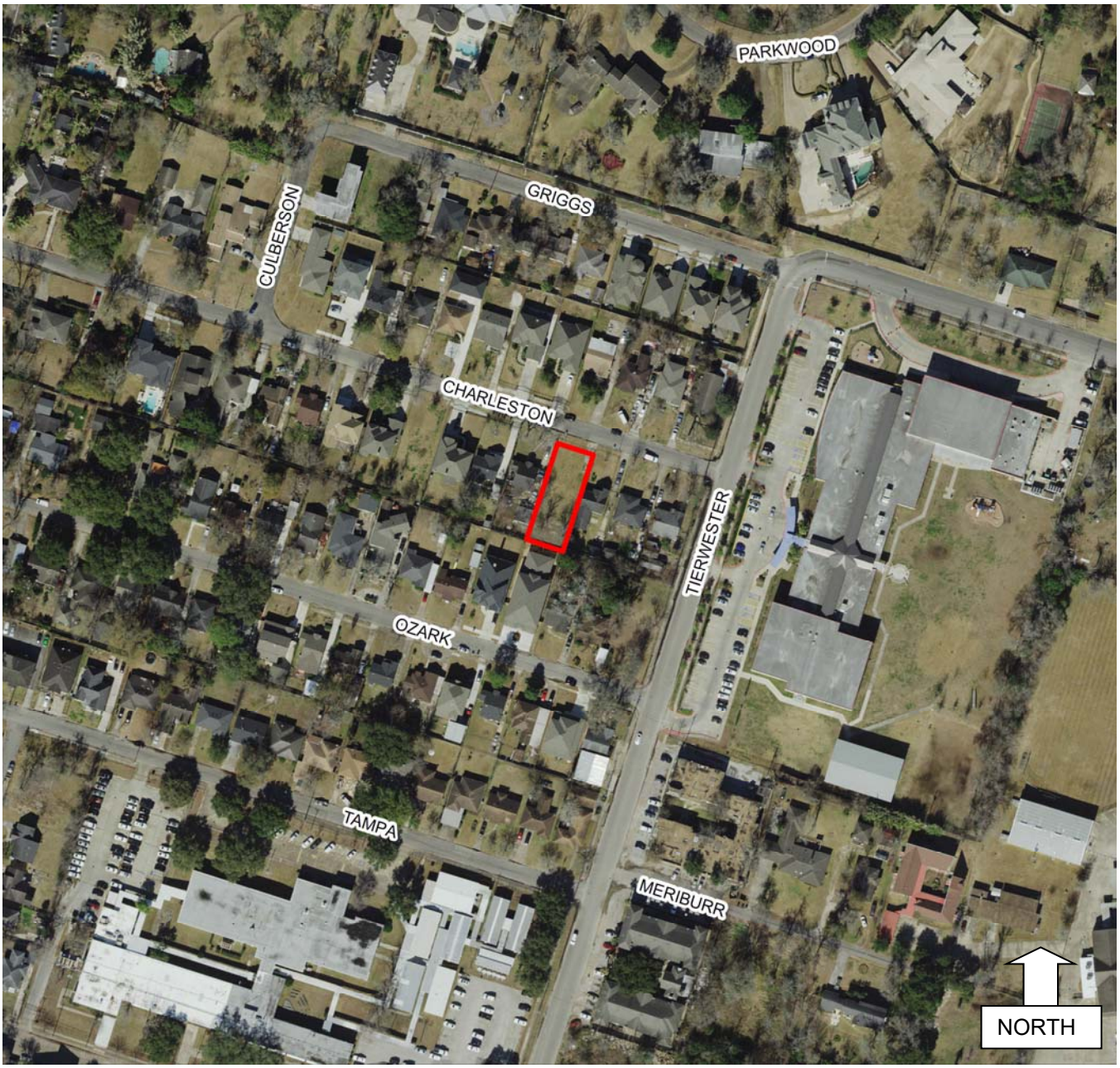
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Terrace Oaks partial replat no 2 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

May 28, 2019

Dear Property Owner:
Reference Number: 2019-0901

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, north of Old Spanish Trail, and south of Griggs Road.
The purpose of the replat is to create 2 lots.
The applicant, Joyce Owens, of 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, June 20, 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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Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros Robert Gallegos Mike Laster Larry V. Green Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie Controller: Chris B. Brown

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 07/11/2019
Plat Name: Wilcrest Garden
Developer: TRINITY CONSULTING GROUP, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2019-0952 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.4360	Total Reserve Acreage:	5.4360
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77072	529L	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)

add "AICP, CNU-A" to Margaret Wallace Brown
Drainage Plan required at final (100 year flood)

For Your Information:

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

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

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

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

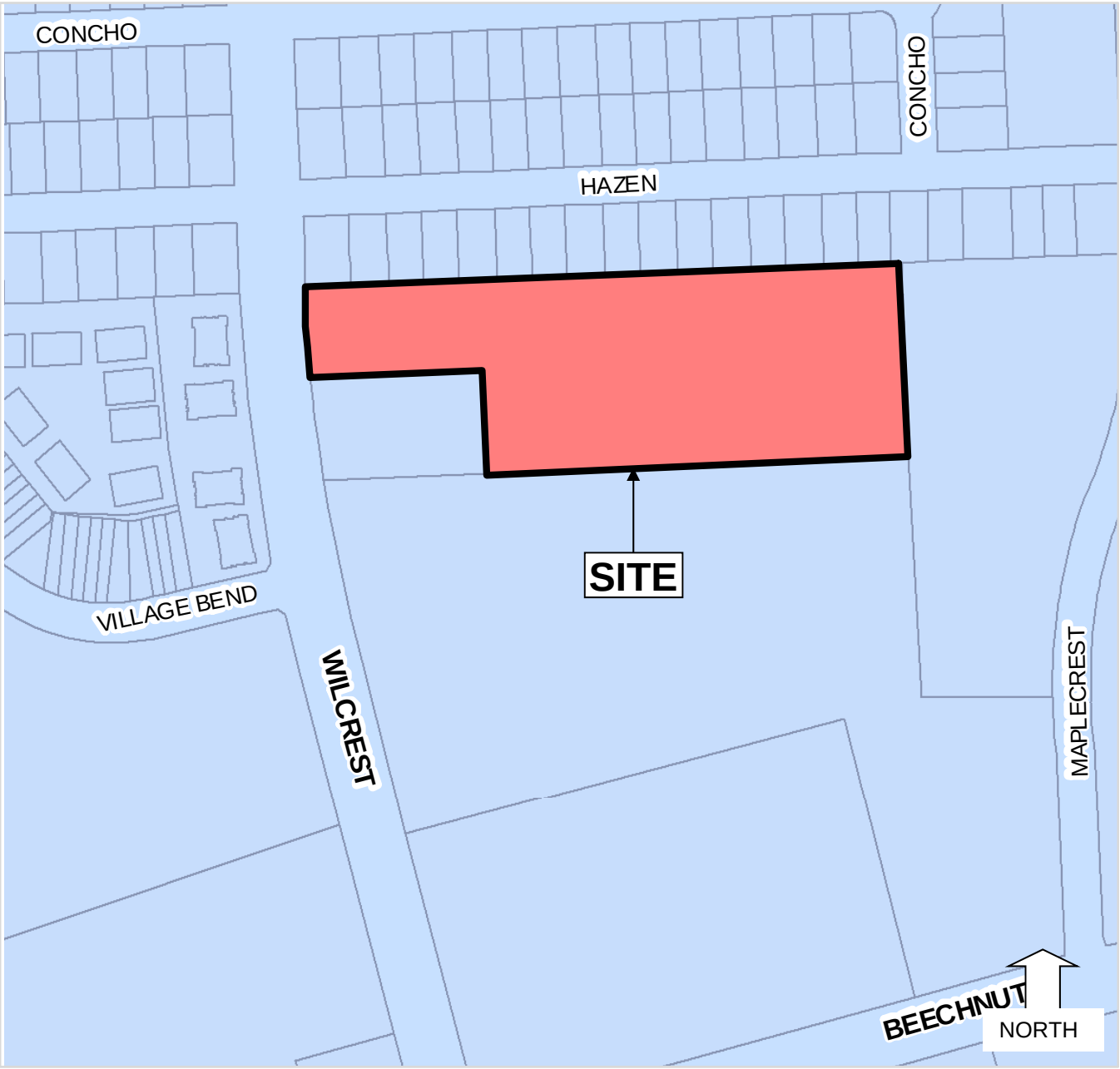
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Wilcrest Garden

Applicant: Advance Surveying, Inc.



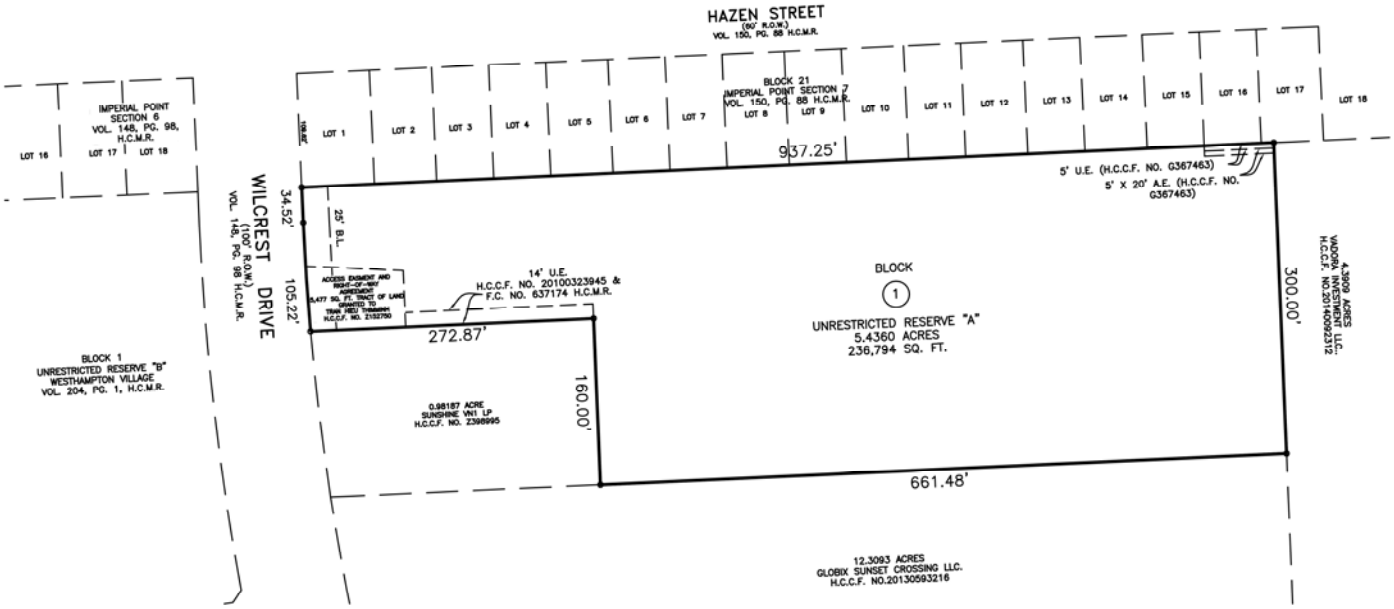
C – Public Hearings Site Location

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Wilcrest Garden

Applicant: Advance Surveying, Inc.



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Wilcrest Garden

Applicant: Advance Surveying, Inc.

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 10, 2019

Dear Property Owner:
Reference Number: 2019-0978

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of " **Lan Dong Estate**". This proposal includes all of restricted "Reserve A" as recorded at Film Code **No. 637174** of the Harris County Map Records. The new subdivision name is "**Wilcrest Garden**".

The property is located east along Wilcrest Drive, north of Beechnut Street.
The purpose of the replat is **to create one (1) unrestricted reserve.**
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, July 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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 07/11/2019
Plat Name: Woodleigh partial replat no 1
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2019-0978 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.0870	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77023	494S	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.

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

181.1. A Construction and Maintenance Easement agreement must be recorded 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: 71

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Woodleigh partial replat no 1

Applicant: The Interfield Group

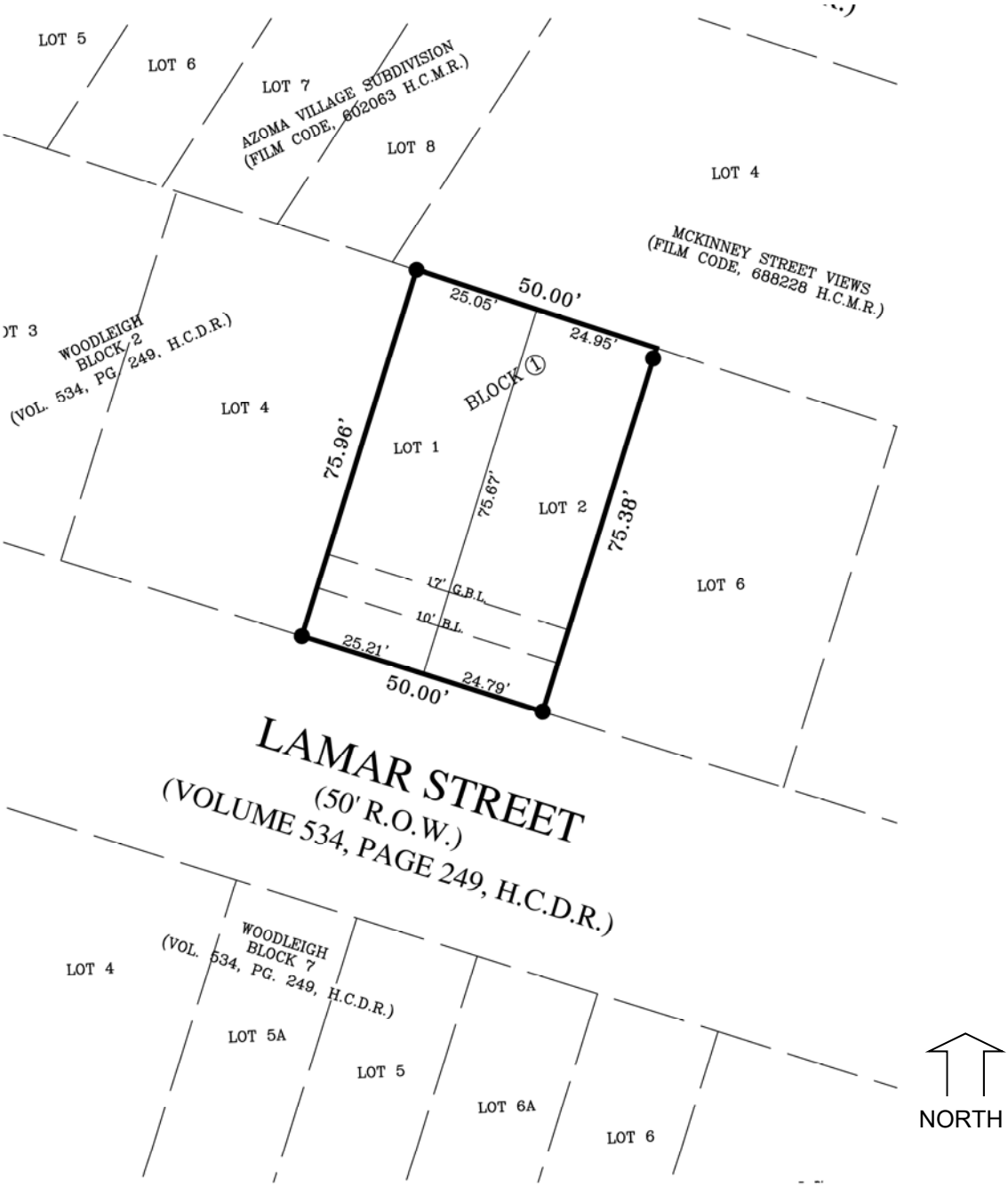
C – Public Hearings Site Location

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Woodleigh partial replat no 1

Applicant: The Interfield Group



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Woodleigh partial replat no 1

Applicant: The Interfield Group

C – Public Hearings Aerial

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. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 12, 2019

Dear Property Owner:
Reference Number: 2019-0978

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of " **Woodleigh**" subdivision. This proposal includes the replatting of a portion of **Lot 5, Block 2**, as recorded at Film Code No. **Volume 534, Page 249** of the Harris County Deed Records. The new subdivision name is "**Woodleigh partial replat no 1**".

The property is located on Lamar Street, north of Polk street and east of York Street.
The purpose of the replat is to create two single family residential lot. The applicant, Mary Villareal, with **The Interfield Group**, can be contacted at **713-780-0909**.

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, July 11, 2019 at 2:30 PM
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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.

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Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 07/11/2019
Plat Name: Center for Pursuit
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0992 C2R

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

Total Acreage:	3.8090	Total Reserve Acreage:	3.8090
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	494T	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)

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)

Conditions of approval: Minimum 8’ unobstructed sidewalks along Harrisburg Blvd and Eastwood Street, 3" caliper street trees in lieu of the 1.5" required by the ordinance and coordinate with Metro regarding the existing midblock crosswalk.

Add variance note if granted: The Planning Commission granted a variance to allow a 8’ building line along Harrisburg Blvd subject to specific conditions on 07/11/2019. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 07/11/2019
Plat Name: Center for Pursuit
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-0992 C2R

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

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

City Engineer: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.
Metro: METRO is not in support of using the existing non-signalized red crosswalk to access the end of the light rail platform. Please do not add a ramp or signage to indicate crossing here. METRO favors using the signalized intersection to cross safely to both platforms at the next block east.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 72

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Center for Pursuit (DEF 1)

Applicant: Windrose

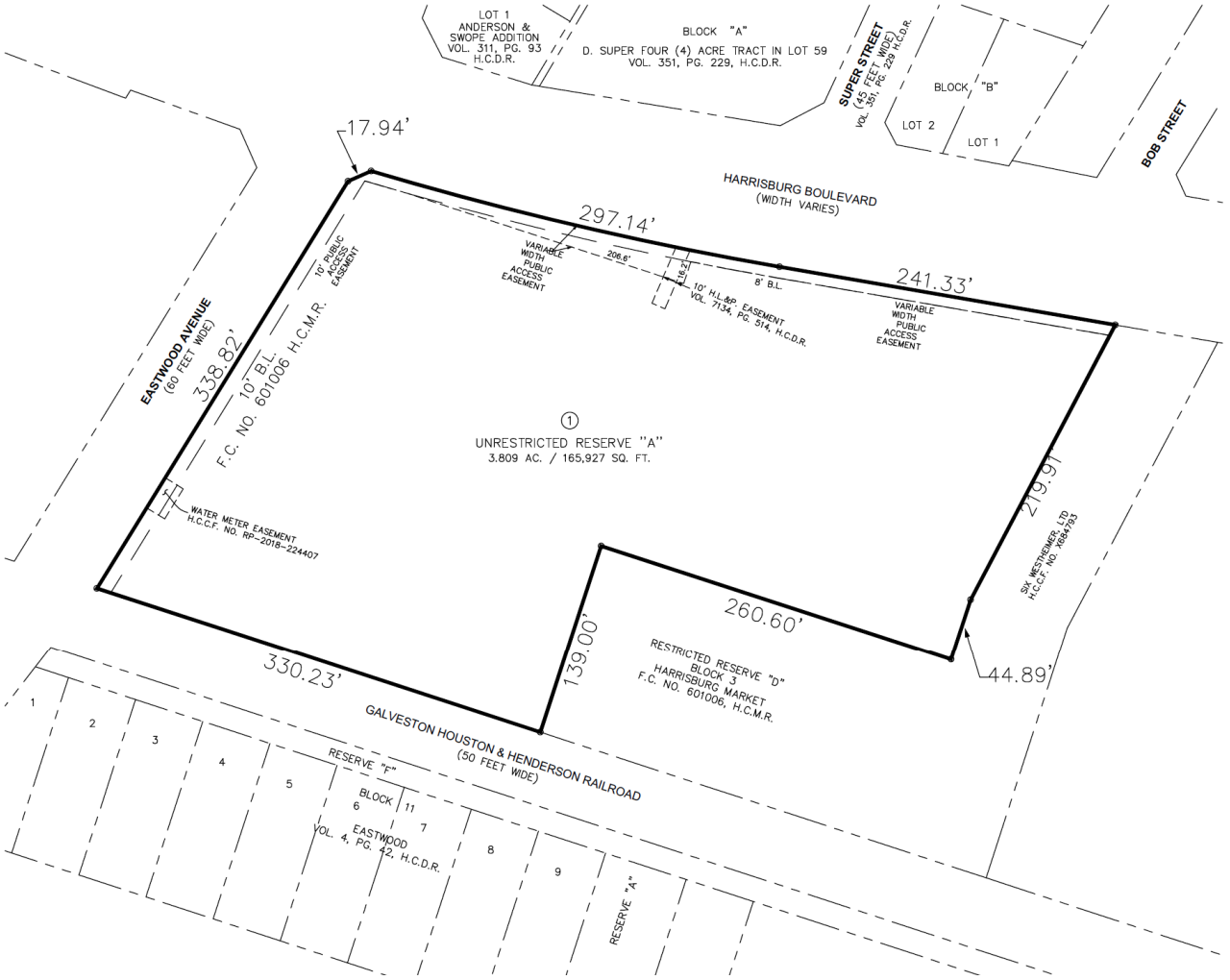
D – Variances Site Location

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Center for Pursuit

Applicant: Windrose



D – Variances **Subdivision**

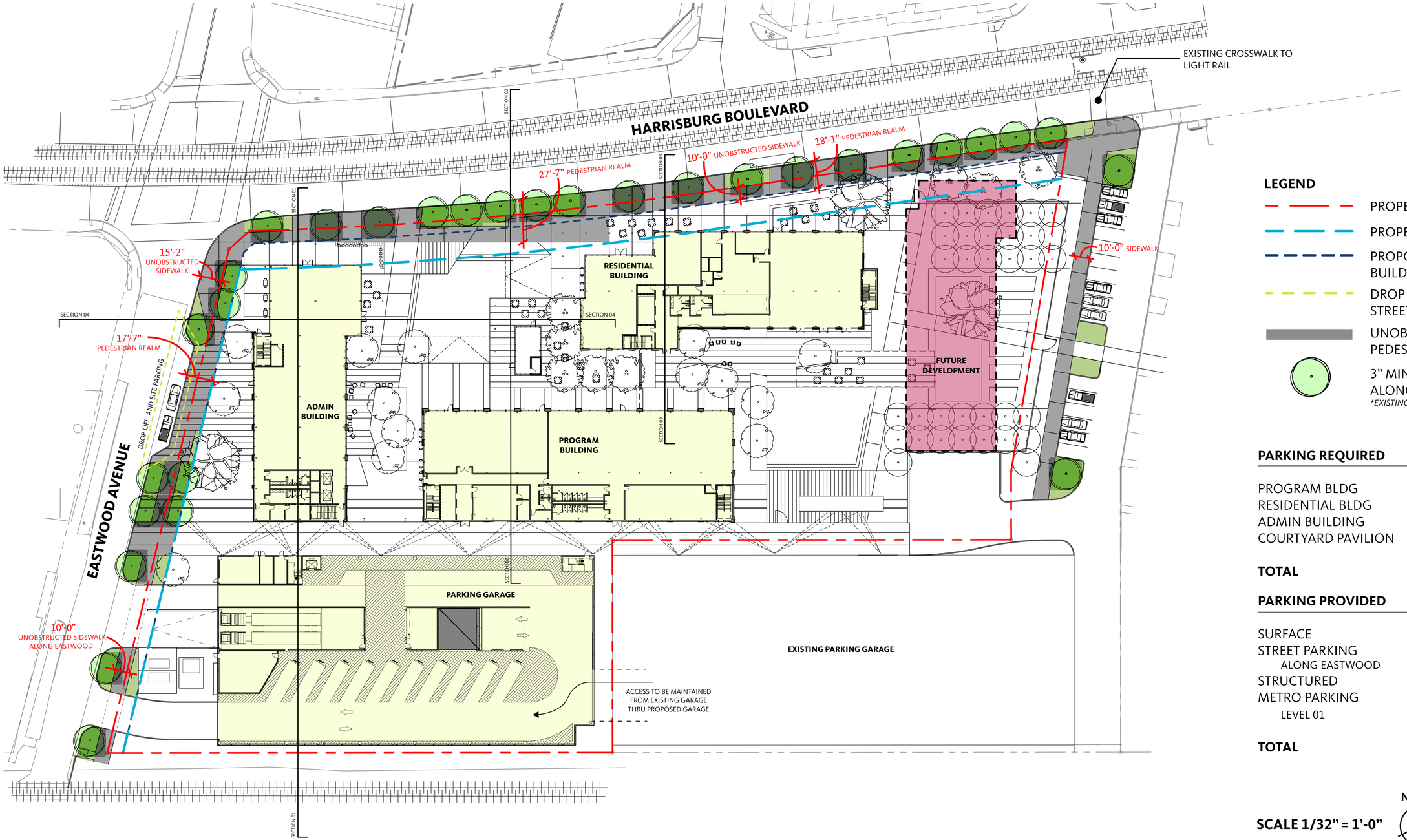
Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Center for Pursuit (DEF 1)

Applicant: Windrose

D – Variances Aerial



LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- PROPOSED BUILDING LINE
- DROP OFF ZONE / STREET PARKING
- UNOBSTRUCTED PEDESTRIAN REALM
- 3" MIN. CALIPER TREES ALONG STREETFRONT
  EXISTING TREES TO BE REMOVED

PARKING REQUIRED

PROGRAM BLDG	118 SPACES
RESIDENTIAL BLDG	52 SPACES
ADMIN BUILDING	106 SPACES
COURTYARD PAVILION	4 SPACES
TOTAL	**280 SPACES**

PARKING PROVIDED

SURFACE	16 SPACES
STREET PARKING ALONG EASTWOOD	5 SPACES
STRUCTURED	244 SPACES
METRO PARKING LEVEL 01	15 SPACES
TOTAL	**280 SPACES**

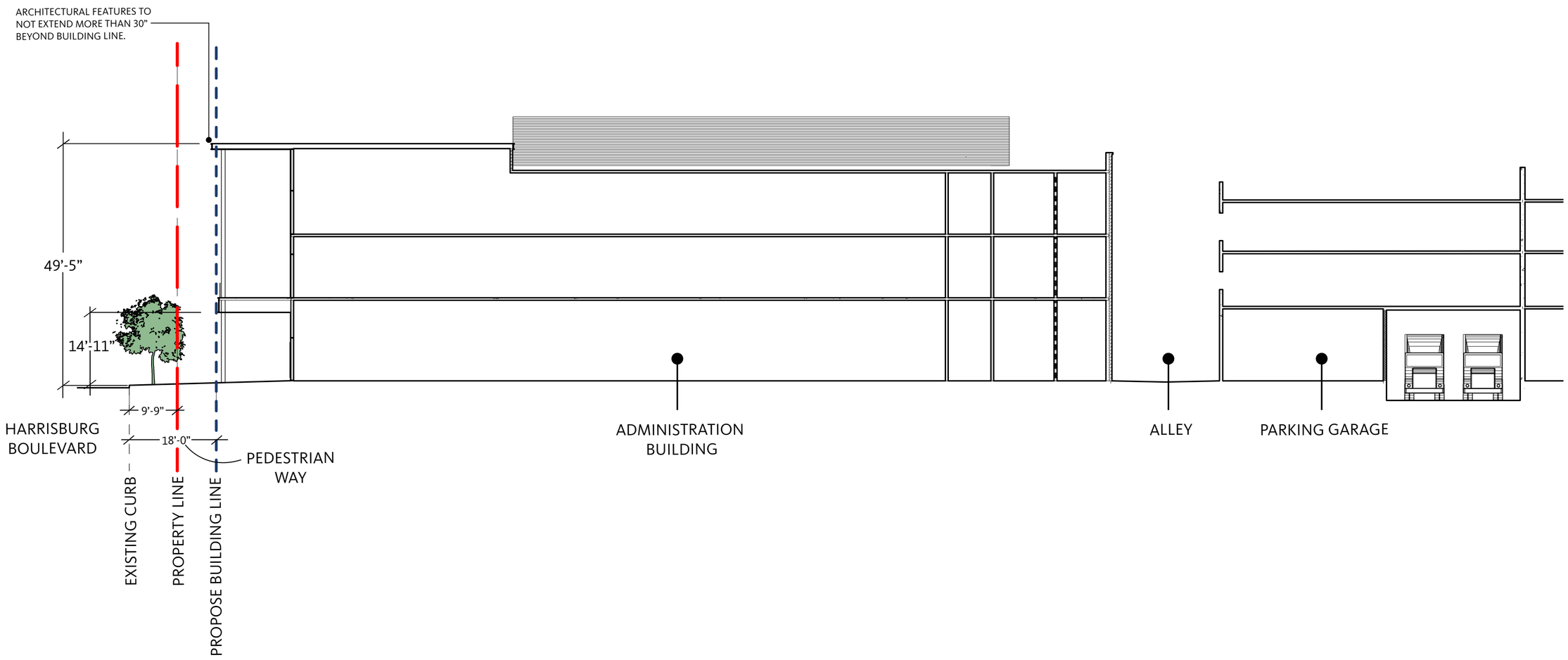
SCALE 1/32" = 1'-0"

N

THE CENTER HOUSTON
SITE PLAN

06/25/2019

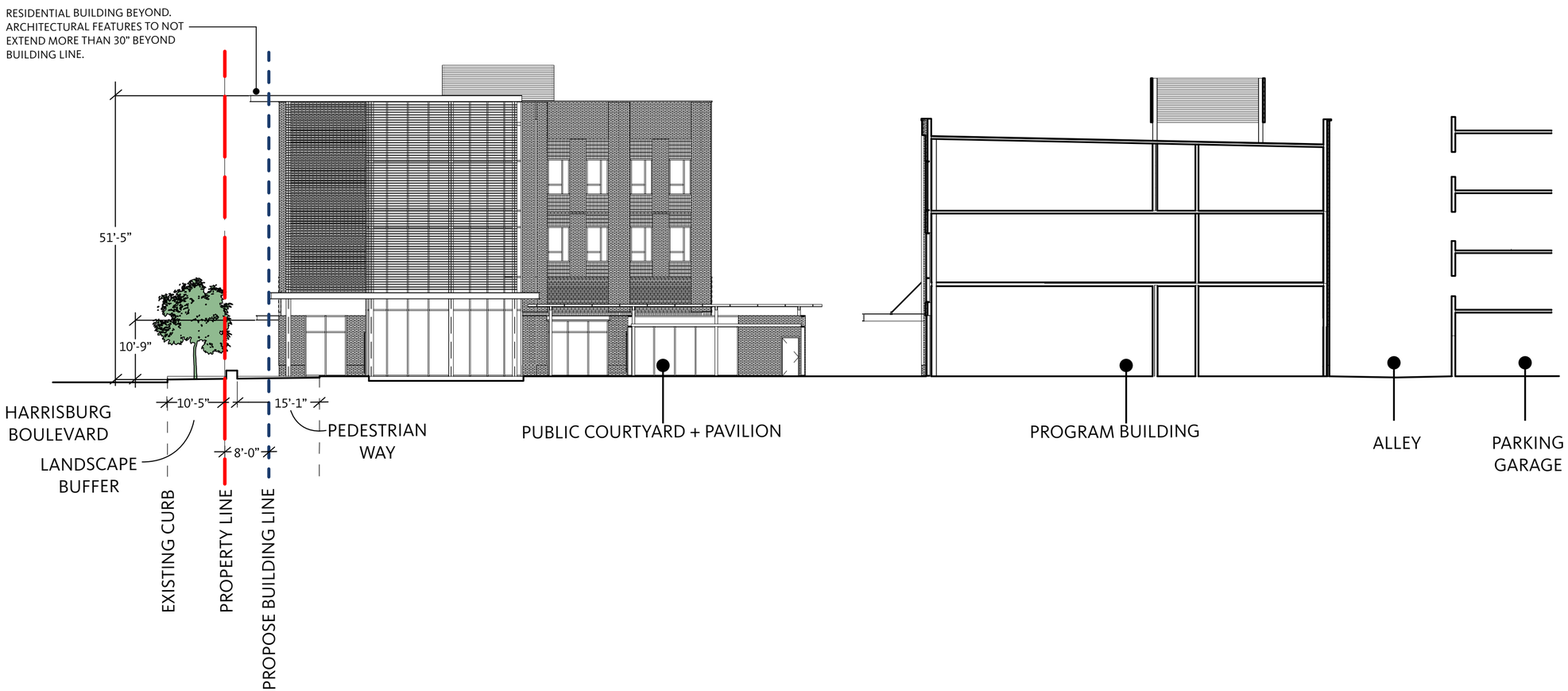
Gensler



SECTION 01
ADMINISTRATION BUILDING @ HARRISBURG BLVD

06/25/2019

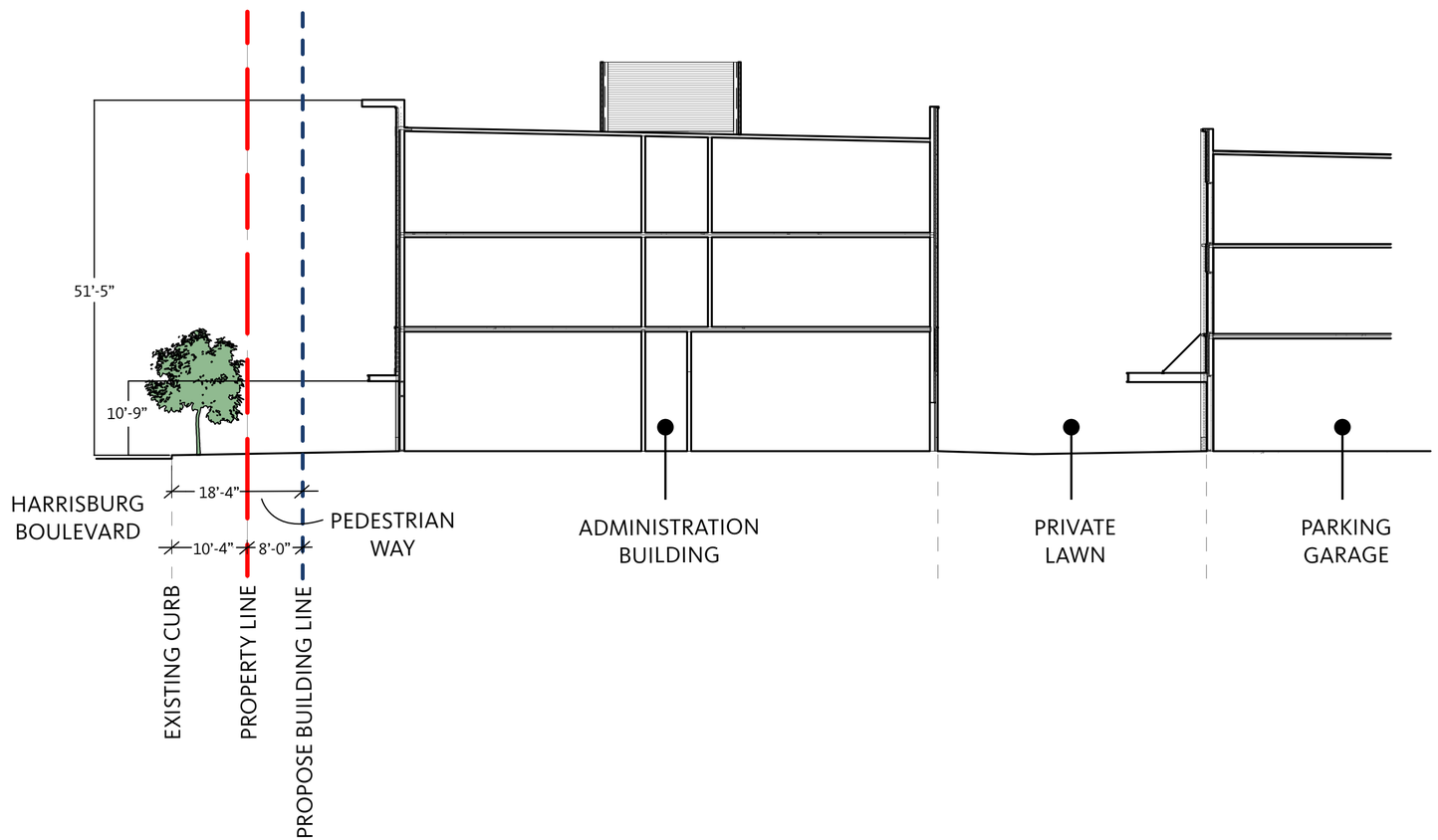
Gensler



SECTION 02
COURTYARD PAVILION @ HARRISBURG BLVD

06/25/2019

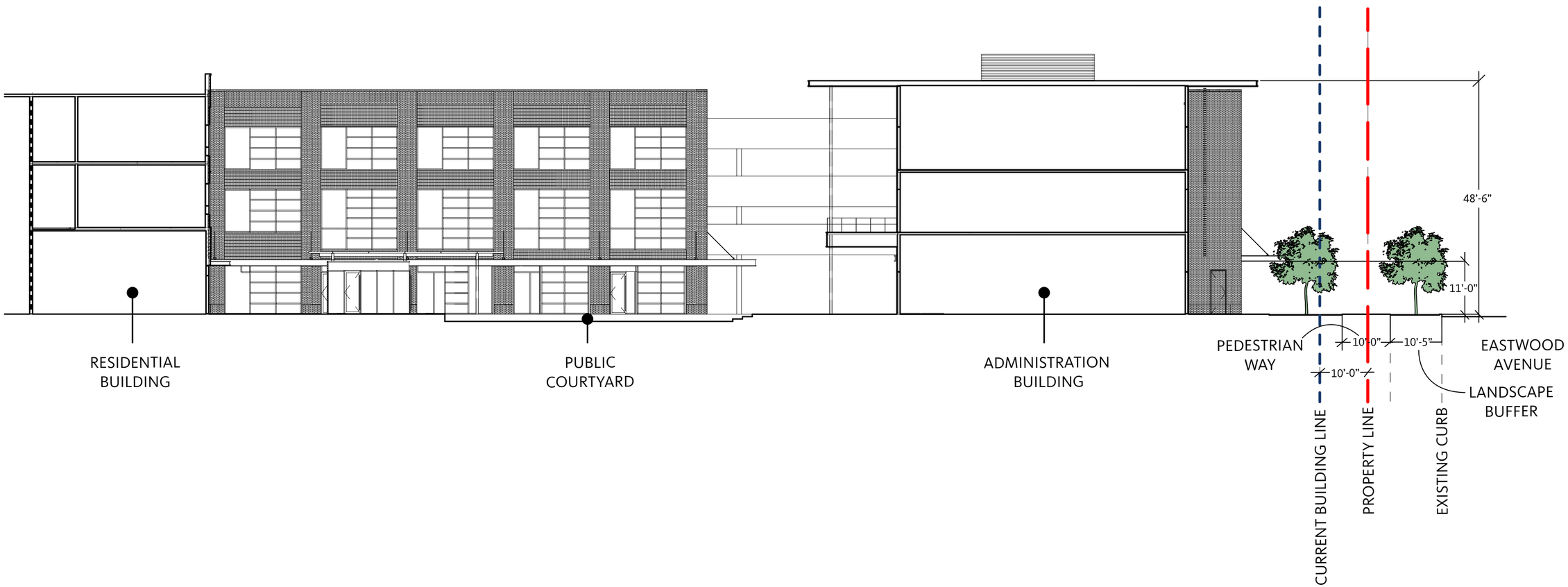
Gensler



SECTION 03
RESIDENTIAL BUILDING @ HARRISBURG BOULEVARD

06/25/2019

Gensler



SECTION 04
ADMINISTRATION BUILDING @ EASTWOOD AVENUE

06/25/2019

Gensler

ELEVATION @ HARRISBURG BOULEVARD

06/25/2019

Gensler

ELEVATION @ EASTWOOD AVENUE

06/25/2019

Gensler

CAFE EAST

CAFE EAST

CAFE EAST

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-0992
Plat Name: Center for Pursuit
Applicant: Windrose
Date Submitted: 05/28/2019

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

To allow reduced building lines of 8 feet along Harrisburg Boulevard (Major Thoroughfare) as opposed to the required 25-foot building line.

Chapter 42 Section: 150

Chapter 42 Reference:

Section 42-150 "Building Line Requirement", paragraph (d) states, “The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Major Thoroughfares – 25-feet.”.”

Statement of Facts

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

The subject property is located at the southeast corner of Harrisburg Boulevard and Eastwood Avenue. The applicant desires to construct a non-profit transitional living center for special needs persons on the mostly vacant site. The proposed facility capitalizes on the proximity to the Metro Rail on Harrisburg and includes a truly mixed-use, pedestrian-friendly design that engages the street scene. At the proposed 8-foot building line, balconies are oriented toward Harrisburg Boulevard but do not encroach more than 30” into the setback. The residential, administrative, and retail elements are joined by heavily landscaped open areas and pedestrian realms. However, because the building mass does not meet the strict frontage requirements of the Transit Corridor Development regulations, the development cannot opt-in to the reduced building setback allowances. The requested variance would grant a reduced 8-foot building setback along Harrisburg Boulevard and enable the applicant to provide this much-needed facility to the community.

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

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

The justification for the variance is the prevailing development character of the area. While the applicant’s facility is incredibly necessary, viable, attractive, and pedestrian-focused, it cannot meet the strict requirements of the Transit Corridor Development regulations. The open design and large pedestrian realms prevent the building massing near the property line. Because the applicant is meeting the intent of the regulations that allow for reduced setbacks but does not wish to artificially mass buildings and reduce open space and pedestrian realm, the hardship is a technicality in the ordinance that must be addressed with a variance.

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

The applicant’s goal for this project is to provide a much-needed transitional living facility for the special needs community using the design tenants of the City’s Transit Corridor Development regulations. However, the facility’s public open space areas and large pedestrian realms prevent them from opting-in to the reduced building setback allowances. If the Commission grants this variance, the result will be a development that provides a great benefit to the community and far exceeds the goals of the City’s development regulations.

(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 of welfare. There will be adequate emergency vehicular access to the site along both adjacent streets. The residents will have adequate on-site parking and access to the Metro Rail and bus systems. Most importantly, the public open space and intended purpose of the facility will be tremendous long-term benefits to the community.

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

The primary justification for the requested variance is the prevailing development character of the area. The applicant wishes to provide a wonderful mixed-use facility that provides transitional living services for the special needs community. The enhanced pedestrian realms and public open spaces exceed the intent of the Transit Corridor Development regulations, but a variance is necessary to account for the lack of building massing near the property line due to the open and walkable concept of the project.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-0992
Agenda Item: 72
PC Action Date: 07/11/2019
Plat Name: Center for Pursuit
Applicant: Windrose

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

Chapter 42 Sections: 150

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

To allow reduced building lines of 8 feet along Harrisburg Boulevard (Major Thoroughfare) as opposed to the required 25-foot building line. ;

Basis of Recommendation:

The site is located within Corporate Limits along the south side of Harrisburg Boulevard and west of Lockwood, at the southeast intersection of Harrisburg Blvd and Eastwood Street. The applicant is requesting a variance for a reduced building line of eight feet in lieu of the required 25 feet along Harrisburg Blvd. Staff is in support of the request.
The applicant is proposing an unrestricted reserve and will construct a non-profit transitional living center for individuals with intellectual and developmental disabilities, that will include different uses such as residential, administration, a program building and a parking garage. The applicant is providing an unobstructed sidewalk the ranges from 8 to 15 feet with a proposed pedestrian realm that ranges from 17 to 27 feet. The proposed pedestrian realm improvements will be an upgrade from the current conditions of the site along both Eastwood and Harrisburg. In addition, the proposed development will include open spaces and active ground floors with transparency for people from the community to enjoy and will be a great addition to the urban fabric of the area.
East End Management District has voiced support for the project and Metro has voiced no objections, Therefore, staff's recommendation is to grant the requested variance to allow an 8' building line along Harrisburg Blvd with the condition that the applicant provides an minimum 8' unobstructed sidewalk along Harrisburg Blvd and Eastwood Street, provides 3" caliper street trees in lieu of the required 1.5" 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;

The applicant tried to opt-into the transit corridor rules but didn't meet the requirement with the proposed layout. Strict application of the ordinance requires at least 50% of the property width adjacent to the pedestrian realm to include a building façade that shall be located within ten feet of the pedestrian realm. In this case, not all the proposed buildings are within the stated distance from the pedestrian realm. The applicant is providing a wider pedestrian realm and sidewalks along Harrisburg and Eastwood than what is required by the transit corridor ordinance.

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

The applicant wants to create an urban development that contributes to the community and the transit corridor by promoting walkability and multimodal transportation. This development will not only help persons with special needs but will provide mixed uses with active ground floors and open spaces for the community to enjoy and for people from different parts of the city to visit.

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

The applicant is proposing a development that exceeds the ordinance requirements for the pedestrian realm along a transit corridor. The proposed design goes hand in hand with the walkable places initiative to create “places”. This incentivize people to walk or use different modes of transportation to get to these places to enjoy their amenities.

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

The applicant is proposing a pedestrian realm that varies from 17 to 27 feet with an unobstructed sidewalk that ranges from 8 to 15 feet and a safety buffer with 3-inch caliper trees to provide a safe pedestrian environment. The access to the parking garage and the drop off zone will be along Eastwood to avoid any vehicular interaction with pedestrians along Harrisburg. In addition to this, the site has more open space adjacent to the pedestrian realm and between the proposed buildings for people to enjoy.

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

The applicant is proposing an urban pedestrian friendly development with mixed uses and active ground floors. The pedestrian improvements for the site will exceed by far what is required by the ordinance in exchange for the reduced building line of 8 feet. The applicant has coordinated with staff to ensure this project provides good pedestrian improvements that will benefit the surrounding areas.

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

June 13, 2019

VAR

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Center for Pursuit
REFERENCE NUMBER: 2019-0992

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along Harrisburg Blvd west of South Lockwood Drive. 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.

Jeff Boutte of **Windrose**, the applicant, has filed a variance request on behalf of **Windrose**, to allow reduced building lines of 8 feet along Harrisburg Boulevard (Transit Corridor) as opposed to the required 25-foot building line.

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, June 20, 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 Jeff Boutte at **713-458-2281**. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 07/11/2019
Plat Name: Enterra at Emancipation
Developer: Enterra Homes
Applicant: The Interfield Group
App No/Type: 2019-1171 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.4350	Total Reserve Acreage:	0.1550
Number of Lots:	34	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	77003	493V	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.

010.4. Number of residential lots in project is greater than 25. Project is ineligible for solid waste collection services.

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.

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

1) Intersections within a shared driveway shall be spaced a minimum of 65 feet apart measured from the closest edges of the shared driveway and shall not intersect at less than an 80 degree angle. (42-154(c)(1))

2) Add lot width averaging plat note:
"This subdivision plat contains at least one lot that is less than 20 feet in width. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within this subdivision plat. All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements."

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/11/2019
Plat Name: Enterra at Emancipation
Developer: Enterra Homes
Applicant: The Interfield Group
App No/Type: 2019-1171 C2

Staff Recommendation:
Defer Applicant request

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

City Engineer: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.Master W.M. may be required
Solid Waste: The proposed development contains more than 25 units taking access from shared driveways and does not qualify for COH solid waste collection services.

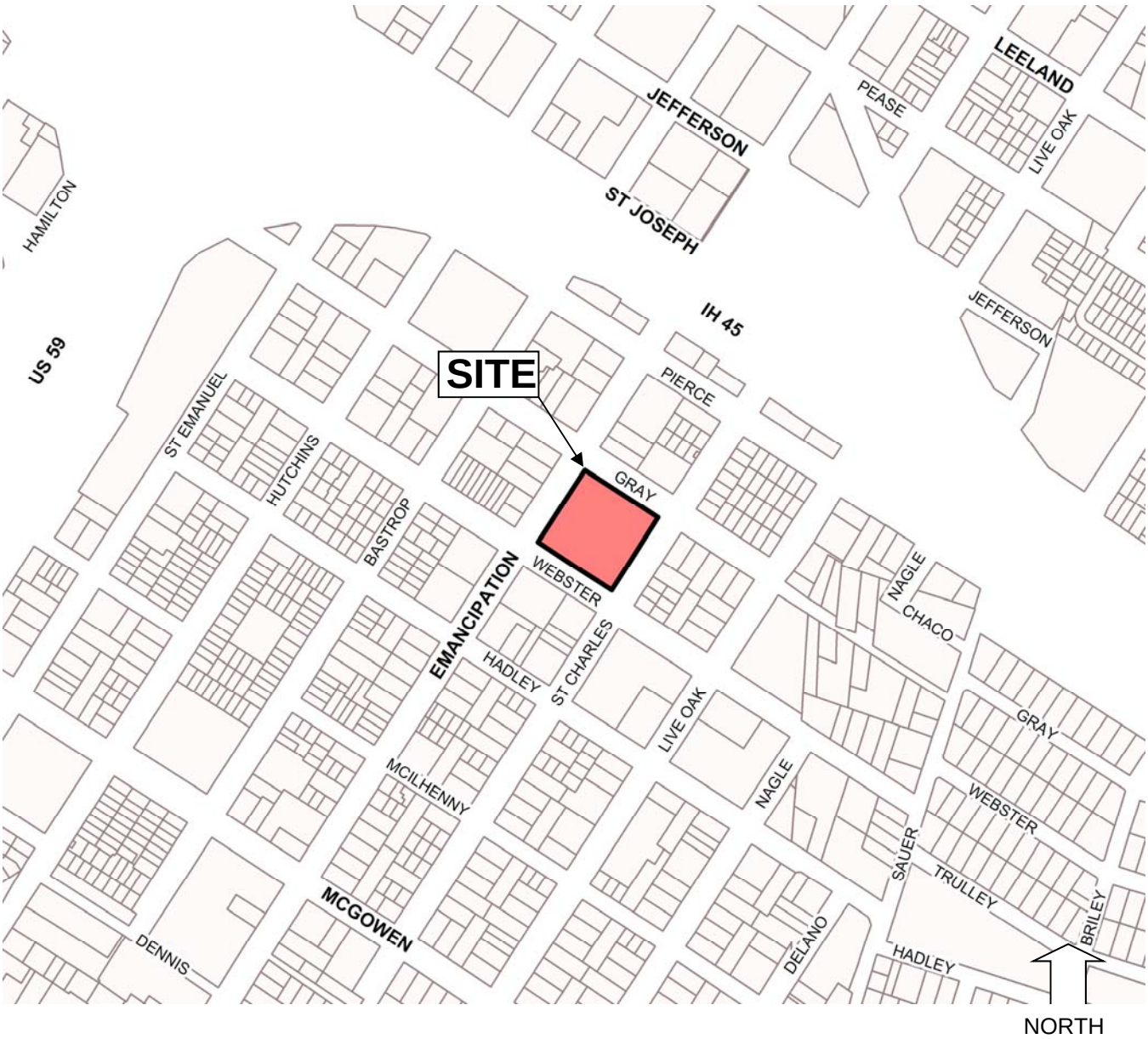
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Enterra at Emancipation

Applicant: The Interfield Group



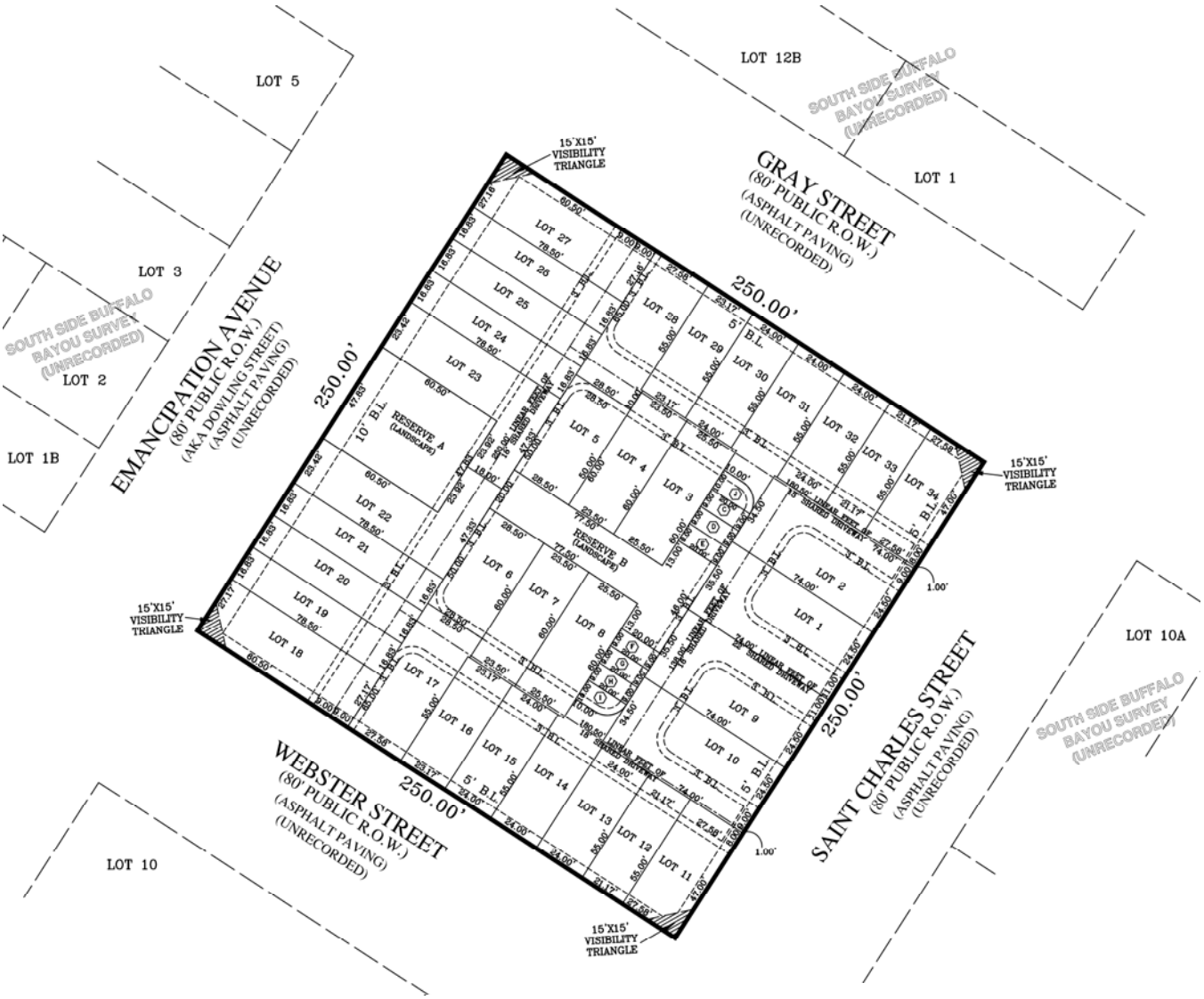
D – Variances **Site Location**

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Enterra at Emancipation

Applicant: The Interfield Group



RESERVE CHART

- (A) LANDSCAPE RESERVE
- (B) LANDSCAPE RESERVE
- (C) GUEST PARKING
- (D) GUEST PARKING
- (E) GUEST PARKING
- (F) GUEST PARKING
- (G) GUEST PARKING
- (H) GUEST PARKING
- (I) LANDSCAPE RESERVE
- (J) LANDSCAPE RESERVE

NORTH

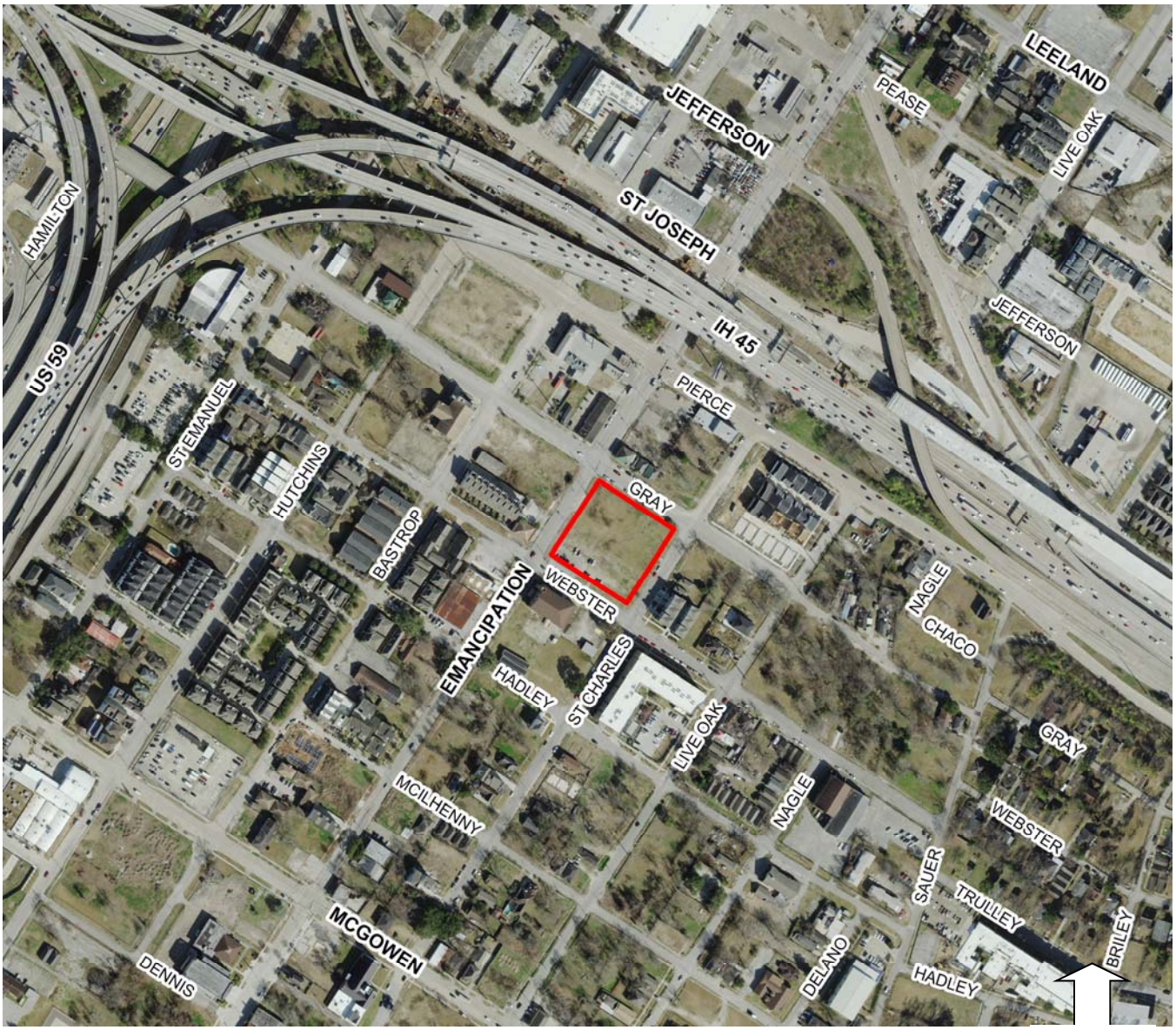
D – Variances **Subdivision**

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Enterra at Emancipation

Applicant: The Interfield Group



D – Variances Aerial

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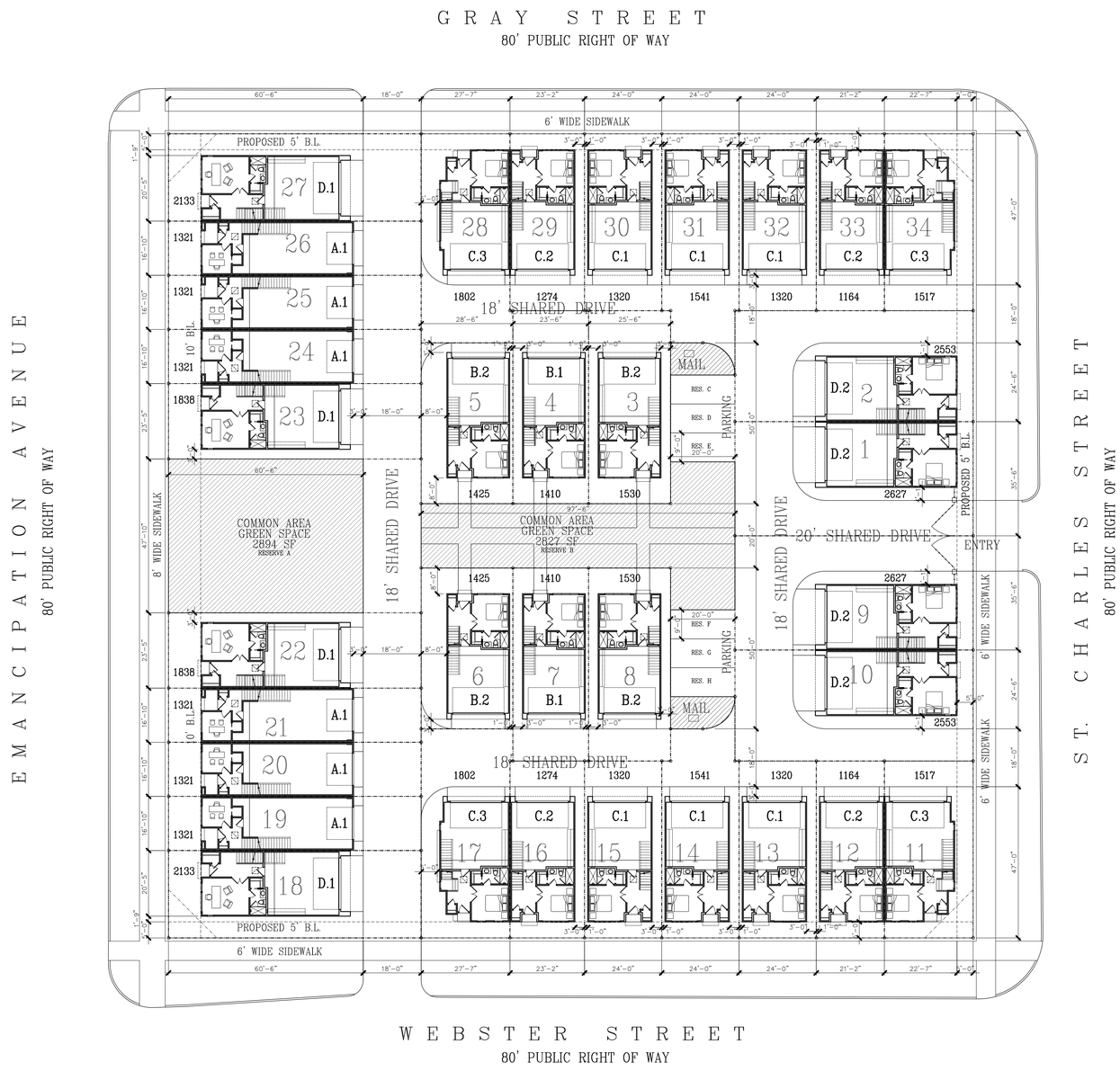


EMANCIPATION AT WEBSTER – 10' B.L.

OVERALL SITE PLAN

SCALE: 1" = 20'-0"

ANDERSON CANYON, LLC
DESIGN + PLANNING
500 Lovett Blvd., Suite 250
Houston, Texas 77006
Office: 713.942.2126
www.andersoncanyon.net

DATE	REVISION

LOT CALCULATIONS

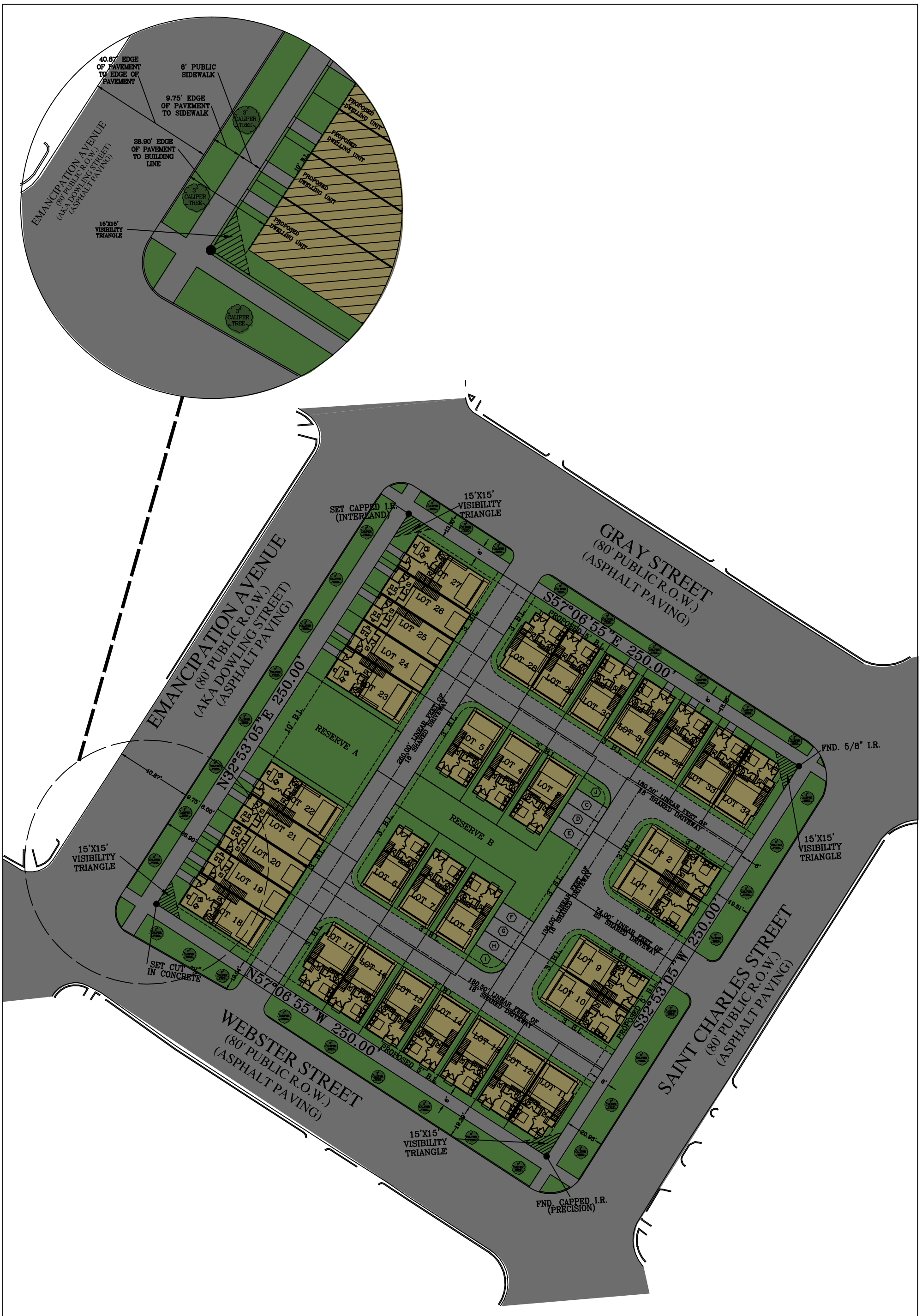
LOT	SIZE	TOTAL SLAB	% COVERAGE
1	2627	908	34.56 %
2	2553	908	35.56 %
3	1530	761	49.74 %
4	1410	761	53.97 %
5	1425	761	53.40 %
6	1425	761	53.40 %
7	1410	761	53.97 %
8	1530	761	49.74 %
9	2627	908	34.56 %
10	2553	908	35.56 %
11	1517	810	53.39 %
12	1164	780	67.01 %
13	1320	780	59.09 %
14	1541	780	50.62 %
15	1320	780	59.09 %
16	1274	780	61.22 %
17	1802	810	44.95 %
18	2133	938	43.98 %
19	1321	781	59.12 %
20	1321	781	59.12 %
21	1321	781	59.12 %
22	1838	938	51.03 %
23	1838	938	51.03 %
24	1321	781	59.12 %
25	1321	781	59.12 %
26	1321	781	59.12 %
27	2133	938	43.98 %
28	1802	810	44.95 %
29	1274	780	61.22 %
30	1320	780	59.09 %
31	1541	780	50.62 %
32	1320	780	59.09 %
33	1164	780	67.01 %
34	1517	810	53.39 %

GENERAL NOTES

ENTERRA HOMES
xxxx Emancipation Street, Houston, Tx 77003
Enterra @ Emancipation, Lots 1–34

JOB # E0102–1

OVERALL SITE PLAN — ISSUE DATE: 06–17–19

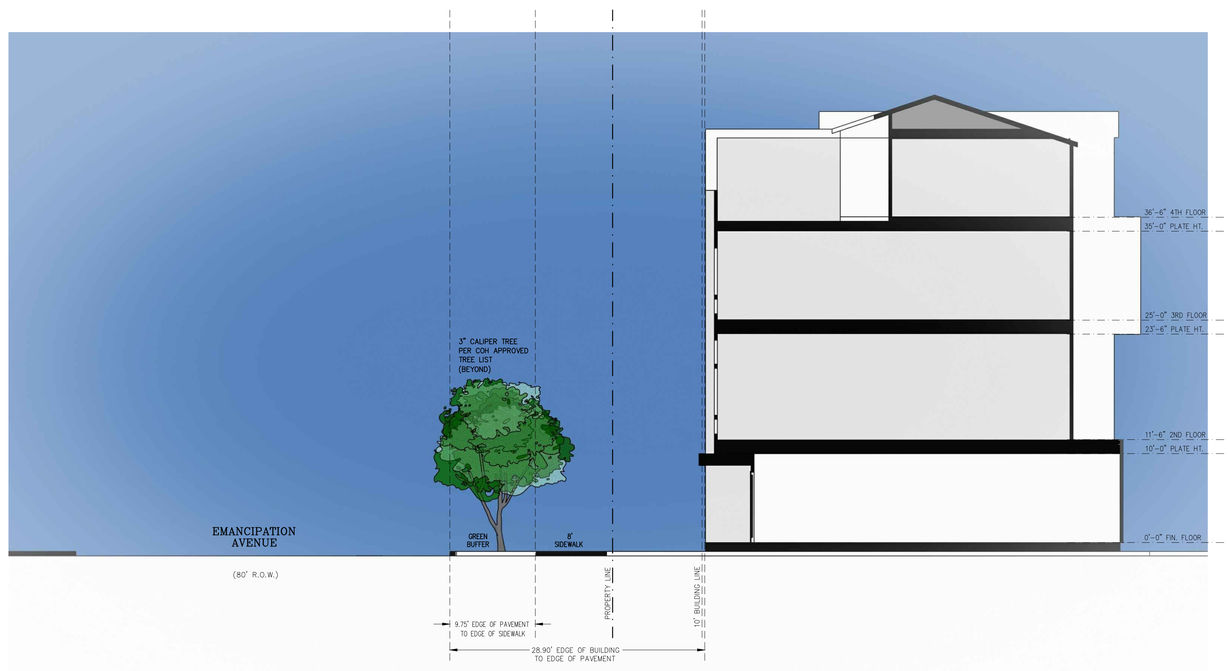


THE INTERFIELD GROUP
ARCHITECTURE / PLANNING/ ENGINEERING

401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007

TEL. (713) 780-0909
TBPE REG. NO. F-5611
TBAE REG. NO. BR741

TITLE: ENTERRA AT EMANCIPATION		
PROJECT: 2209 EMANCIPATION AVE.		
DATE: 06.25.19	PROJ #: 19057.00	SHEET NO.
DRAWN BY: TO	CHECKED BY: MLV	SK1
SCALE: NTS		OF 1



EMANCIPATION AT WEBSTER

ANDERSON CANYON, LLC

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-1171
Plat Name: Enterra at Emancipation
Applicant: The Interfield Group
Date Submitted: 06/24/2019

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Specific variance is being sought and extent of condition to allow a 10' building line along Emancipation Avenue
Chapter 42 Section: 150

Chapter 42 Reference:
42-150 (c) – Building line requirement - A single-family lot abutting a Major Thoroughfare – Urban Area – 25 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;

Enterra At Emancipation consists of all of Block 427 of South Side of Buffalo Bayou, located easterly of Emancipation Avenue, southerly of Gray Street, northerly of Webster Street and westerly of Saint Charles Street. Enterra At Emancipation will consist of a residential development, with ten (10) of the homes fronting on Emancipation Avenue. These ten (10) homes are designed with the flexibility of being utilize as live-work space on the ground floor. Enterra At Emancipation will not have a curb cut along Emancipation Avenue. Main entrance will be located on Saint Charles Street, with two (2) additional entrance/exits along Webster and Gray Streets. In recent years, several developments along Emancipation Avenue were granted variances that allowed 0'- to 15' building lines. These projects establish prevailing setbacks, with a strong likelihood that this prevalence will be in place for any foreseeable future period, due to the permanent nature of these developments. As with these developments, a 10' building line will allow for a more practical site layout to provide future residents with 0.66-acres of green space along Emancipation and 3 additional guest parking spaces. Existing conditions along this portion of Emancipation Avenue will place buildings at approximately 28.69' from the edge of pavement, with a 10' the building line. There are existing structures that share Emancipation Avenue intersections with this development that appear to be at 0' to 5' building lines. A 25' building line would deny Enterra At Emancipation the ability to be in general character of the block face and would cause homes to be set back from the façade of developments existing/planned along Emancipation Avenue. Developer intends to improve the pedestrian realm along Emancipation Avenue, by providing a pedestrian buffer that includes a 8' sidewalk and 3" caliper trees planted between travelled lanes and proposed sidewalk, so allowing a 10' building line will allow development to be in character with other developments and enhancement of the block face. We believe that with the flexibility of the ground floor live-work space, green space and improved pedestrian realm, Enterra At Emancipation will enhance the walkability and beautification of the nearby community and future residents.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: (a) Proposed development will include a 8-foot side walk along Emancipation Avenue (b) 3" caliper trees will create a pedestrian buffer between sidewalk and traveled lanes. (c) A private sidewalk, from doors facing Emancipation Avenue that will connect to 8' public sidewalk (d) 8" wrought iron fence (e) Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(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. Instead, it will allow development the ability to be in general character of this block face and not be setback further back from nearby developments, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beautification of the block face.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-1171
Agenda Item: 73
PC Action Date: 07/11/2019
Plat Name: Enterra at Emancipation
Applicant: The Interfield Group

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 150

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

Specific variance is being sought and extent of condition to allow a 10' building line along Emancipation Avenue;

Basis of Recommendation:

The site is located within Houston's city limits, along Emancipation Avenue, south of Interstate 45.
The applicant is proposing a shared driveway development for 34 single family lots and is requesting a variance for a reduced building line of 10 feet along Emancipation Avenue instead of the required 25 feet.

Staff recommends to defer the variance request per 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

June 27, 2019

VAR

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Enterra at Emancipation
REFERENCE NUMBER: 2019-1171

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along Emancipation Avenue South of I 45. 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.

Mary Villareal of **The Interfield Group**, the applicant, has filed a variance request on behalf of **Enterra Homes**, to allow reduced building lines of 10 feet along Emancipation Avenue as opposed to the required 25-foot building line.

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, July 11, 2019, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call **Mary Villareal** at **713-780-0909**. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 07/11/2019
Plat Name: Harris County MUD no 441 Water Plant no 1
Developer: Harris County MUD No 441
Applicant: Jones | Carter
App No/Type: 2019-1174 C2

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

Total Acreage:	2.4810	Total Reserve Acreage:	2.4810
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	77377	286X	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.

052. 60' wide access easement 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.

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

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

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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: 74
Action Date: 07/11/2019
Plat Name: Harris County MUD no 441 Water Plant no 1
Developer: Harris County MUD No 441
Applicant: Jones | Carter
App No/Type: 2019-1174 C2

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

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.Missing B.L.
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: -Show and call out channel designator L112-01-00, channel recording information, whether easement or fee, channel easement width and dimension line,...etc.
-The sanitary control easement cannot be located on HCFCD ROW. Please remove sanitary control easement from within the HCFCD ROW. mmh
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Adjacent Plat and street names should be provided. UVE should be checked at entry roadway to subdivision and Old Mueschke Road when adjacent properties are developed.
County has no objections to variance.

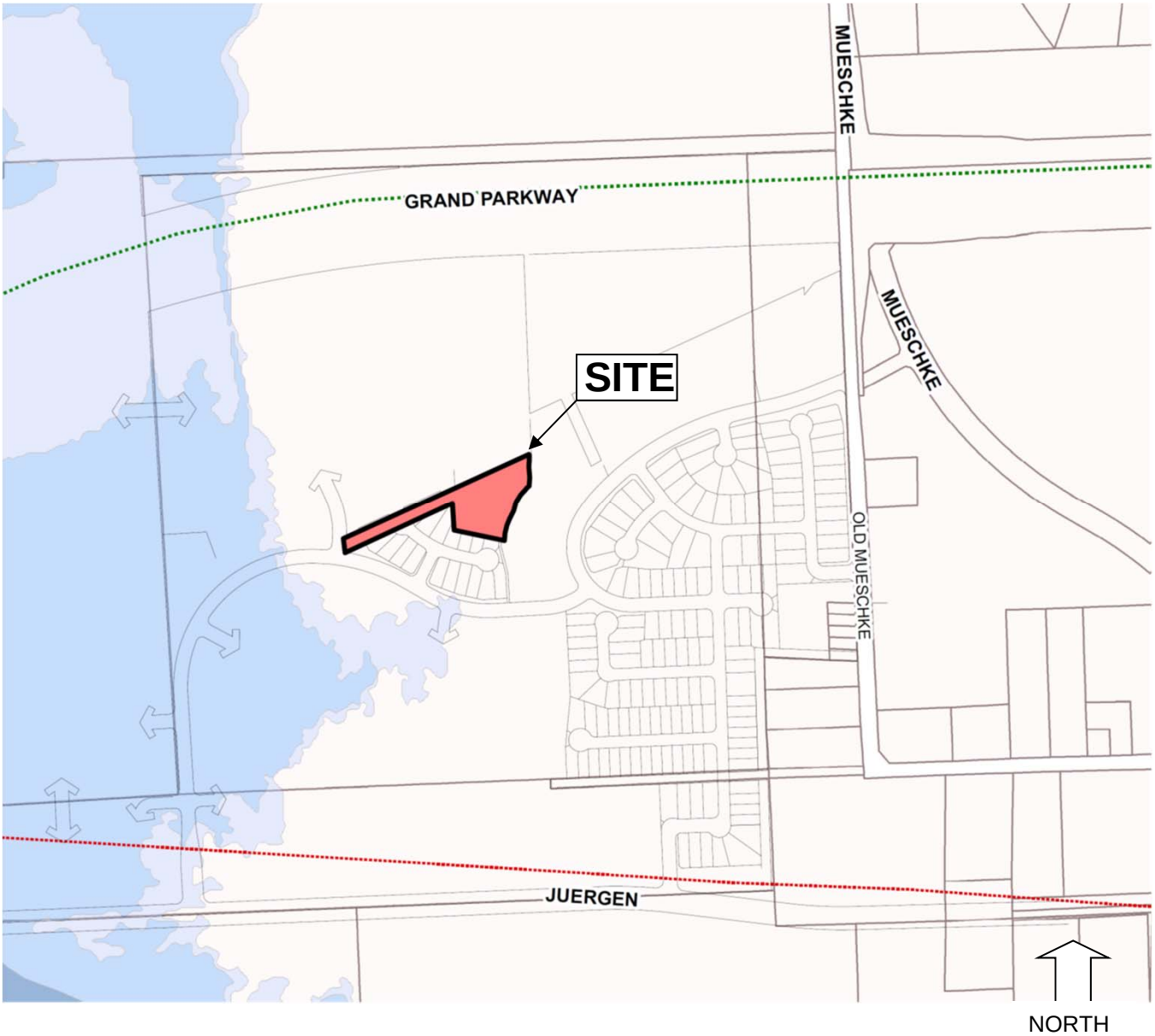
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Harris County MUD no 441 Water Plant no 1

Applicant: Jones | Carter



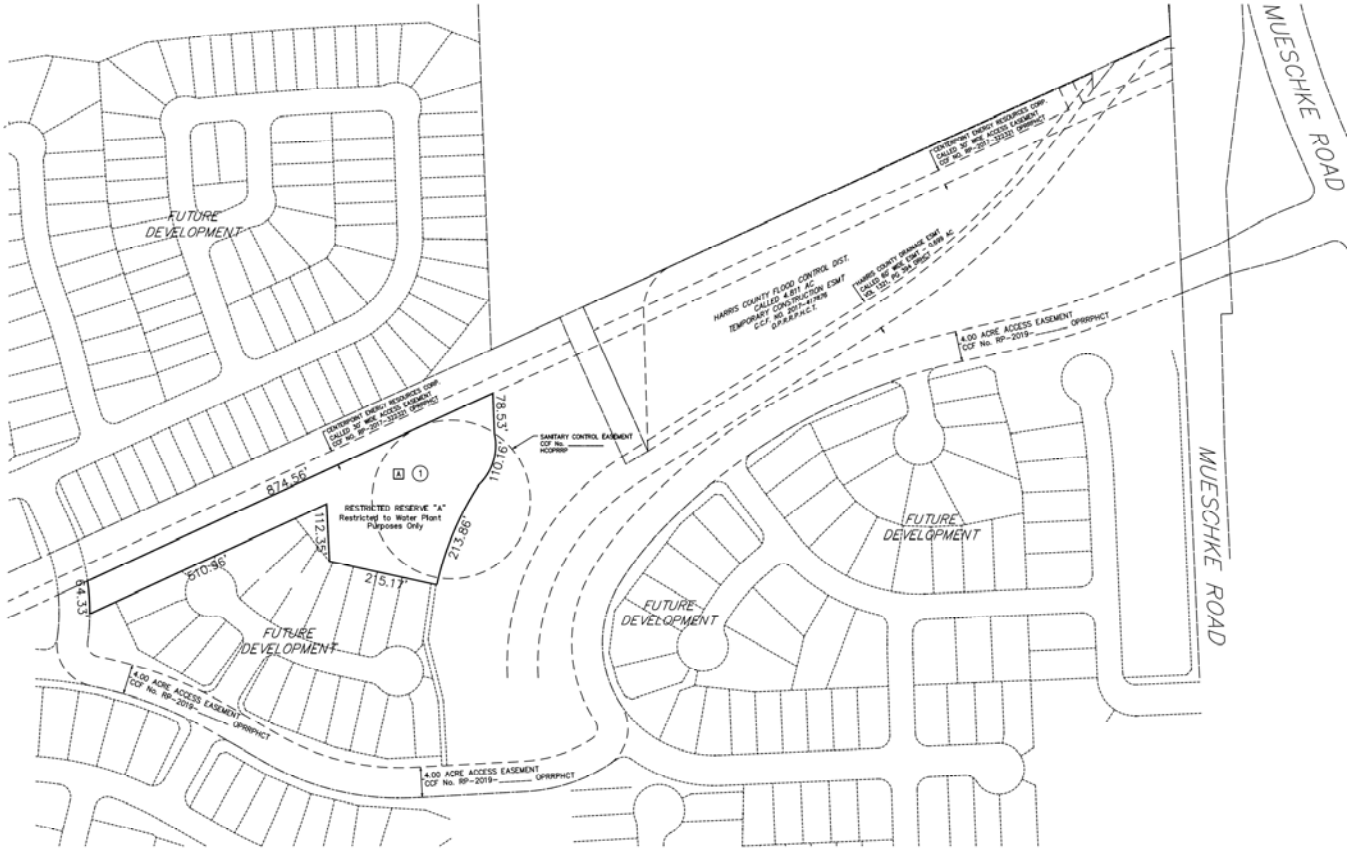
D – Variances Site Location

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Harris County MUD no 441 Water Plant no 1

Applicant: Jones | Carter



NORTH

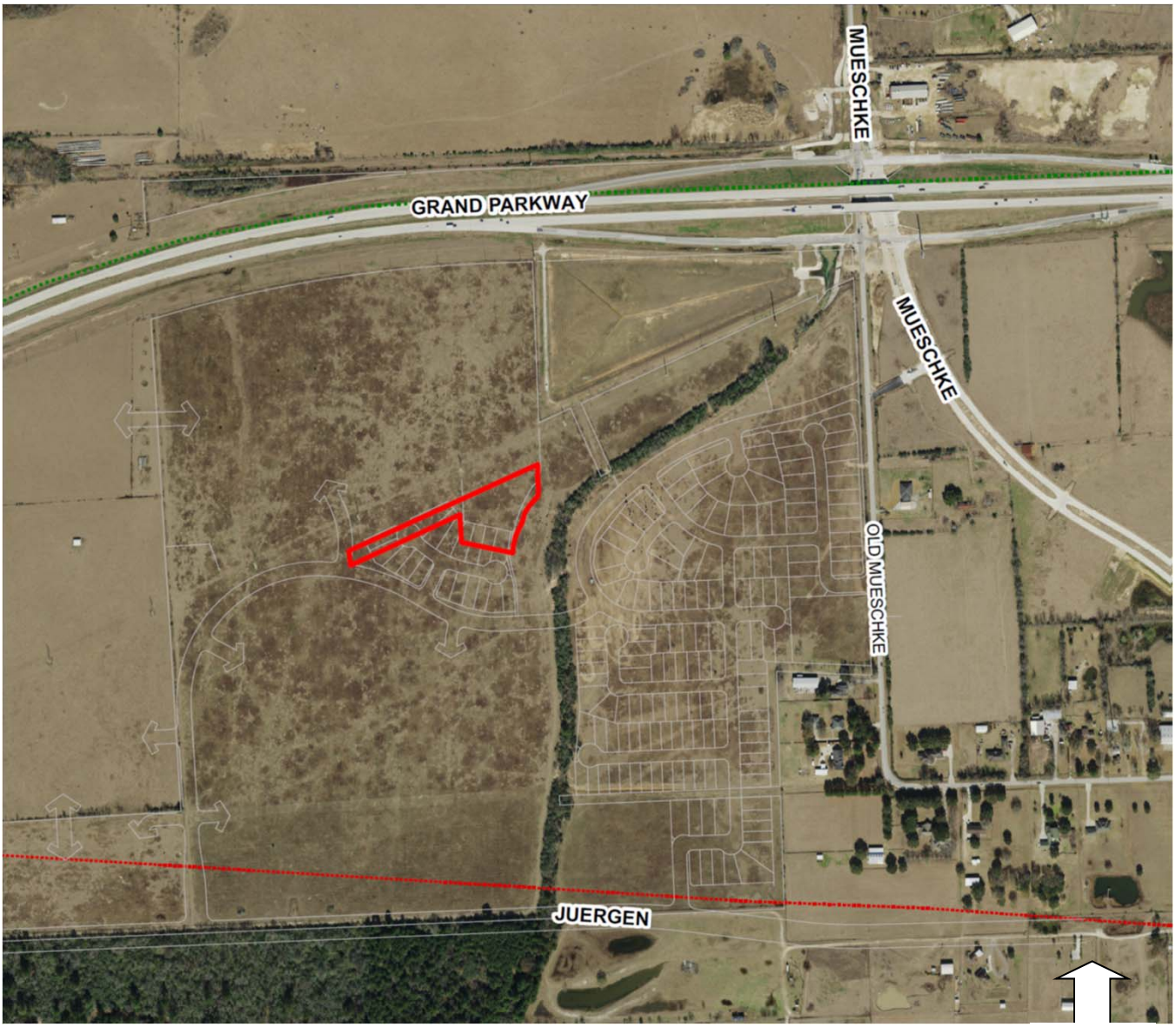
D – Variances Subdivision

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Harris County MUD no 441 Water Plant no 1

Applicant: Jones | Carter



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-1174
Plat Name: Harris County MUD no 441 Water Plant no 1
Applicant: Jones | Carter
Date Submitted: 06/24/2019

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

To allow the proposed water plant reserve to have temporary access and frontage via an access easement until the adjacent public street is platted with Phase I of the Franz Tract GP development.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

42-190 (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: Restricted reserve-wastewater treatment, water production, or water repressurization: 5000 sf minimum size on a public street or type 1 permanent access easement of 50 feet minimum width and having 50 feet minimum frontage.

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 sequence of development for the Franz Tract GP subdivision will be east-to-west beginning at Mueschke Road. Per the approved General Plan, the proposed Water Plant reserve is located within the first phase of development at a 60' north-south street. Water plants provide utility infrastructure for the overall development and are often constructed in advance of the lots they serve. The variance being requested is to allow only the proposed water plant to take temporary access via 2 60' access easements until such time as phase I of the development plats the adjacent public streets. The access easement follows the alignment of a future public street per the approved GP.

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

The circumstances supporting the granting of the variance is based on the necessity and ability to provide utility infrastructure in advance of lot development. The plat is being submitted ahead of the development section to allow for the MUD to coordinate TCEQ approvals. The variance being requested is to allow only the proposed water plant to take temporary access a 60' recorded access easements until such time as future Phase I of the development plats the adjacent public street. The access easement will allow for an all-weather road for the construction of the water plant. The access easement will automatically terminate upon the platting and recordation of the public streets.

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

Once recorded, the 4.0 acre access easement will provide the needed access to a public street. This access easement follows the alignment of future public streets that will be platted within phase I of the development. At the time of recordation of the public streets, the access easement will automatically terminate.

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

The proposed water plant will have adequate public street frontage and access once the adjacent sections plat. The 60' access easement is temporary and necessary to facilitate the construction of the water plant, as utility facilities are needed in advance of the development of the adjacent lots. The access easement will automatically terminate upon the recordation of said public streets.

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

Economic hardship is not the sole justification of the variance. The hardship is based on the short term need for access prior to the public streets beings platted and recorded. Water Plants generally develop ahead of the lots in order to provide the required utility facilities.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-1174
Agenda Item: 74
PC Action Date: 07/11/2019
Plat Name: Harris County MUD no 441 Water Plant no 1
Applicant: Jones | Carter

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

Chapter 42 Sections: 190(c)

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

To allow the proposed water plant reserve to have temporary access and frontage via an access easement until the adjacent public street is platted with Phase I of the Franz Tract GP development. ;

Basis of Recommendation:

The site is located within Houston's ETJ, in Harris County, south of the Grand Parkway, west of Mueschke Road, and north of future Juergen Road.
The applicant is proposing a reserve restricted to water plan use and is requesting a variance to not have 60 feet of frontage on a public right-of-way but instead to have access and frontage via a temporary 60-foot access easement. Staff is in support of the variance request.
The proposed reserve is within the Franz Tract General Plan (GP). As the adjacent sections are platted dedicating the public rights-of-way, the temporary access easement will automatically terminate, and the water plant will then have access and proper frontage on a public street as required per the ordinance. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ), and will connect to Mueschke Road, an existing 60' right-of-way.
Harris County Engineer's Office has voiced no objection for staff's recommendation. Therefore, staff recommends to grant the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

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

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

The access easement is located where the future public streets are proposed in the latest Franz Tract GP to provide temporary access to the water plant site. At this time, the section(s) which include the portion of the street that will provide public right-of-way access and frontage to the water plant has not been submitted.

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

The sequence of development requires utility infrastructure to be approved early in the process and is coordinated with the MUD and TCEQ.

(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 and will have proper frontage and access when the adjacent subdivision plats are recorded. 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 Mueschke Road, a 60-foot public right-of-way. This will allow for adequate ingress and egress to the area.

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

The sequence of development and the coordinated location of the water plan is the primary justification.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 07/11/2019
Plat Name: Harris Fort Bend Counties MUD no 3 water plant no 2
Developer: harris-fort bend counties mud no 3
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1129 C3P

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

Total Acreage:	0.9930	Total Reserve Acreage:	0.9930
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	77494	485E	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.

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. Access easement 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)

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

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.”

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: 75
Action Date: 07/11/2019
Plat Name: Harris Fort Bend Counties MUD no 3 water plant no 2
Developer: harris-fort bend counties mud no 3
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1129 C3P

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.

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)
Developer will be required to dedicate 50 feet of ROW for the western half of Ernstes, build half boulevard section and account for drainage for full 100 foot section when remainder of tract develops after water plant plat.
Temporary easement will need to be recorded by separate instrument prior to plat recordation
County has no objections to variance.

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

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 7/11/2019**

Subdivision Name: Harris Fort Bend Counties MUD no 3 water plant no 2

Applicant: Van De Wiele & Vogler, Inc.

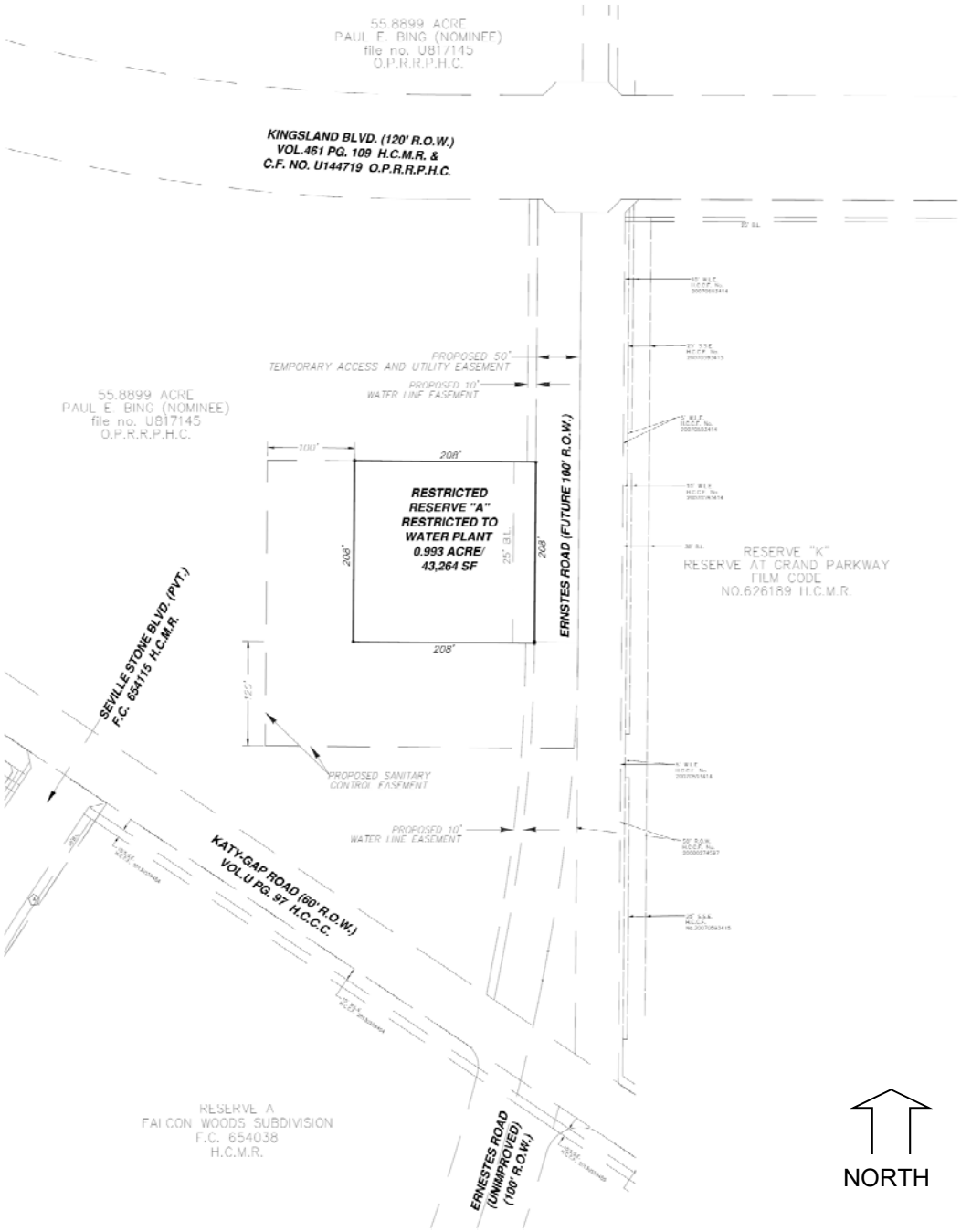
D – Variances Site Location

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 7/11/2019**

Subdivision Name: Harris Fort Bend Counties MUD no 3 water plant no 2

Applicant: Van De Wiele & Vogler, Inc.



D – Variances **Subdivision**

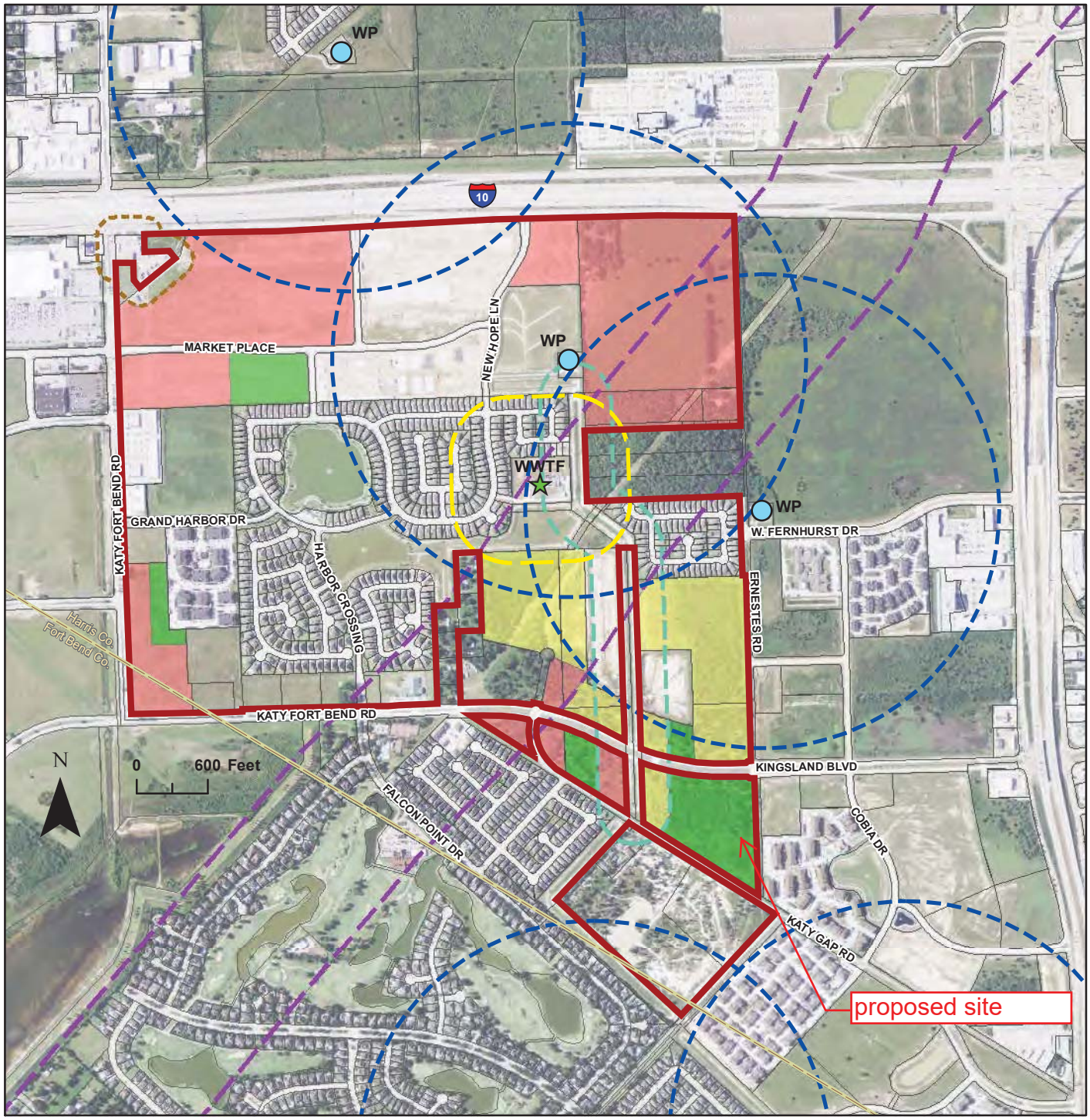
Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 7/11/2019**

Subdivision Name: Harris Fort Bend Counties MUD no 3 water plant no 2

Applicant: Van De Wiele & Vogler, Inc.

D – Variances Aerial



HCFBMUD 3 Potential Sites for Water Plant No. 2

Legend

Potential Sites

- Most Preferred
- Suitable Option (No Well)
- Least Preferred

- 2000' Water Plant Buffer
- 500' Wastewater Treatment Plant Buffer
- 660' Natural Gas Pipeline Buffer
- 300' Drainage Channel Buffer

- 150' Septic System Butter
- District Boundary
- Parcel Boundary

Van DeWiele & Vogler Incorporated Consulting Engineers

SOURCES: VDW&V, 2013; TCEQ, 2013; H-GAC, 2013; NAIP 2012 Aerial Imagery.

F:\03600\000-0\GIS\Maps\ArcMap\HFBCMUD3_WaterPlant2SitesRev2_8-5P.mxd 05/29/2013 9:11:58 AM

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-1129
Plat Name: Harris Fort Bend Counties MUD no 3 water plant no 2
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 06/23/2019

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a water plant reserve to take access through a temporary 50' access easement rather than direct frontage on a public right of way

Chapter 42 Section: 190

Chapter 42 Reference:
42-190 (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: Restricted reserve-wastewater treatment, water production, or water repressurization: 5000 sf minimum size on a public street or type 1 permanent access easement of 50 feet minimum width and having 50 feet minimum frontage.

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
Harris Fort Bend Counties MUD No. 3 (the District) needs to purchase and construct a second water plant to be able to serve the development of the remainder of the District. A study was completed to determine the possible sites for the water plant as shown on the attached drawing. About 1 acre of land is needed for a water plant as long as the shape of the property is more or less square. Mr. Bing's property was chosen since it is the largest area that is colored green, meaning it is least encumbered by buffer zones, which are too close to other plants, pipelines, or drainage channels. The land is currently owned by Dr. Bing, who plans to sell the land to a developer possibly for commercial development. We are proposing to leave 300' depth off of Kingsland Blvd. for commercial development. An all-weather access road will be constructed off Kingsland Blvd. for access to the water plant until the rest of the Bing property is developed and the permanent roadway is constructed for Ernestes Road (aka Roesner Road).

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances include having to insert a water plant in the midst of existing developments.

(3) The intent and general purposes of this chapter will be preserved and maintained;
When the Bing property is sold to a developer, the western 50' right-of-way for Ernestes Road (aka Roesner Road) will be dedicated and constructed at that time.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
There are no health, safety, or welfare issues created by the proposed location of the water plant site. The site will be completely fenced per TCEQ regulations.

(5) Economic hardship is not the sole justification of the variance.
Hardships include the buffer zones and the relatively small size of the Bing property at 15.5 acres, which does not give much flexibility for development.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-1129
Agenda Item: 75
PC Action Date: 07/11/2019
Plat Name: Harris Fort Bend Counties MUD no 3 water plant no 2
Applicant: Van De Wiele & Vogler, Inc.

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

Chapter 42 Sections: 190

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

To allow a water plant reserve to take access through a temporary 50' access easement rather than direct frontage on a public right of way;

Basis of Recommendation:

The site is located in Harris County west of Ernestes Road, south of Kingsland Blvd. The applicant is proposing a reserve restricted to water plant use and requesting a variance to not have frontage on a public right of way but instead to have access and frontage via a temporary 50-foot access easement. Staff is in support of the request.

The proposed reserve is located within Bing General Plan. As the adjacent sections are platted, the temporary access easement will automatically terminate, and the water plant will then have access and proper frontage on a public street, Ernestes Rd, as required per the ordinance. The temporary 50’ access easement will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ). The easement follows the proposed street pattern of the General Plan and connects to Kingsland Boulevard, an existing 120' ROW.

Harris County Engineers Office has voiced no objection to the request. Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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;

Harris Fort Bend Counties Municipal Utility District No. 3 has determined this site as the most suitable for the water plant due to its shape, size, and distance from other plants, pipelines, and drainage channels. The proposed temporary access easement is located where the future public street is proposed in Bing GP to provide temporary access to the water plant site. As the adjacent sections within Bing GP are platted the west 50' of Ernestes Rd will be dedicated and the access easement will terminate. The east 50' of Ernestes Rd was dedicated in 2008 by separate instrument.

(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 and will have proper frontage and access when the adjacent subdivision plats are recorded. 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 Kingsland Blvd, a 120' public right-of-way. This will allow for adequate ingress and egress to the 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) and will eventually become a public street when the adjacent sections are platted. At this time the sections of Bing GP including Ernestes Rd have not been submitted and the district needs to construct a second water plant to be able to serve the development of the remainder of the District.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 07/11/2019
Plat Name: In and Out Fuel
Developer: In and Out Fuel
Applicant: Windrose
App No/Type: 2019-1009 C2

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

Total Acreage:	1.5210	Total Reserve Acreage:	1.5210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77042	489P	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)

Applicant must provide pedestrian improvements as indicated on site plan:
1. Minimum 6’ wide unobstructed sidewalk along Briar Forest Drive and Wilcrest Drive
2. Minimum 4’ safety buffer along Briar Forest Drive and 5’ safety buffer along Wilcrest Drive and
3. Minimum 3" caliper trees. Provide these trees within the landscape buffer between the travel lanes and sidewalk.

Add note if the requested variance is granted: The Planning Commission granted a variance to allow a dual 15’ B.L. for the expansion of the existing fuel canopy along Briar Forest Drive subject to specific conditions on 07/11/2019. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

All parking requirements must be met at permitting stage.

For Your Information:

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 07/11/2019
Plat Name: In and Out Fuel
Developer: In and Out Fuel
Applicant: Windrose
App No/Type: 2019-1009 C2

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

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
Our records indicate that there is an active 8-inch sanitary sewer on-site along Wilcrest Drive within a 10 foot wide sanitary sewer easement . For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

City Engineer: Detention is required.

Metro: METRO is in favor of closing a driveway to provide more space for the bus landing pad and shelter. Please see the attached bus stop design detail.

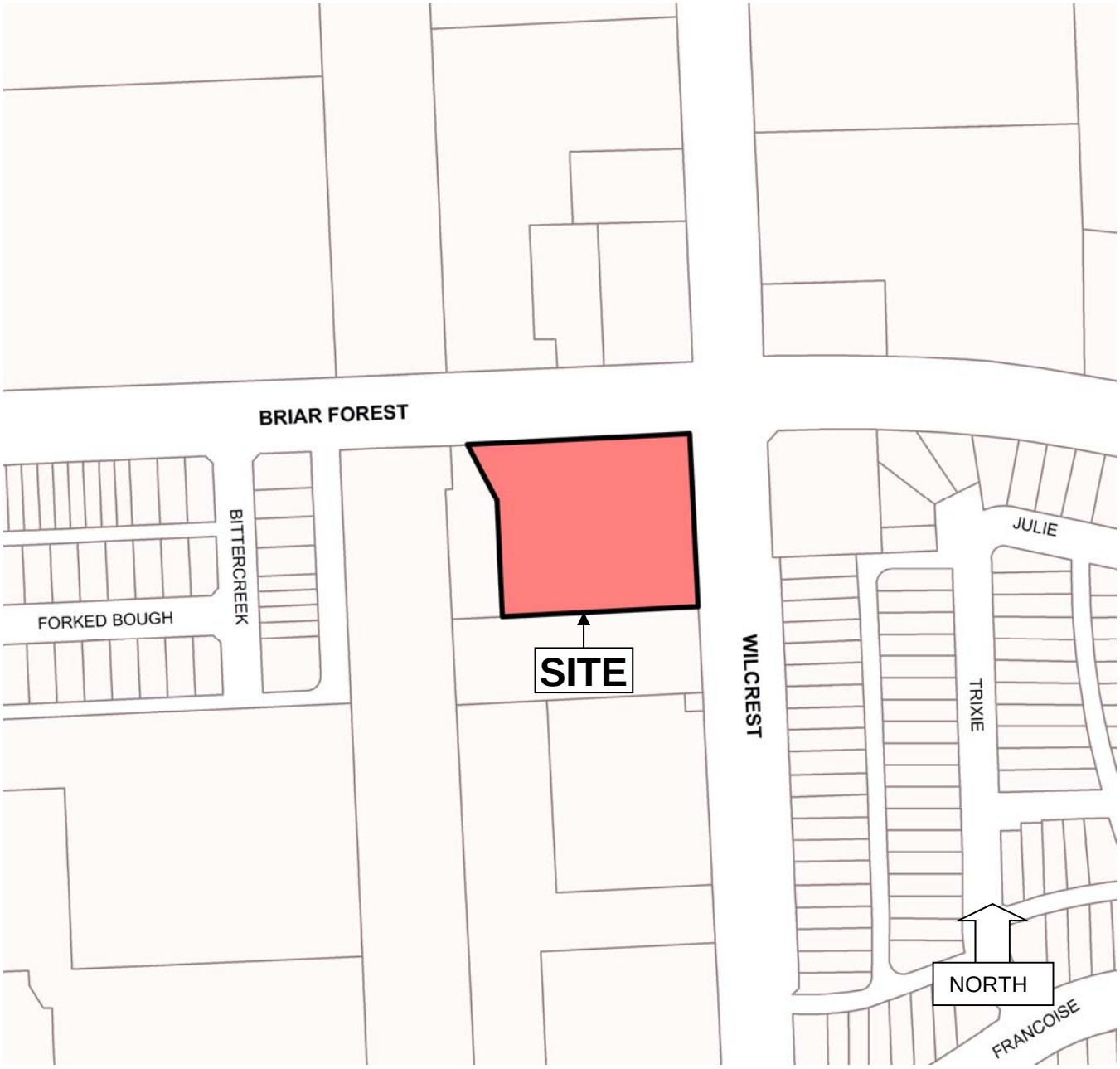
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: In And Out Fuel (DEF 1)

Applicant: Windrose



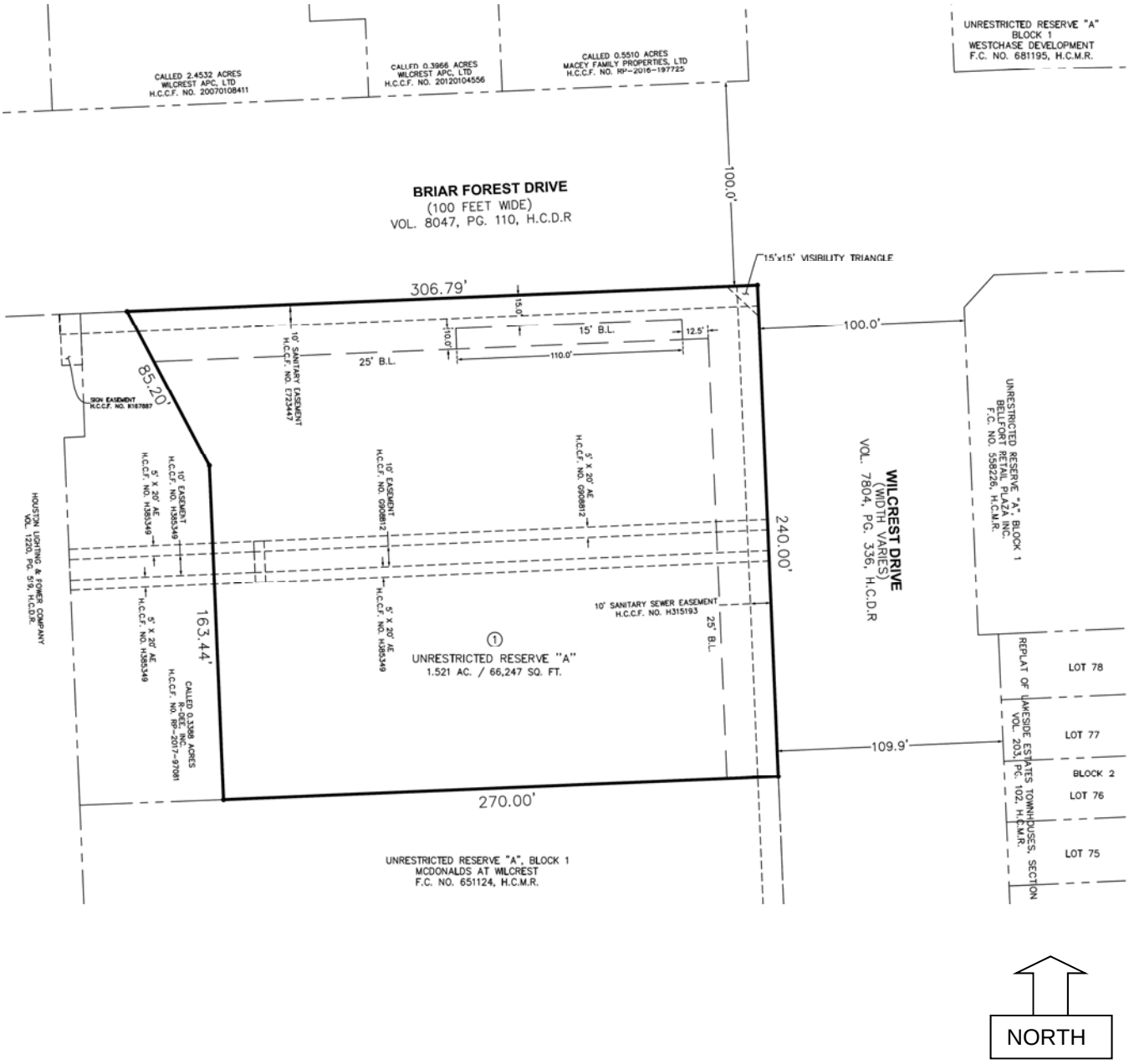
D – Variances Site Location

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: In And Out Fuel (DEF 1)

Applicant: Windrose



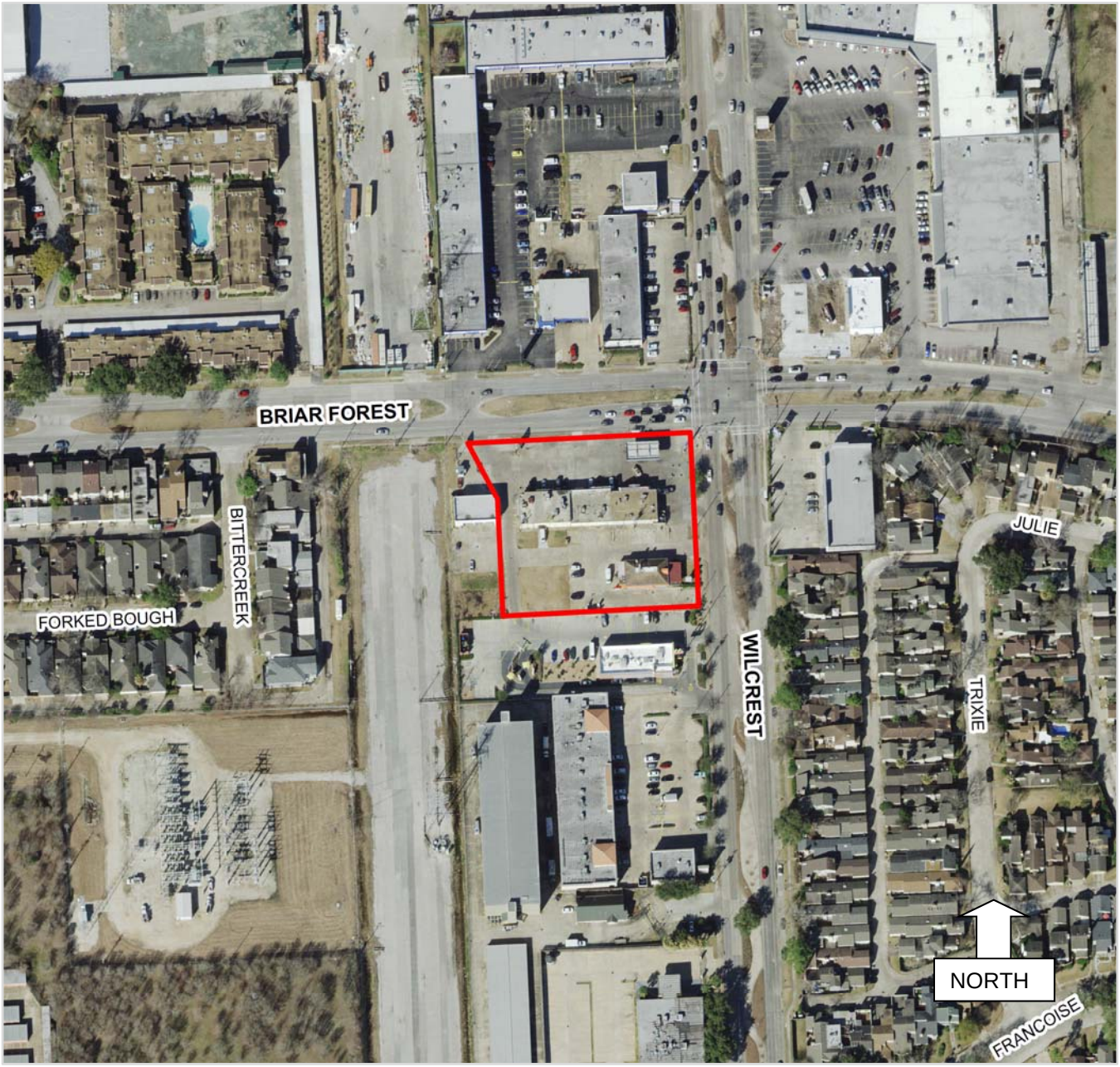
D – Variances Subdivision

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: In And Out Fuel (DEF 1)

Applicant: Windrose



D – Variances Aerial

PARKING ANALYSIS: IN-&-OUT C-STORE

SITE AREA: 1.520 ACRES (66,207) SQ.FT.
C-STORE BLDG. GROSS AREA: 2,400.00 SQ.FT.
FUEL CANOPY: 2,135.25 SQ.FT.

CARS REQUIRED: 4/ 1,000 SQ.FT. = 10 CARS (2,400/ 1000)4 = 9.6 (CLASS 8. RETAIL SERVICES)
CARS PROVIDED: = 11 CARS (#01-11)
FUEL CANOPY CARS PROVIDED: = 8 CARS (CREDIT)
TOTAL PROVIDED W/O FUEL CANOPY CARS: = 11 CARS

HANDICAP PARKING REQUIRED: = 1 CAR **HANDICAP PARKING PROVIDED:** = 3 CARS TOTAL (1 VAN ACCESSIBLE)

PARKING ANALYSIS: OTHERS

CLASS 1 OFFICE:

a. **OFFICE**
2.5 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GFA OR 2.75 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF UFA .

WESTERN UNION (1,200/1000)2.5 = 3 SPACES (#12-14) **CARS REQUIRED:** 3 **CARS PROVIDED:** 3
INSURANCE (1,200/1000)2.5 = 3 SPACES (#15-17) **CARS REQUIRED:** 3 **CARS PROVIDED:** 3

HANDICAP PARKING REQUIRED: = 1 CAR EACH **HANDICAP PARKING PROVIDED:** = 2 CARS TOTAL (VAN ACCESSIBLE)

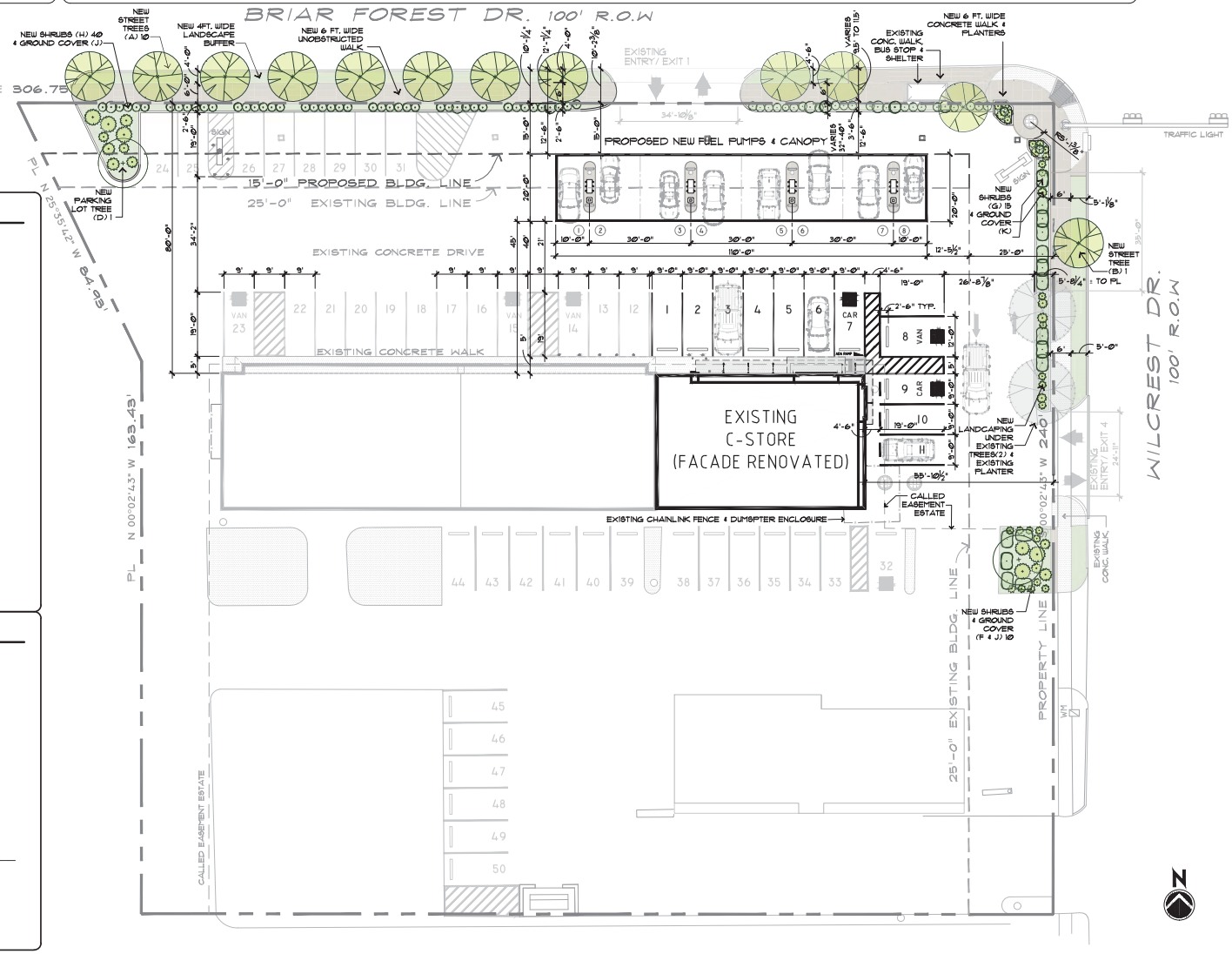
CLASS 8. RETAIL SERVICES:

f. **SHOPPING CENTER (STRIP) (UP TO 25,000 SQUARE FEET OF GFA)**
4.0 PARKING SPACES FOR EVERY 1,000 SQUARE FEET OF GFA

DRY CLEANER (2800/1000)4 = 11.2 = 11 SPACES *(RE: SEC. 26-491. - FRACTIONAL REQUIREMENTS.)*
CARS REQUIRED: 11
CARS PROVIDED: 15 (#18-31)

HANDICAP PARKING REQUIRED: = 1 CAR **HANDICAP PARKING PROVIDED:** = 1 CAR (VAN ACCESSIBLE)

PROPERTY - LEGAL DESCRIPTION - TR 6W-13
ABST 834 E WILLIAMS
PROPERTY ADDRESS: **11101 BRIAR FOREST DR # 1 HOUSTON TX 77042**



LANDSCAPING

TREES COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
STREET TREES:			
A. CHINESE PISTACHE	Pistacia Chinensis	25'	10
B. TEXAS ASH	Fraxinus texensis	25'	2
PARKING LOT TREES:			
C. YAUPON HOLLY	Ilex vomitoria	20'	1
D. EASTERN REDBUD	Cercis canadensis	15'	1
E. Existing Oak	----------	----	2

SHRUBS COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
F. DWARF B. HOLLY	Ilex comuta "Burfordii"	5 gal.	45
G. INDIAN HAWTHORNE	Raphiolepis indica	5 gal.	45
H. TEXAS SAGE	Leucophyllum Frutescens	3 gal.	50

GROUND COVER COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
J. Shore Juniper	Juniperus conferta	5 gal.	—
K. Asian Jasmine	Trachelospermum asiacticum	5 gal.	—

LANDSCAPING ANALYSIS

(A) STREET TREES: 14 REQUIRED/ 13 PROVIDED

BRIAR FOREST: 272 FT./ 30 FT. = 9.06 (10 TREES) (10 PROVIDED)

WILCREST: 91 FT./ 30 FT. = 3.03 (4 TREES) (3 PROVIDED)

(B) PARKING LOT TREES: 2 REQUIRED/ 2 PROVIDED

1 TREE @ 10 PARKING SPACES. | # REQD. BRIAR FOREST = (8/ 10) SPACES = 0.8 (1)
WILCREST = (4/ 10) SPACES = 0.4 (1)

(C) EXISTING TREES: 2 SMALL OAK TREES (WILCREST CREDIT)

TOTAL No. OF TREES: 16 TREES

(D) F, G & H SHRUBS: 14.0 REQUIRED/ 14.0 PROVIDED

10 SHRUBS PER STREET TREE REQD. = 10 X 10TREES = 100 SHRUBS | BRIAR FOREST
= 10 X 4 TREES = 40 SHRUBS | WILCREST

GENERAL NOTES

NOTES TO SHEET

SPECIAL NOTICE:

All Drawings and Written Materials appearing herein constitute the original work of Outside the Lines, Inc. and may not be duplicated, distributed or disclosed by any means without prior written consent of Ron Kent, AIA. ©2019

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DRAWINGS ISSUED FOR ☐ REVIEW ☐ PERMITTING ☐ CONSTRUCTION

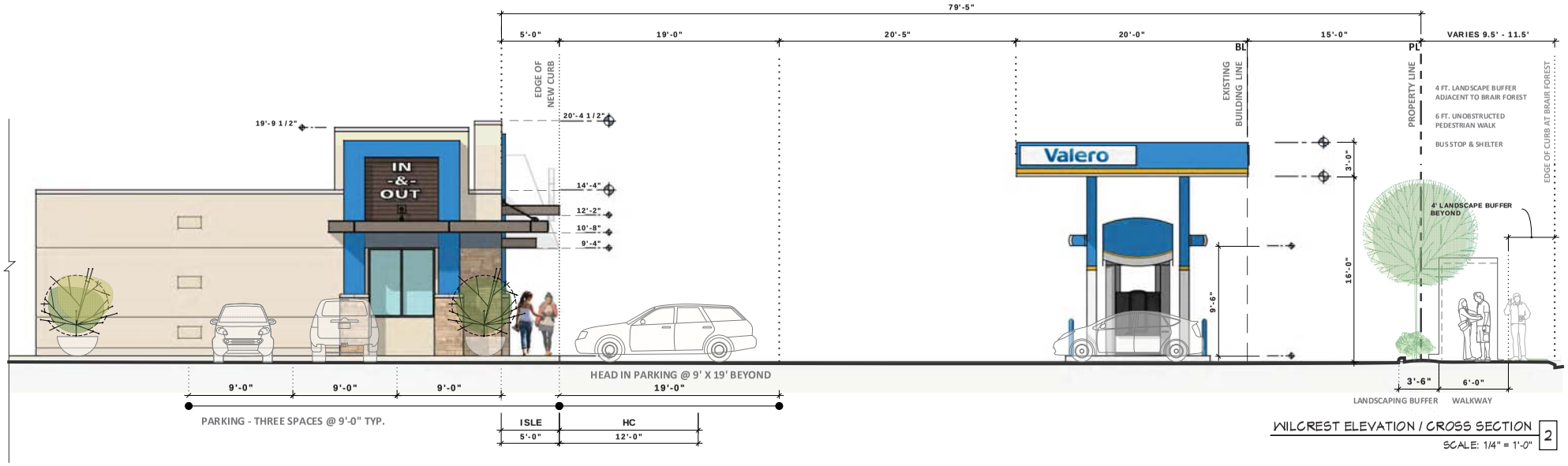
PROJECT:
PROJECT No.: 19-020
ADDRESS: 11101 BRIAR FOREST DR.
CITY: HOUSTON | **STATE:** TEXAS | **ZIP CODE:** 77042

Valero IN-&-OUT C-Store

RON KENT, AIA
5180 GRANTS LAKE BLVD. SUITE W100
SUGAR LAND, TEXAS 77479
(281) 488 7979
Outside the Lines, inc.
INNOVATIONS IN ARCHITECTURE/ CONSTRUCTION
outside_the_lines@hotmail.com
outsidethelinesinc.com

Drawing Title: ARCHITECTURAL SITE & LANDSCAPING PLAN

DATE:	SCALE:	SHEET:
07.10.19	1/16" = 1'-0"	A 0



WILCREST ELEVATION / CROSS SECTION 2

SCALE: 1/4" = 1'-0"

BRIAR FOREST ELEVATION 1

SCALE: 1/4" = 1'-0"

SPECIAL NOTICE:

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REVISIONS

#	DATE	DESCRIPTION

DRAWINGS ISSUED FOR ☐ REVIEW ☐ PERMITTING ☐ CONSTRUCTION

PROJECT:

PROJECT No.:

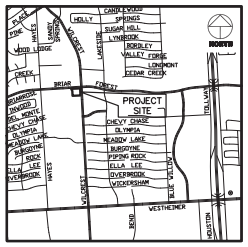
ADDRESS: 11101 BRIAR FOREST DR. HOUSTON, TEXAS 77042

Valero IN-&-OUT C-Store

RON KENT, AIA
5150 GRANTS LAKE BLVD. SUITE 1655
SUGAR LAND, TEXAS 77479
(281) 605 7579
Outside the Lines, inc.
INNOVATIONS IN ARCHITECTURE/ CONSTRUCTION
outside_the_lines@hotmail.com
outsidethelinesinc.co

Drawing Title: STREET ELEVATIONS

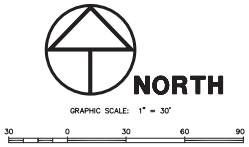
DATE:	SCALE:	SHEET:
06.26.19	1/4" = 1-0"	A- 1



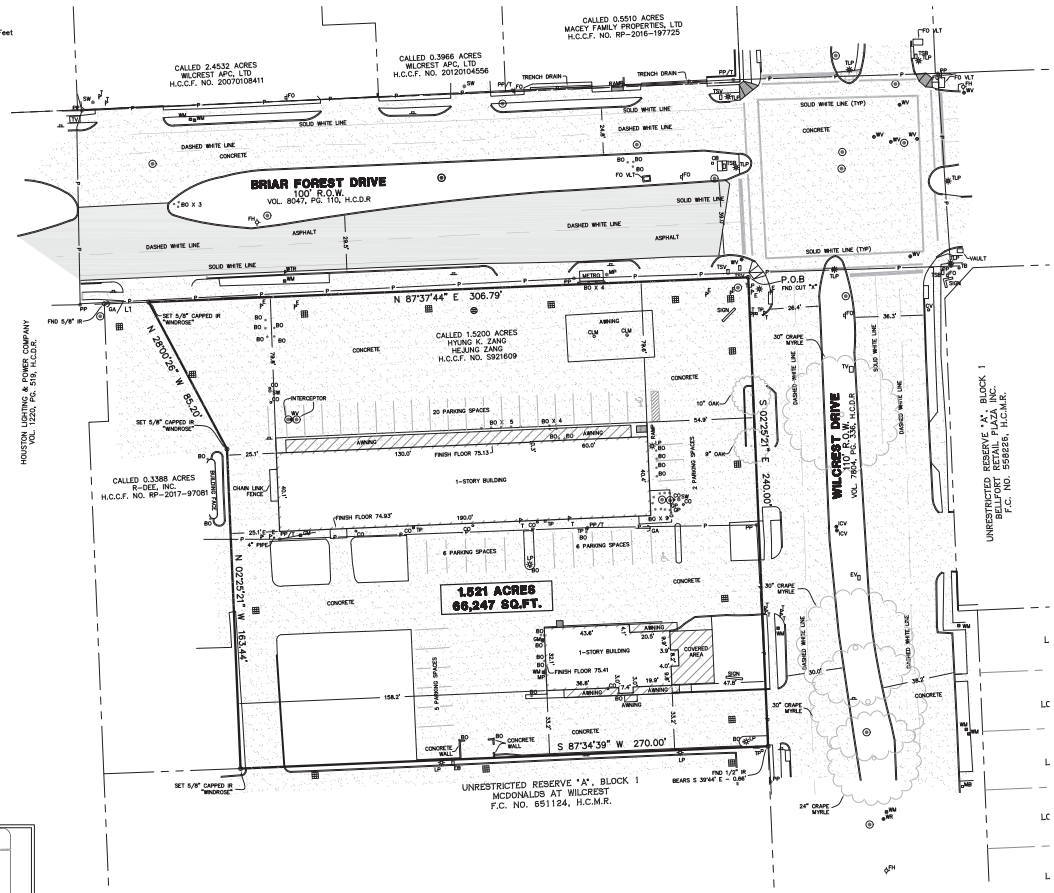
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°37'44" W	22.77'

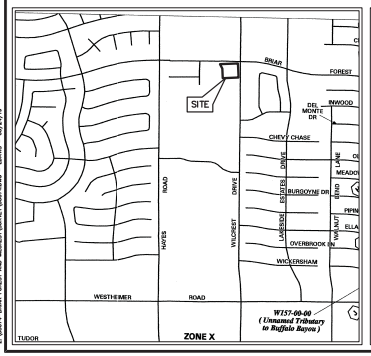


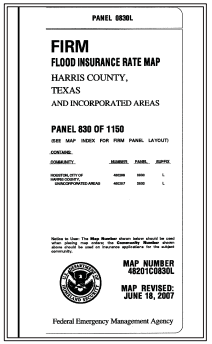
LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	– BOLLARD	SP	– SERVICE POLE	STM	– STORM SEWER
HC	– HANDICAP	GAC	– GUY ANCHOR	CMP	– CORRUGATED METAL PIPE
GM	– GAS METER	OHP	– OVERHEAD POWER LINE	CPP	– CORRUGATED PLASTIC PIPE
GV	– GAS VALVE	BWF	– BARBED WIRE FENCE	RCP	– REINFORCED CONCRETE PIPE
FH	– FIRE HYDRANT	WIF	– WROUGHT IRON FENCE	TEL	– TELEPHONE
WM	– WATER METER	WF	– WOOD FENCE	SWBT	– SOUTHWESTERN BELL TELEPHONE CO.
WV	– WATER VALVE	CLF	– CHAINLINK FENCE	WTR	– WATER
CV	– IRRIGATION CONTROL VALVE	GP	– GATE POST	UG	– UNDERGROUND
	– GRATE INLET	(P)	– PER PLANS	FND	– FOUND
	– GRATE INLET	APPROX.	– APPROXIMATE	H.C.C.F.	– HARRIS COUNTY CLERK FILE
	– MANHOLE		– HIGHBANK	H.C.D.R.	– HARRIS COUNTY DEED RECORDS
CO	– CLEANOUT		– SIGN	H.C.M.R.	– HARRIS COUNTY MAP RECORDS
TP	– TELEPHONE PEDESTAL	PLM	– PIPELINE MARKER	IP	– IRON PIPE
EB	– ELECTRIC BOX	UCS	– UNDERGROUND CABLE SIGN	IR	– IRON ROD
TSB	– TRAFFIC SIGNAL BOX	CTL	– CATHODIC TEST LEAD	NO.	– NUMBER
LP	– LIGHT POLE	MW	– MONITORING WELL	PG.	– PAGE
TLP	– TRAFFIC LIGHT POLE	P	– PIN FLAG/PAINT MARK	R.O.W.	– RIGHT-OF-WAY
GL	– GROUND/SPOT LIGHT	TC	– TOP OF CURB	SQ. FT.	– SQUARE FEET
PP	– POWER POLE	G	– GUTTER	VOL.	– VOLUME
PP/T	– POWER POLE W/TRANSFORMER	TG	– TOP OF GRATE	F.C.	– FILM CODE
PP/LT	– POWER POLE W/LIGHT	FL	– FLOW LINE	B.L.	– BUILDING LINE
PP/CT	– POWER POLE W/CONDUIT	HB	– HIGHBANK	U.E.	– UTILITY EASEMENT
MP	– METER POLE	SAN	– SANITARY SEWER		– TREE/SHRUB
TB	– TELEPHONE CABINET	CLM	– COLUMN	SW	– SAMPLE WELL
FO VLT	– FIBER OPTIC VAULT	TSV	– TRAFFIC SIGNAL VAULT	TV	– TELEPHONE VAULT
FO VLT	– FIBER OPTIC VAULT	MB	– MAIL BOX		
CV	– CABLE VAULT	EV	– ELECTRICAL VAULT		
		P C	– ELECTRICAL PIN FLAG/PAINT MARK		
		P T	– TELECOMMUNICATION PIN FLAG/PAINT MARK		

FLOOD INFORMATION




PANEL 0830L

FIRM
FLOOD INSURANCE RATE MAP
HARRIS COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 830 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HOUSTON, CITY OF	480296	0830	L
WEST UNIVERSITY PLACE, CITY OF	480297	0830	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
48201C0830L

MAP REVISED:
JUNE 18, 2007

Federal Emergency Management Agency

DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.521 ACRES OR 66,247 SQUARE FEET OF LAND SITUATED IN THE E. WILLIAMS SURVEY, ABSTRACT NO. 834, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.5200 ACRE TRACT OF LAND DESCRIBED IN DEED TO HYUNG K. ZANG AND HEJUNG ZANG, RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. S921609, WITH SAID 1.521 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CUT 'X' IN CONCRETE FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF WILCREST DRIVE (110' R.O.W.), RECORDED IN VOL. 7804, PG. 336, HARRIS COUNTY DEED RECORD (H.C.D.R.), AND THE SOUTH R.O.W. LINE OF BRIAR FOREST DRIVE, (100' R.O.W.), RECORDED IN VOL. 8047, PG. 110, H.C.D.R., MARKING THE NORTHEAST CORNER OF SAID 1.5200 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 25 MIN. 21 SEC. EAST, ALONG THE WEST R.O.W. LINE OF SAID WILCREST DRIVE, A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF UNRESTRICTED RESERVE 'A', BLOCK 1, MCDONALDS AT WILCREST, MAP OR PLAT THEREOF RECORDED IN FILM CODE (F.C.) NO. 651124, HARRIS COUNTY MAP RECORDS (H.C.M.R.), THE SOUTHEAST CORNER OF SAID 1.5200 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 34 MIN. 39 SEC. WEST, ALONG THE COMMON LINE OF SAID 1.5200 ACRE TRACT AND SAID UNRESTRICTED RESERVE 'A', A DISTANCE OF 270.00 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET MARKING THE SOUTHEAST CORNER OF A CALLED 0.3388 ACRE TRACT DESCRIBED IN DEED TO R-DEE, INC., RECORDED IN H.C.C.F. NO. RP-2017-97081, THE SOUTHWEST CORNER OF SAID 1.5200 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 25 MIN. 21 SEC. WEST, ALONG THE COMMON LINE OF SAID 1.5200 ACRE TRACT AND SAID 0.3388 ACRE TRACT, A DISTANCE OF 163.44 FEET TO AN ANGLE POINT;

THENCE, NORTH 28 DEG. 00 MIN. 26 SEC. WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 85.20 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET MARKING THE NORTHEAST CORNER OF SAID 0.3388 ACRE TRACT, AND THE NORTHWEST CORNER OF SAID 1.5200 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND ON THE SOUTH R.O.W. LINE OF SAID BRIAR FOREST DRIVE MARKING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HOUSTON LIGHTING AND POWER COMPANY, RECORDED IN VOL. 1220, PG. 519, H.C.D.R. BEARS FOR REFERENCE SOUTH 87 DEG. 37 MIN. 44 SEC. WEST -22.77 FEET.

THENCE, NORTH 87 DEG. 37 MIN. 44 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID BRIAR FOREST DRIVE, A DISTANCE OF 306.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.521 ACRES OR 66,247 SQUARE FEET OF LAND. AS SHOWN ON JOB NO. 55074, PREPARED BY WINDROSE LAND SERVICES.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999893340.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0830L, REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 2013-343 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
7. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
9. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

SURVEYOR'S CERTIFICATION

TO: HYUNG K. ZANG
HEJUNG ZANG

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON. THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

05-24-19
DATE

STATE OF TEXAS
LUCAS G. DAVIS
6599
REGISTERED
PROFESSIONAL
SURVEYOR

REVISIONS		
DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE. STE 150 I HOUSTON, TX 77082 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

STANDARD LAND SURVEY OF
1.521 AC./ OR 66,247 SQ. FT.
SITUATED IN THE
E. WILLIAMS SURVEY
ABSTRACT NO. 834
HARRIS COUNTY, TEXAS

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FIELDED BY: RA	CHECKED BY: LGD	JOB NO. 55074	
DRAWN BY: AT	DATE: 05-24-19	SHEET NO. 1 OF 1	

Z:\55074-BRIAR FOREST AND WILCREST\SURVEY\55074.DWG - LUKAS - 05.24.19

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-1009
Plat Name: In and Out Fuel
Applicant: Windrose
Date Submitted: 05/28/2019

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a dual building line of 15 feet along Briar Forest Drive to allow for the expansion of an existing fuel canopy.
Chapter 42 Section: 150

Chapter 42 Reference:
Section 42-150 "Building Line Requirement", paragraph (d) states, “The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control; Major Thoroughfares - 25 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 an existing Valero fuel station located at the southwest corner of Briar Forest Drive and Wilcrest Drive. The fuel station is undergoing a renovation to update their primary building and fuel canopy. Because of the unusual physical characteristics that affect the site, the applicant cannot meet the 25-foot building setback along Briar Forest Drive. When the fuel station was designed and constructed in 1980, including all drive aisles and parking areas, the canopy was not subject to a 25-foot building setback. Since that time, through the Chapter 42 Subdivision Code, the City has applied a 25-foot setback along all major thoroughfares. The existing canopy now exists at 14.8-feet from the public right-of-way, encroaching in to the 25-foot building setback. In order to preserve the fuel station use, the applicant must keep the facility updated and viable. While the applicant does not plan to further encroach depth wise in to the setback, they do wish to reconstruct the canopy parallel to Briar Forest (as opposed to the angled placement of the existing canopy). This will increase the length of the canopy along Briar Forest from 44.3’ to 110’, a total additional length of 65.7’. The existing canopy will be replaced and this will enable them to provide the proper number of fuel pumps to maintain the viability of the station. If the canopy was forced back to abide by the 25’ building setback, it would eliminate necessary parking, encroach in to drive aisles, and make the fuel station inviable. So without the variance, the existing use cannot survive at this location.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the variance were created when the existing fuel station was developed. As the years passed, the revision to the City’s Subdivision Regulations and the associated building setback requirement resulted in the encroachment of the fuel canopy. To maintain a safe, functional, and franchise-compliant station, an update to the subject facilities is now necessary. The applicant is requesting a variance to allow the existing canopy to be preserved and enhanced in accordance with market conditions.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The applicant is proposing no additional encroachment in to the building setback’s depth. The existing canopy’s plane will be preserved and extended laterally. The renovation of the fuel center is consistent with the City’s regulations as it will enable the applicant to keep their business viable, safe, and compatible with the development in the immediate area. Without the variance, the applicant will lose the fuel station use and the business they have fought so hard to build at this location.

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

The granting of the variance will not be injurious to the public's health, safety or welfare. As part of the major renovation, the applicant will improve conditions on the site to meet all landscaping, access, and on-site parking requirements. The proposed redevelopment will lead to several positive outcomes for the community to include a vastly improved fuel station and better ingress/egress at this major intersection.

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

The justifications for the variance are the unique physical characteristics that affect the property and the limitations on design caused by the pre-existing and non-conforming fuel station configuration. The applicant is asking for consideration from the Commission to allow them to proceed with a necessary facility update to preserve their business and make the land use as compatible with the surrounding area as possible.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-1009
Agenda Item: 76
PC Action Date: 07/11/2019
Plat Name: In and Out Fuel
Applicant: Windrose

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

Chapter 42 Sections: 150

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

To allow a dual building line of 15 feet along Briar Forest Drive to allow for the expansion of an existing fuel canopy.;

Basis of Recommendation:

The property is located in Houston's corporate limits, at the southwest intersection of Briar Forest Drive and Wilcrest Drive.

The applicant is requesting a variance to allow a dual 15' B.L. instead of the required 25' B.L. for the expansion of the existing fuel canopy and new fuel pumps along Briar Forest Drive, a major thoroughfare.

Staff is in support of the request.

The subject property abuts Briar Forest and Wilcrest Drive, both 100' wide designated major thoroughfares. Per the ordinance, a 25'building line is required.

The existing gas station on the subject site was built in 1980, which predates the ordinance. The existing fuel canopy (about 44' by 20') encroaches about 10' into the required 25' B.L.

The applicant plans to update and renovate the gas station by expanding the existing fuel canopy and adding two more fuel pumps. However, due to the existing buildings and parking layout, the new addition is unable to meet the required 25' B.L. Therefore, the applicant is asking for a variance to allow the proposed addition to maintain the existing 15' building line while making improvements on the pedestrian realm along both major thoroughfares. Within the pedestrian realm along Briar Forest Drive, the applicant proposes a minimum 6' wide unobstructed sidewalk and minimum 4' safety buffer. Within the pedestrian realm along Wilcrest Drive, the applicant proposes minimum 6' wide unobstructed sidewalk and 5' safety buffer.

Additionally, the applicant will remove two existing vehicular entries that are currently located too close to the intersection of Briar Forest and Wilcrest Drive. Eliminating these unnecessary driveways on the site would help to improve the protection for pedestrians from vehicles by minimizing the interaction between the pedestrians and traffic.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The subject site abuts two major thoroughfares and a minimum 25' building line is required along a major thoroughfare. The existing gas station on the site was built in 1980, which predates the ordinance. The applicant plans to update the gas station by expanding the fuel canopy and adding two more fuel pumps. Due to the existing buildings and parking

layout on the site, the new addition cannot meet the required 25' B.L. along the major thoroughfare. Therefore, the applicant is requesting a variance to allow a dual 15' building line for the new addition only.

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

The existing gas station was built in 1980 predating the ordinance.

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

The proposed fuel canopy and fuel pumps would maintain the existing 15' building line and the pedestrian realm will be improved along both major thoroughfares. The applicant will provide minimum 6' wide unobstructed sidewalk, minimum 4'-5' safety buffer and minimum 3" caliper trees (refer to site plan). The applicant will also remove two existing vehicular entries that are currently located too close to the intersection of Briar Forest and Wilcrest Drive. Eliminating these unnecessary driveways would help to improve the protection for pedestrians from vehicles by minimizing the interaction between the pedestrians and traffic.

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

The proposed pedestrian improvements would allow pedestrians to feel safe and walk comfortable along the major thoroughfares.

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

The justification of the variance is based on the physical conditions of the site.

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

June 13, 2019

VAR

NOTICE OF VARIANCE REQUEST

PROJECT NAME: In and Out Fuel
REFERENCE NUMBER: 2019-1009

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Briar Forest Drive and Wilcrest Drive. 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.

Windrose, the applicant, has filed the request on behalf of In and Out Fuel, the developer of the subject site. The applicant is requesting a variance to allow a reduced 15' building line along Briar Forest Drive instead of the required 25' building line for the expansion of an existing fuel canopy. Enclosed are copies of the variance request, proposed subdivision plat and site plans 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, June 20th, 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 Jeff Boutte with Windrose at 713-458-2281. 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 832-393-6600.**

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 07/11/2019
Plat Name: X Houston
Developer: ORANGESTONE LA BRANCH LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1105 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.7174	Total Reserve Acreage:	0.7174
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	533B	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.

207.1. Staff requests a two week deferral for further study and review.

For Your Information:

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

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

City Engineer: Detention is required.
Make sure that 10’ clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - 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: 77

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: X Houston

Applicant: Vernon G. Henry & Associates, Inc.

NORTH

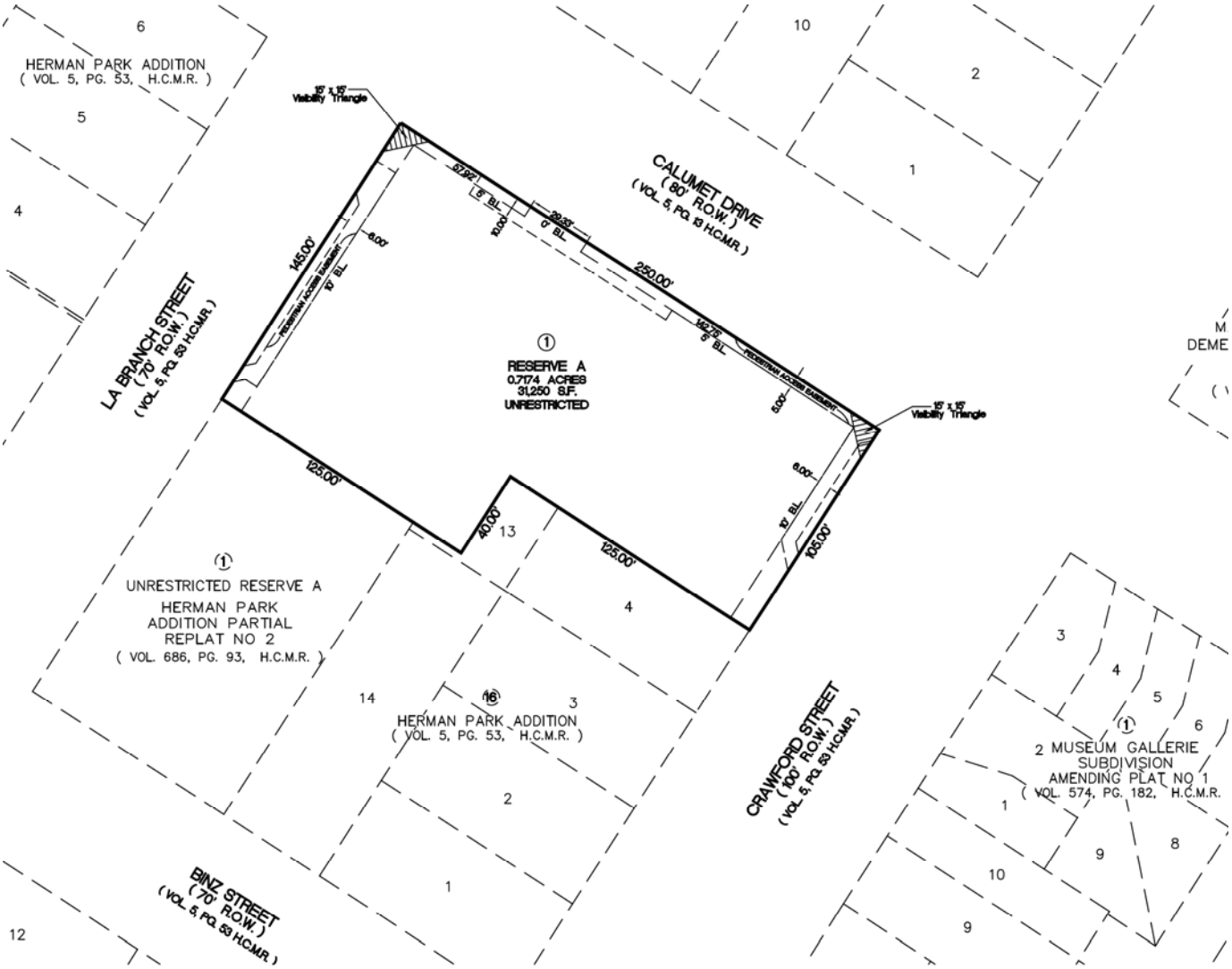
D – Variances Site Location

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: X Houston

Applicant: Vernon G. Henry & Associates, Inc.



NORTH

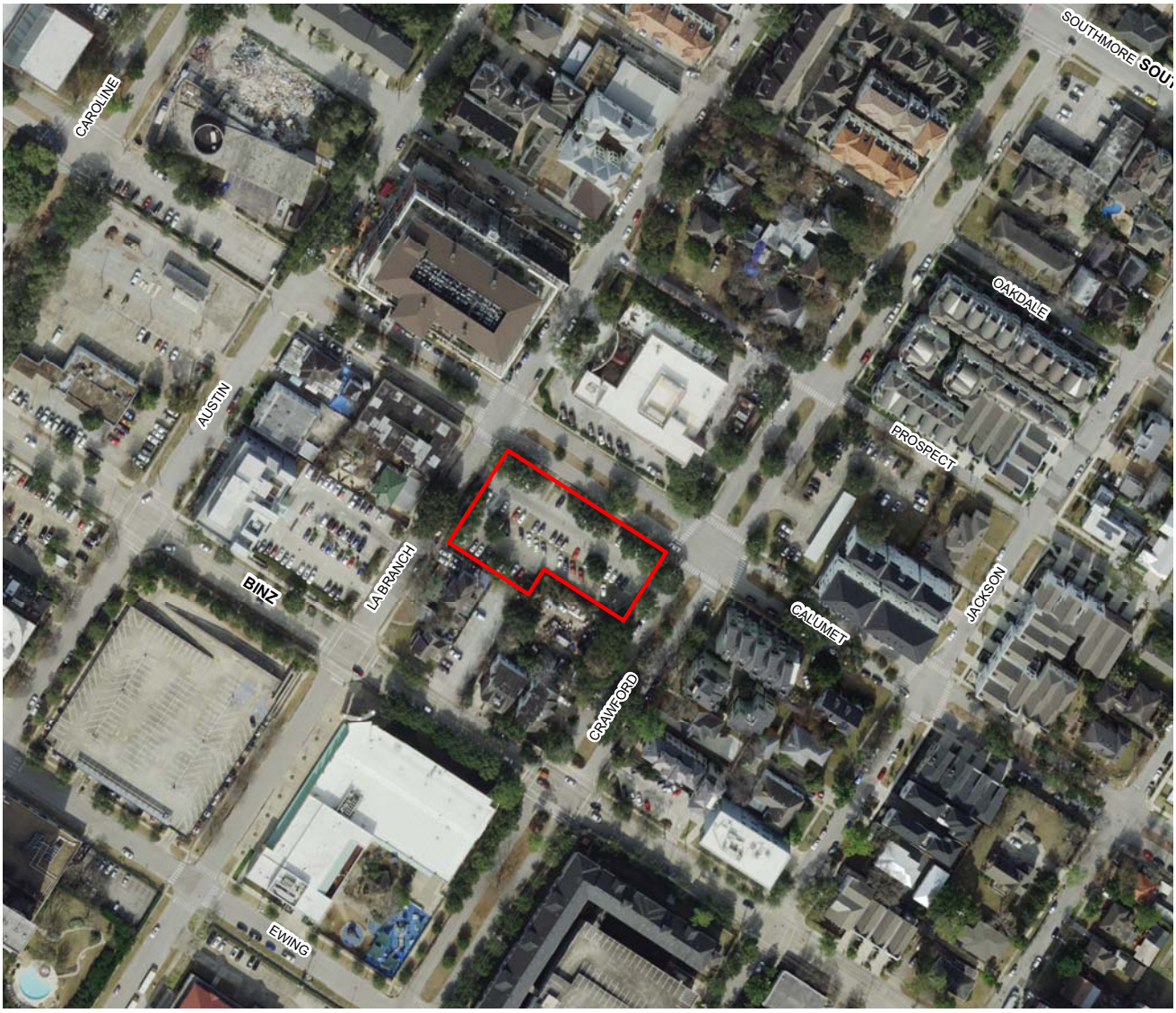
D – Variances **Subdivision**

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 07/11/2019**

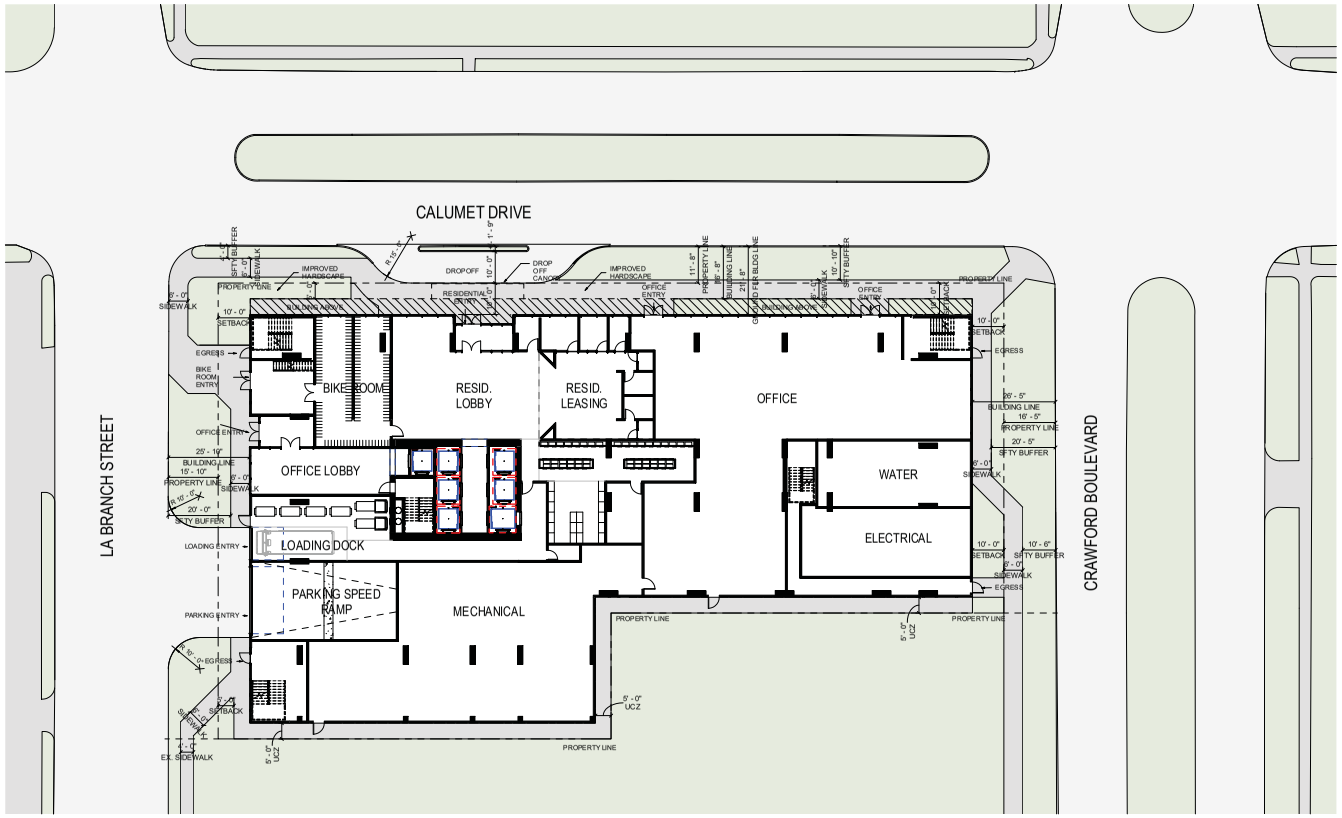
Subdivision Name: X Houston

Applicant: Vernon G. Henry & Associates, Inc.



NORTH

D – Variances Aerial



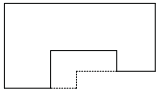
1 Site Plan
SCALE: 1/16" = 1'-0"

SOCIAL COMMUNITIES

LJC
LINDAS JOHNSON COLLABORATIVE INC
300 NORTH ELIZABETH STREET
SUITE 200 | CHICAGO, IL 60607
312.429.0400

REVISIONS

△	Date	Description

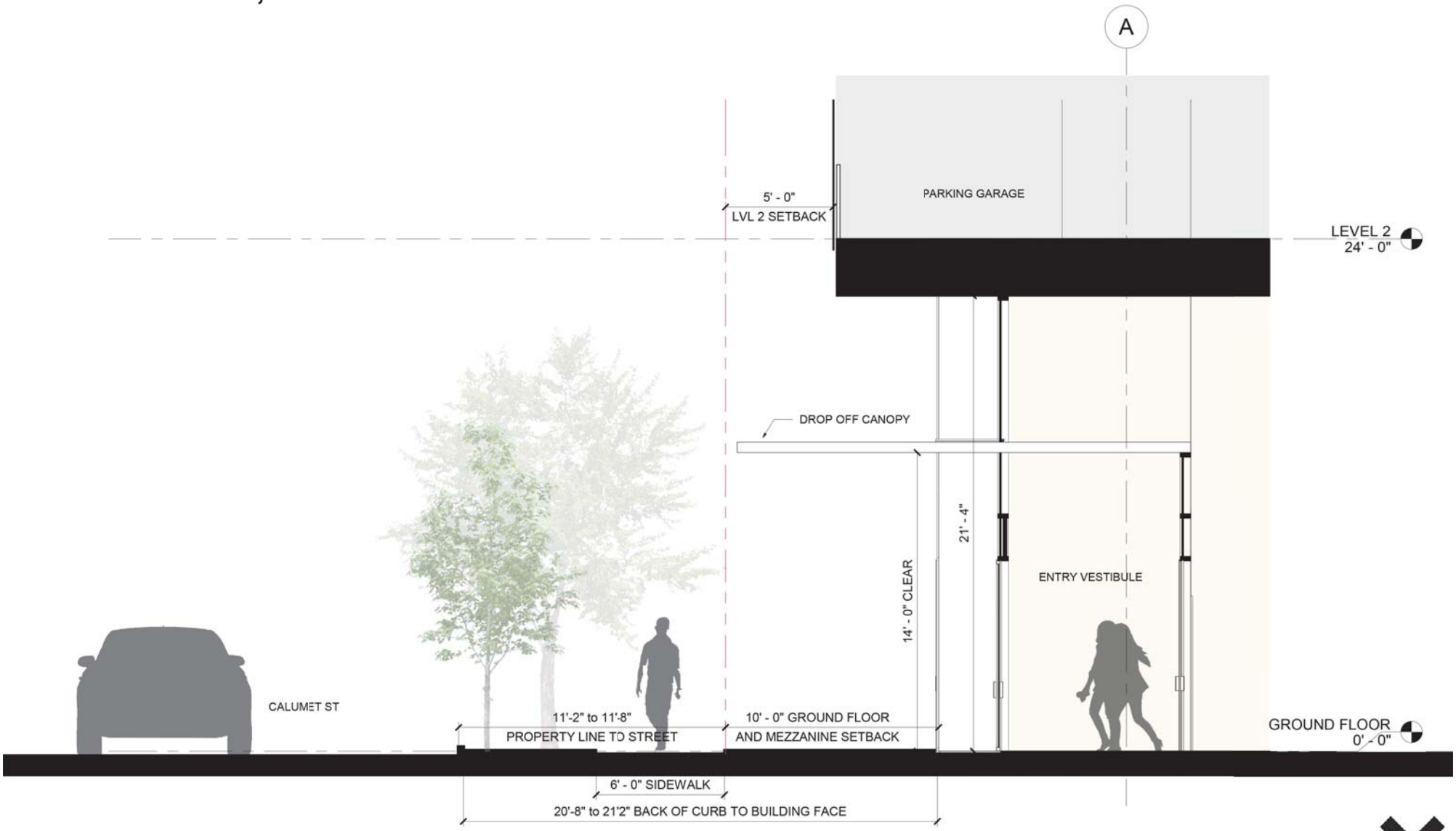


Project Number	19.0093
Scale	1/16" = 1'-0"

SITE PLAN

A100

5501 LA BRANCH, HOUSTON TX



CALUMET SECTION

LJC1

SOCIAL COMMUNITIES

5501 LA BRANCH, HOUSTON TX

CALUMET LOOKING WEST

LJC1

SOCIAL COMMUNITIES

5501 LA BRANCH, HOUSTON TX

CALUMET LOOKING EAST

LJC1

SOCIAL COMMUNITIES

WEST VIEW

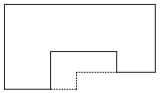
NORTH VIEW

SOCIAL COMMUNITIES

LJC
LAMAR JOHNSON COLLABORATIVE
300 NORTH ELIZABETH STREET
SUITE 200 | CHICAGO, IL 60607
312.429.0400

REVISIONS

△	Date	Description

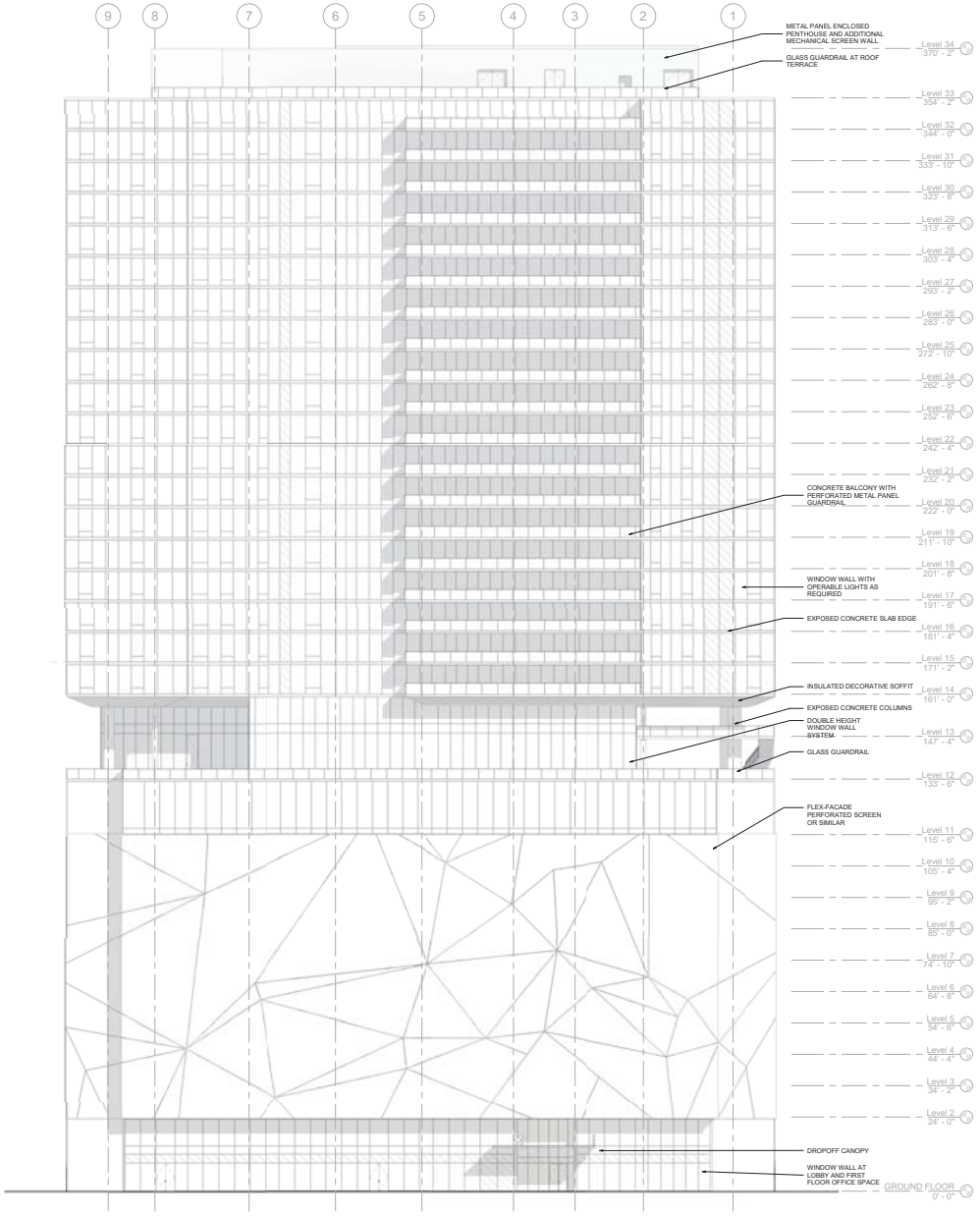


Project Number 19.0093

Scale

3D

A001



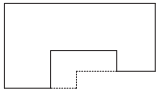
1 Elevation - NORTH
SCALE: 1/16" = 1'-0"

SOCIAL COMMUNITIES

LJC
LINDAS JOHNSON COLLABORATIVE
300 NORTH ELIZABETH STREET
SUITE 200 | CHICAGO, IL 60607
312.429.0400

REVISIONS

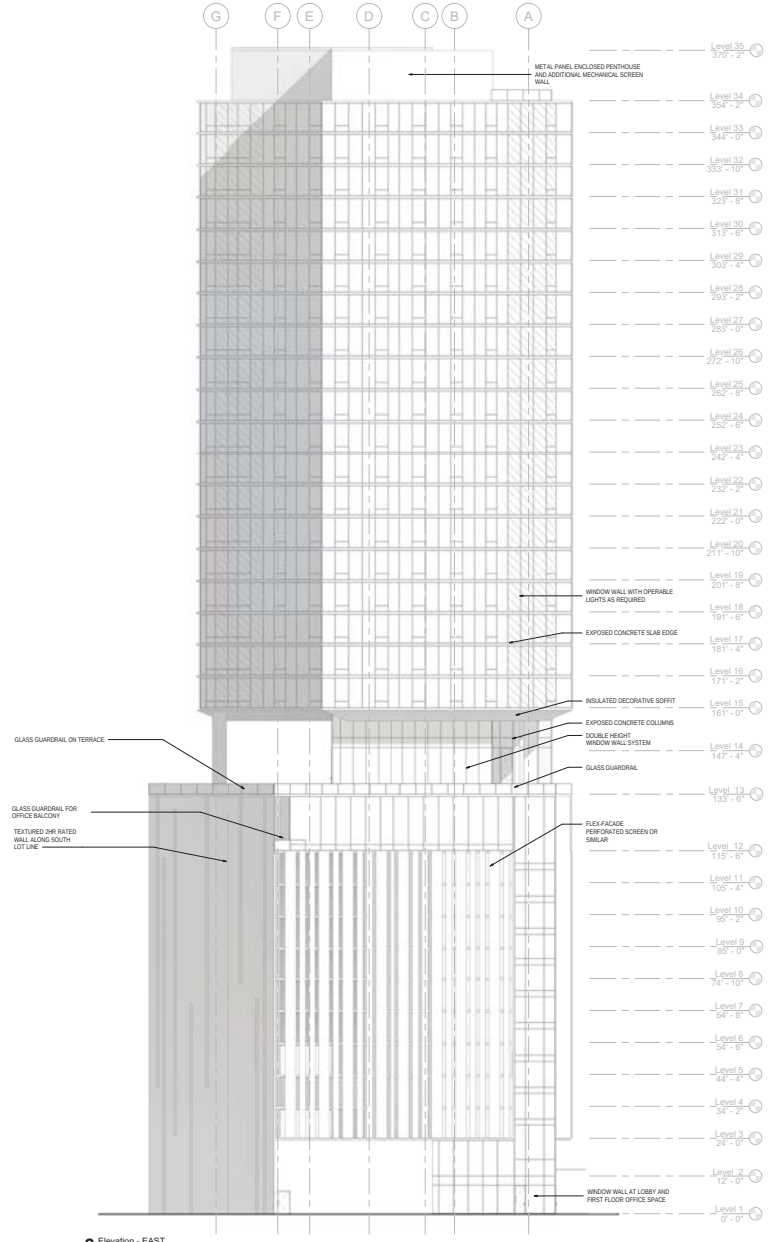
△	Date	Description



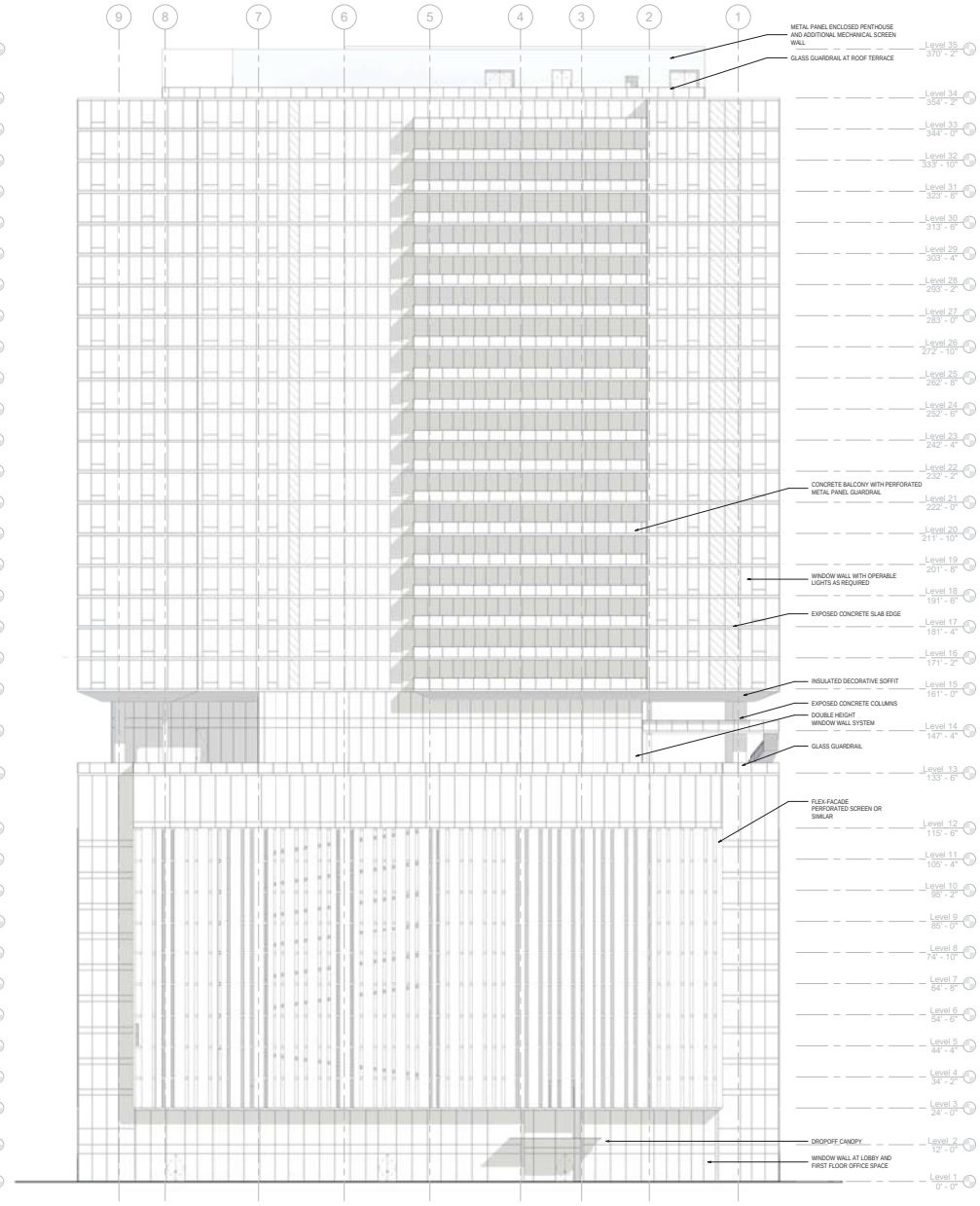
Project Number	19.0093
Scale	1/16" = 1'-0"

EXTERIOR ELEVATIONS

A301



2 Elevation - EAST
SCALE: 1/16" = 1'-0"



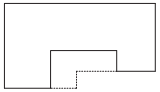
1 Elevation - NORTH
SCALE: 1/16" = 1'-0"

SOCIAL COMMUNITIES

LJC
LAMAR JOHNSON COLLABORATIVE
300 NORTH ELIZABETH STREET
SUITE 200 | CHICAGO, IL 60607
312.429.0400

REVISIONS

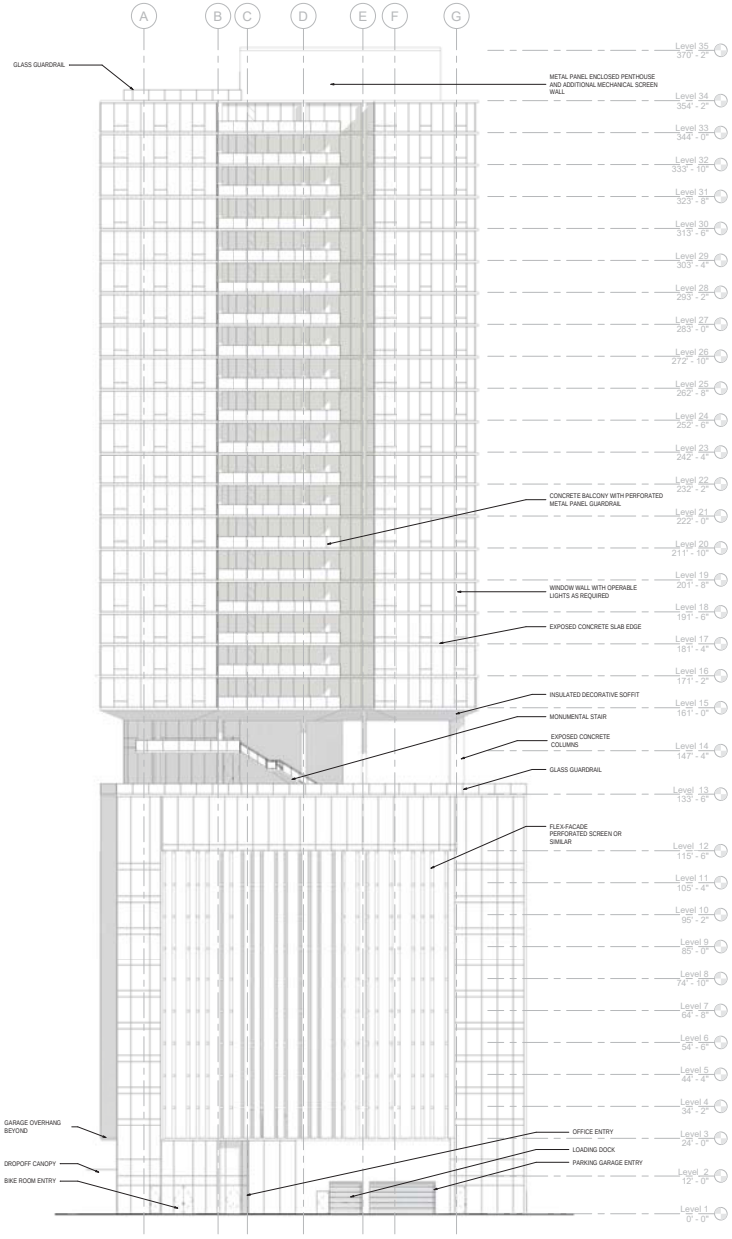
△	Date	Description



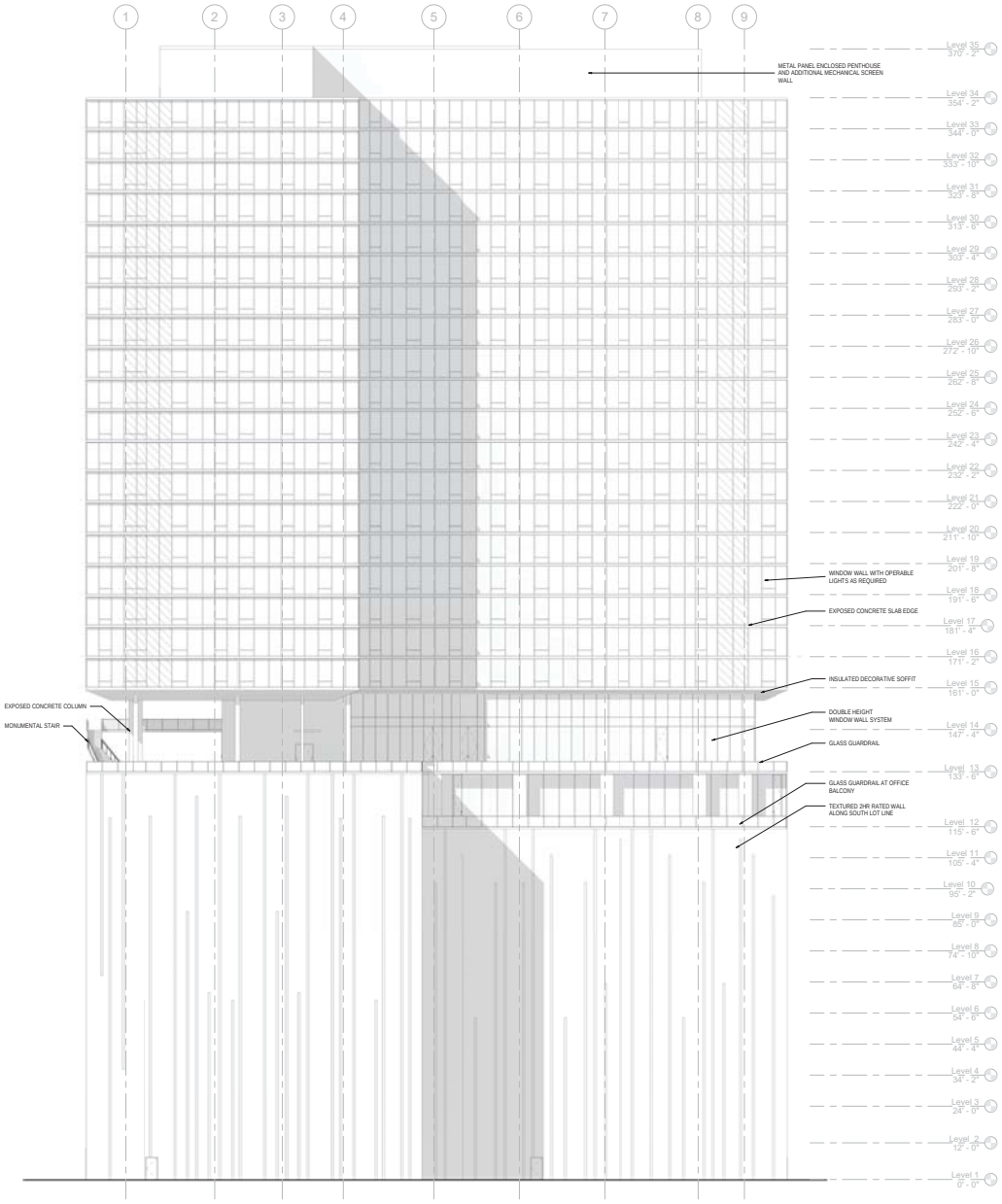
Project Number	19.0093
Scale	1/16" = 1'-0"

EXTERIOR ELEVATIONS

A301



2 Elevation - WEST
SCALE: 1/16" = 1'-0"



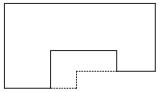
1 Elevation - SOUTH
SCALE: 1/16" = 1'-0"

SOCIAL COMMUNITIES

LJC
LAMAR JOHNSON COLLABORATIVE
300 NORTH ELIZABETH STREET
SUITE 200 | CHICAGO, IL 60607
312.429.0400

REVISIONS

△	Date	Description



Project Number	19.0093
Scale	1/16" = 1'-0"

EXTERIOR ELEVATIONS

A302

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-1105
Plat Name: X Houston
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 06/21/2019

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 5' building line along Calumet Street for all floors above the ground level; To allow a canopy to come up to the property line on Calumet street for a stretch of approximately 29.33'

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;
This is the site of a surface parking lot in the Museum Park neighborhood three blocks north of Hermann Park and three blocks east of the San Jacinto Street transit corridor. The site is also located within the boundary of the OST/Almeda tax increment reinvestment zone. The property has frontage on La Branch, Calumet, and Crawford Streets and is located within the original Hermann Park Addition subdivision, which was platted in 1917. Given this property's proximity to the rail line and Hermann Park, the developer is proposing a mixed-use high-rise building with a very pedestrian-friendly design on the ground level. This immediate area has several high-rise buildings, so this development will not adversely affect the neighborhood character. There is only one vehicular ingress/egress point to the building, which will limit pedestrian conflicts. The building also has extensive glazing and active uses on the ground floor such as the residential and office/commercial lobbies, bike room, and office/commercial space, which promotes walkability and pedestrian safety. There is a proposed area along Calumet that will be designated for passenger drop-off, which will prevent cars from unsafely stopping/blocking traffic on Calumet. The project's engineer will be working with Public Works to make this drop-off area, which is partially within the city's right of way, possible. There is also a proposed canopy with approximately 14' of vertical clearance coming out to the property line above the drop-off area, which will protect residents from the elements. The unobstructed sidewalk is continuous for the entire frontage with the exception of this drop-off area where the sidewalk temporarily comes closer to the building's façade. On Calumet Street, the distance between the back of the curb and property line varies from 11.2' to 11.7', which makes the pedestrian realm width 21.2' to 21.7'. On La Branch Street, the distance from the back of the curb to the property line is 15.8', which makes the pedestrian realm width 25.8'. On Crawford Street, the distance between the back of the curb and the property line varies from 16.3' to 16.4', which makes the pedestrian realm width 26.3' to 26.4'. This mixed-use building will have several floors of structured parking from floors 2-10. Since this project has an irregular "L" shape, it makes designing a parking layout including internal stairs, elevator banks, ramp systems, parking stalls, and aisles a challenge. Allowing the 5' building line, promotes a much more efficient design. The developer is also proposing to install balconies on the upper floors above the garage on floors 14-32. The ordinance allows for 30" of encroachment into the 10' building line, but the developer would like to give a little extra outdoor space to residents so they can make use of the space with tables and chairs. Allowing a 5' building line for the balconies and floors above the first floor will be inconsequential to pedestrians at the ground level.

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

The unusual shape of the property was not created by the applicant. The pedestrian realm and the setback at the ground floor will be preserved. Additional property on this block is not available.

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

The intent of this chapter is to maintain light, air, and open space, which this proposal maintains. Promoting pedestrian friendly developments near transit corridors is also a main purpose of this chapter.

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

The granting of the variance will promote a healthy and active lifestyle by promoting walkability.

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

The justification for the variance is the layout of the parking garage floors relative to the total depth of the property measured north to south. The reduced building line will allow for efficient design of the garage, while maintaining the more-than-adequate pedestrian realm at the ground floor. Allowing a canopy up the property line will allow for people entering and exiting the building to be protected from the elements as rideshare services continue to grow in popularity. If this property were across La Branch Street to the west, this property would be entitled to the 15' from the back of curb building line performance standards within the transit rules. This property being across La Branch Street will not make it any less likely that someone would walk to transit.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-1105
Agenda Item: 77
PC Action Date: 07/11/2019
Plat Name: X Houston
Applicant: Vernon G. Henry & Associates, Inc.

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)

To allow a 5' building line along Calumet Street for all floors above the ground level; To allow a canopy to come up to the property line on Calumet street for a stretch of approximately 29.33';

Basis of Recommendation:

The property is located in Houston's corporate limits, north of Hermann Drive, southeast of Main Street and east of Almeda Road and SH 288.

The applicant is requesting two variances:
(1) To allow a reduced 5' building line for all the floors above the ground level and
(2) To allow a 0' building line for a canopy along Calumet Street, a local public street.

Staff's recommendation is to defer the plat for additional information.

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

June 27, 2019

VAR

NOTICE OF VARIANCE REQUEST

PROJECT NAME: X Houston
REFERENCE NUMBER: 2019-1105

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located west of Crawford Street, south of Calumet Street and east of La Branch 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 ORANGESTONE LA BRANCH LLC, the developer of the subject site. The applicant is requesting a variance to allow a 5' building line along Calumet Street for floors two and above and to allow a 0' building line for a canopy in lieu of the required 10' building line for a proposed mixed-use building. 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, July 11th, 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 832-393-6600.**

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 07/11/2019
Plat Name: Balmoral Sec 19
Developer: Balmoral LT 168, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1140 C3P

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

Total Acreage:	22.6000	Total Reserve Acreage:	6.5400
Number of Lots:	190	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Conditions and Requirements for Approval

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

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

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

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

052. Greens Road and Timber Forest Drive Street Dedication 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)

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (188)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 07/11/2019
Plat Name: Balmoral Sec 19
Developer: Balmoral LT 168, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1140 C3P

Staff Recommendation:
Grant the requested variance(s) and 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)
Label 4 foot building lines for private alleys
Greens Road will need to be recorded prior to or simultaneously with this plat
UVE should be checked at Baronial Castle Drive and Greens Road.
Construction plan (Project Number 1906250051) has not been approved.
EB left turn lane will be required on Greens Road at Baronial Castle Drive.
County has 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: 78

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Balmoral Sec 19

Applicant: Jones|Carter - Woodlands Office

NORTH

F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Balmoral Sec 19

Applicant: Jones|Carter - Woodlands Office

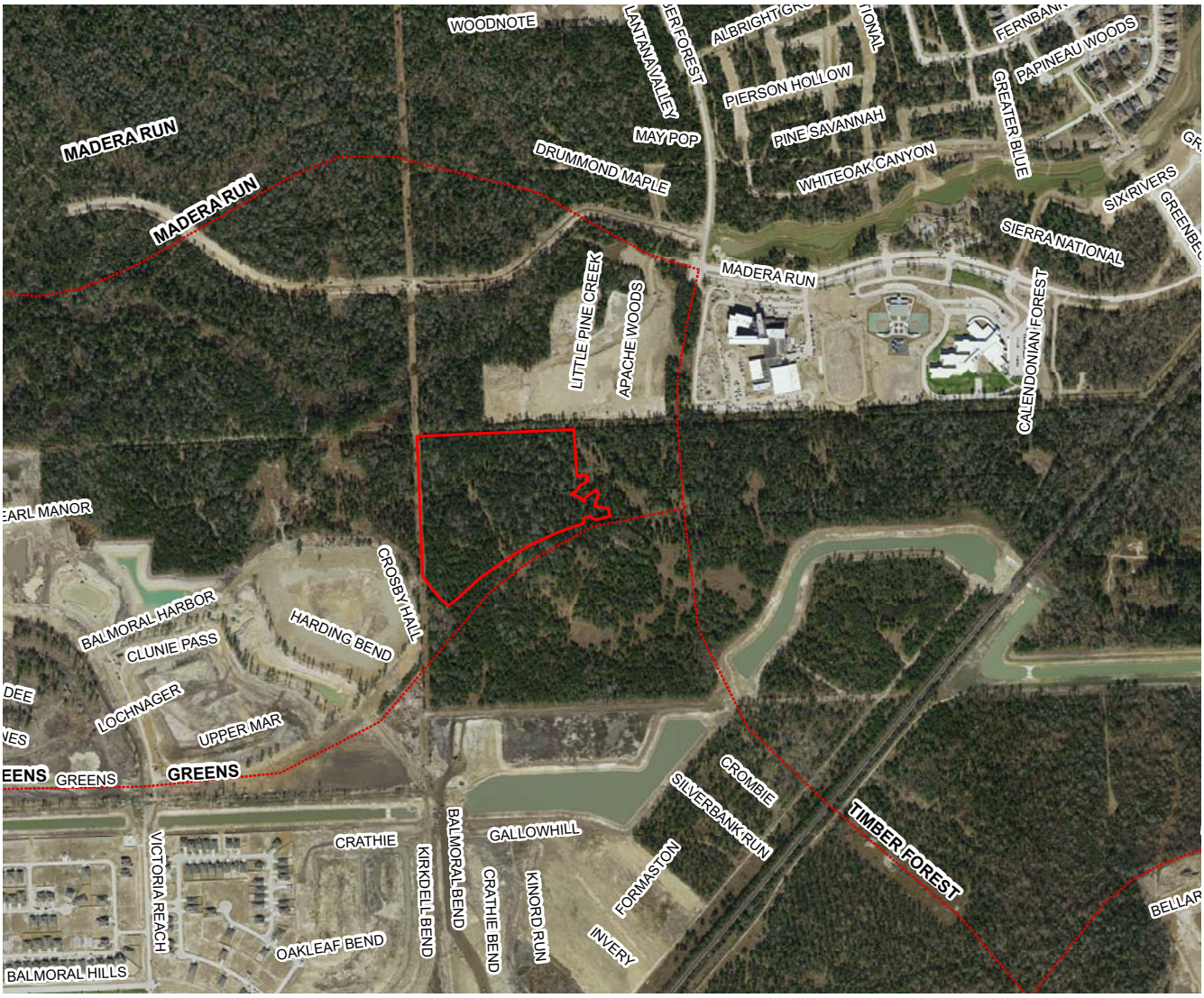
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Balmoral Sec 19

Applicant: Jones|Carter - Woodlands Office



NORTH

F- Reconsideration of Requirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2019-1140
Plat Name: Balmoral Sec 19
Applicant: Jones|Carter - Woodlands Office
Date Submitted: 06/24/2019

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To allow a 10' building line for proposed lots with frontage on public streets and garage access to the rear via private alleys

Chapter 42 Section: 42-156 (b)(2)

Chapter 42 Reference:

Sec. 42-156. - Collector and local streets—Single-family residential. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

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:

The proposed development is located within the city of Houston's ETJ- Harris County and is proposing lots with frontage on public street but with garage access in the rear via private alleys. Sec 42-156 (b)(2) allows for a 10' building line for lots that front on a public street (provided the plat contains typical lot layout and plat notations) but the is silent on the issue of alleys. In comparison, Sec 42-156 (d) allows a 0' building line (with 10' building line on corner lots) for a plat containing a typical lot layout and notes restricting vehicular access to an approved public alley. The proposed Sec 19 plat is proposing 10' front building lines with rear vehicular access onto private alleys. The alleys will be maintained by the HOA and there will be plat notes restricting vehicle access to the private alleys only.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-1140
Plat Name: Balmoral Sec 19
Applicant: Jones|Carter - Woodlands Office
Date Submitted: 06/24/2019

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 10' building line for proposed lots with frontage on public streets and garage access to the rear via private alleys

Chapter 42 Section: 42-156 (b)(2)

Chapter 42 Reference:
Sec. 42-156. - Collector and local streets—Single-family residential. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The proposed development is located within the city of Houston's ETJ- Harris County and is proposing lots with frontage on public streets but with garage access in the rear via private alleys. Sec 42-156 (b)(2) allows for a 10' building line for lots that front on a public street (provided the plat contains typical lot layout and plat notations) but is silent on the issue of alleys. In comparison, Sec 42-156 (d) allows a 0' building line (with 10' building line on corner lots) for a plat containing a typical lot layout and notes restricting vehicular access to an approved public alley. The proposed Sec 19 plat is proposing 10' front building lines with rear vehicular access onto private alleys. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. The alleys will be maintained by the HOA.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The ordinance allows for 10' building line for lots on a local street 'that is not an alley' (Sec 42-156 (b) (2)) and 0' building line for lots that restrict vehicular access to an approved public alley (Sec 42-156 (d)). The Sec 19 development is proposing lots with 10' front building lines on public streets with vehicular access at the rear onto private alleys. The alleys will be maintained by the HOA and the plat will contain the typical lot layout and appropriate notes.

(3) The intent and general purposes of this chapter will be preserved and maintained;
This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for 10' building line for lots on a local street 'that is not an alley' (Sec 42-156 (b) (2)) and 0' building line for lots that restrict vehicular access to an approved public alley (Sec 42-156 (d)).

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting of the variance will allow the lots to be built closer to the street while restricting vehicular access to the rear via private alleys. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. The private alleys will be maintained by the HOA.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 on the application of the building diagram to private vs. public alleys.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-1140
Agenda Item: 78
PC Action Date: 07/11/2019
Plat Name: Balmoral Sec 19
Applicant: Jones|Carter - Woodlands Office

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

Chapter 42 Sections: 42-156 (b)(2)

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

To allow a 10' building line for proposed lots with frontage on public streets and garage access to the rear via private alleys;

Basis of Recommendation:

The property is located in Houston's corporate limits, north of future Greens Road and west of future Timber Forest Drive.

The applicant is requesting a variance to allow a reduced 10' front building line for private alley served lots.

Staff is in support of the request.

The proposed subdivision is part of the Balmoral General Plan. This subdivision is proposing single-family residential lots with 10' front building line on public street with vehicular access at the rear onto private alleys. This proposal offers a more pedestrian-friendly environment.

The ordinance allows lots to have zero front building line, except for corner lots, when vehicular access is taken from the rear of the lots by public alleys.

Granting of the variance would help to eliminate numerous driveway cuts along the public street and minimize the pedestrian/vehicular traffic interaction.

Harris County Engineering Office reviewed this proposal and poses no objections to the variance subject to establish a 4' B.L. along the private alleys.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Chapter 42 allows for up to a zero-foot building line for lots that restrict vehicular access to a public alley. This proposed alley system is private, and the applicant is requesting a 10' front building line for lots taking vehicular access to the alley.

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

The ordinance allows lots to have zero front building line, except for corner lots, when vehicular access is taken from the rear of the lots by public alleys. This subdivision is proposing single-family residential lots with 10’ front building line on public street with vehicular access at the rear onto private alleys.

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

Section 42-156(d) allows up to a 0-foot front building line when access is provided via a public alley. This proposed alley system is private, and the applicant is requesting a 10' front setback for lots taking vehicular access to the alley. The intent and general purposes of this chapter will be preserved and maintained. The Granting of the variance would help to eliminate numerous driveway cuts along the public street and minimize the pedestrian/vehicular traffic interaction.

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

The main purpose of the proposed development is to create a safer and pedestrian-friendly neighborhood. Granting of the requested variance will not be injurious to the public health or safety. Allowing a private alley system would help to eliminate numerous driveway cuts along the public street and minimize the pedestrian/vehicular traffic interaction.

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

Economic hardship is not the sole justification of the variance. The ordinance does allow for zero front building lines for lots when vehicular access is taken from the rear of the lots by public alley.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 07/11/2019
Plat Name: Champions Oak GP
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1168 GP

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	75.6200	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	77066	370M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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: 79
Action Date: 07/11/2019
Plat Name: Champions Oak GP
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1168 GP

Staff Recommendation:
Defer Chapter 42 planning standards

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

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
UVE should be checked at private entry road and Champion Forest Drive, and at relocated private entry road and West Richey Road.
Bourgeois Road across West Richey Road should be shown.
Entry private road should be relocated to be C/L tied with Bourgeois Road.
EB left turn lane will be required on West Richey Road at relocated private entry road and NB left turn lane will be required on Champion Forest Drive at private entry road.
Private entry road should be C/L tied with Champion Forest Lane across Champion Forest Drive.

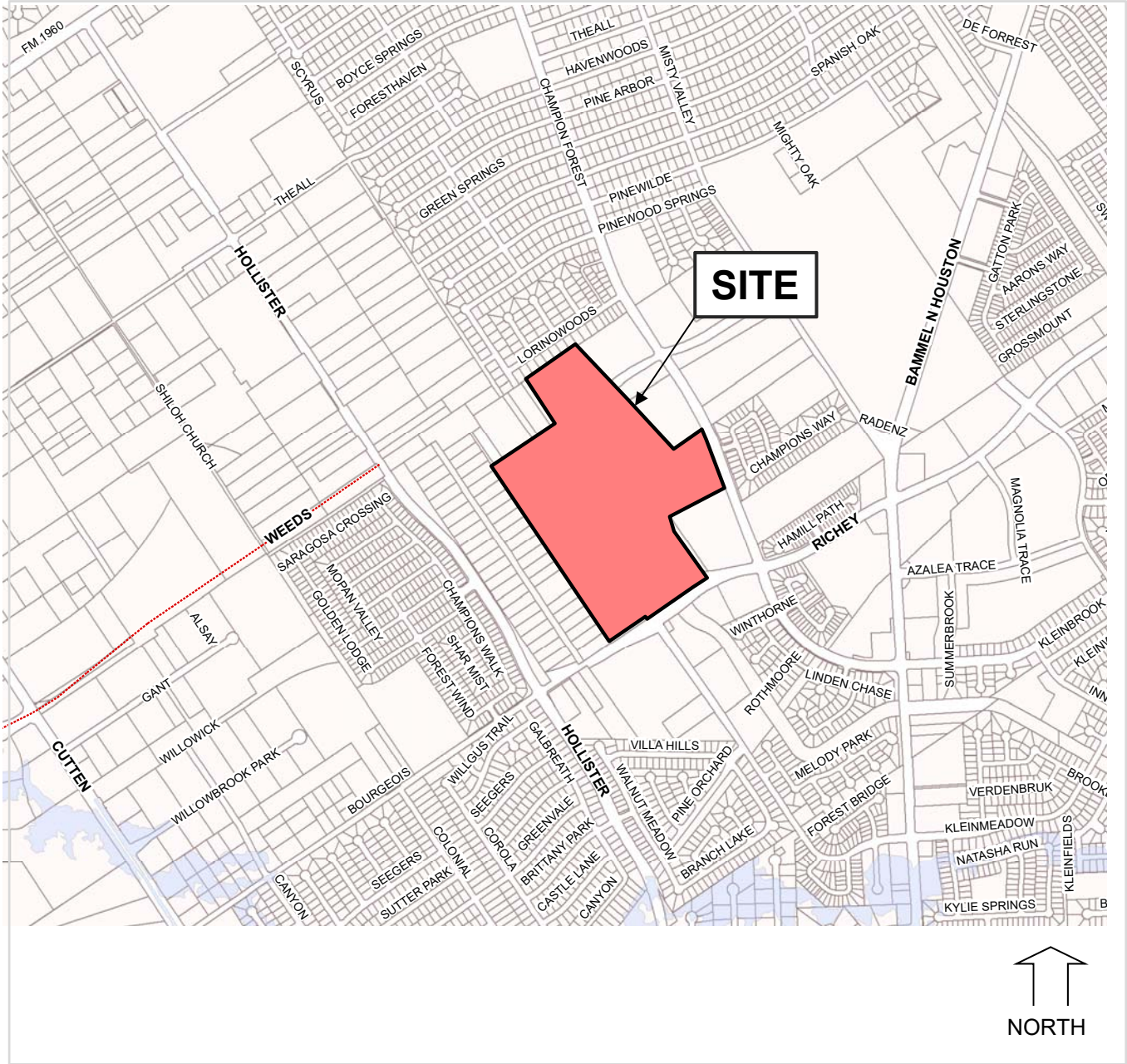
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Champions Oak GP

Applicant: Van De Wiele & Vogler, Inc.



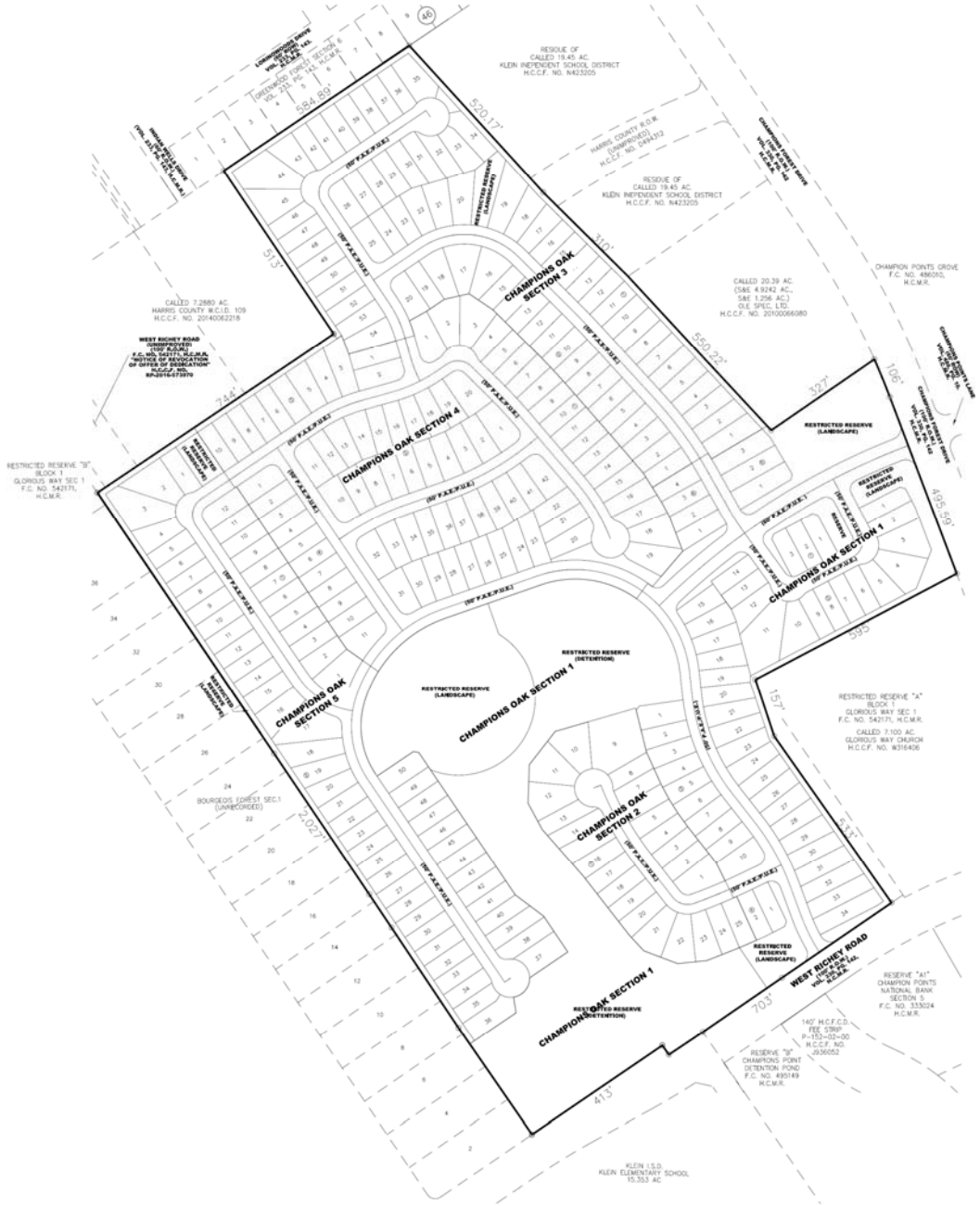
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Champions Oak GP

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 07/11/2019**

Subdivision Name: Champions Oak GP

Applicant: Van De Wiele & Vogler, Inc.

NORTH

F- Reconsideration of Requirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

RECONSIDERATION OF REQUIREMENT
Request Information Form

Application No: 2019-1168
Plat Name: Champions Oak GP
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 06/24/2019

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

To not have to extend local streets 1400 feet in the North-South direction and the East-West direction to intersect with public streets.

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

(1)Each local street shall intersect with a public street at least every 1400 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

In 2003 Glorious Way Sec 1 plat was recorded and it dedicated a 100' R.O.W. for West Richey Road. In 2004 West Richey Road was placed on the Major Thoroughfare Plan (MTFP), it extended through the current plat boundary of the Champions Oak GP and provided a North-South R.O.W. that intersected with a public street at 1400' in compliance with 42-128(a)(1). There was an unrecorded subdivision, Bourgeois Forest Sec 1, to the west of West Richey Road and further north there was an existing Hurst Park/ Hurst Park Detention Pond to the east of West Richey Road. In May 2016, Harris County removed the portion of West Richey Road that extended in the North-South direction from the MTFP and extend it West to connect to Hollister Street. In December of 2016 The Glorious Way Church, Inc. filed a Notice of Revocation Of Offer Of Dedication to revoke and withdraw the dedication of West Richey Road on the plat of Glorious Way Sec 1. The removal of the portion of West Richey Road from the MTFP that extended through the current plat boundary of the Champions Oak GP in the North-South direction created situations that prevent extending local streets in the North-South and East-West direction to meet the 1400 feet intersection spacing requirements. We cannot extend the local street in the North-South direction because of the existing Hurst Park/ Hurst Park Detention Pond, it blocks the existing stub street, Indian Wells Drive, in the Greenwood Forest Sec 6 subdivision, which is north of the detention pond. The detention pond is owned by Harris County Water Control and Improvement District No.109; they have no intentions of relocating the park/detention pond in the future. We cannot extend the street in East-West direction because the West Richey Road North-South R.O.W. provided the connection for the East-West R.O.W. As a result of the removal, there in an unrecorded subdivision, Bourgeois Forest Section 1, there are existing houses/lots along the entire western boundary of the plat and it does not have a stub street to connect to a local street in the Champions Oak GP.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-1168
Plat Name: Champions Oak GP
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 06/24/2019

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

To not have to extend local a street 1400 feet in the North-South direction to intersect with a public street as required by ordinance.

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

1) Each local street shall intersect with a public street 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

Prior to 2016, West Richey Road was on the Major Thoroughfare Plan (MTFP)and extended through the current plat boundary of the Champions Oak GP in the north-south direction and it was in compliance with 42-128(a)(1). West Richey Road ran parallel to the Hurst Park/Hurst Park Detention Pond that is located east of the subdivision, Greenwood Forest Sec 6, it was not designed to connect to the stub street, Indian Wells Drive in the subdivision, which dead ends into the detention pond. In 2016 Harris County removed the portion of West Richey Road that extended in the north-south direction through the plat boundary and extended it west to connect to Hollister Road. The portion of West Richey Road that was dedicated by the Glorious Way Sec 1 Plat was revoked and withdrawn. The realignment of West Richey road created a situation that makes it impractical to connect to the existing stub street to the north because it is blocked by the detention pond. However, when the park/detention pond was designed, specific points of access with attention to traffic, parking and security were considered.

(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;

There is an existing subdivision,Greenwood Forest Sec 6, with a stub street, Indian Wells Drive (60' ROW)to the north of the Champions Oak GP, but the stub street dead ends into Hurst Park/Hurst Park Detention Pond that is owned by Harris County Water Control and Improvement District No.109. To connect Indian Wells Drive to a north-south R.O.W. in Champions Oak GP would be impractical and detrimental, it would cost a significant amount to modify the park/detention pond to accommodate the extension of the R.O.W. and if not modified, the detention pond would become smaller, which would affect its capacity and cause flooding in the area.

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

The Hurst Park/Hurst Park Detention Pond that blocks the stub street,Indian Wells Drive, to the north in Greenwood Forest Sec 6, was needed to prevent flooding in the existing subdivisions.

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

Vehicular circulation in the north-south direction will not be affected if we do not extend the local streets 1400 feet to meet intersection spacing requirements, there are major thoroughfares, Champions Forest Drive 700' to east and Hollister Street 1700' to the west that provide vehicular circulation in the north-south direction.

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

The public's safety will not be jeopardized by granting the variance, there are alternate north-south routes that will assure R.O.W.connectivity.

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

A change in the Major Thoroughfare Plan and the building of a Hurst Park/Hurst Park Detention Pond that blocked the existing stub street, Indian Wells Drive, to the north of the Champions Oak GP created circumstances that make it impratical to extend R.O.W.'s in the north-south direction to meet intersection spacing requirements.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Request Information Form

Application Number: 2019-1168
Plat Name: Champions Oak GP
Applicant: Van De Wiele & Vogler, Inc.
Date Submitted: 06/24/2019

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not have to extend a local street 1400 feet in the East-West direction to intersect with a public street as required by ordinance.

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:
1) Each local street shall intersect with a public street 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

Prior to 2016, West Richey Road was on the Major Thoroughfare Plan (MTFP)and extended through the current plat boundary of the Champions Oak GP in the north-south direction, it ran parallel to an unrecorded subdivision to the west of the Champions Oak GP and it provided a R.O.W. to connect to in the East-West direction. In 2016 Harris County removed the portion of West Richey Road that extended in the north-south direction through the plat boundary and extended it west to connect to Hollister Road. The portion of West Richey Road that was dedicated by the Glorious Way Sec 1 Plat was revoked and withdrawn. The realignment of West Richey road created a situation that makes it impractical to provide a local street in the east-west direction that intersects with a public street every 1400 feet per ordinance 128(a)(1) because there is no stub street in the unrecorded subdivision that provides a R.O.W. connection in the east-west direction.

(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;

There is an unrecorded subdivision, Bourgeois Forest Sec 1, to the west of the Champions Oak GP that does not provide a stub street for a east-west R.O.W. connection. After examination of the subdivision, we have concluded that there is not a practical way to provide an east-west R.O.W. connection because there are existing houses built along the western boundary of the Champions Oak GP.

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

The unrecorded subdivision, Bourgeois Forest Sec 1, did not provide a stub street to provide a future east-west R.O.W. connection. The West Richey Road north-south R.O.W. connection provided the east-west R.O.W. connection, when removed, there was no practical way to connect a R.O.W. in the east-west direction.

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

Vehicular circulation in the east-west direction will not be affected if we do not extend the local streets to meet intersection spacing requirements, there is a major thoroughfare, West Richey Road/Bourgeois Road to the south; however the stub street (Lorinowoods Drive) to the north in subdivision, Greenwood Forest Sec 6, were altered to provide specific points of access to the Hurst Park/ Hurst Park Detention Pond with attention to traffic, parking and security matters.

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

The public's safety will not be jeopardized by granting the variance, there are alternate east-west routes that will assure R.O.W. connectivity.

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

A change in the Major Thoroughfare Plan alignment and the building of an unrecorded subdivision without a stub street to the west of the Champions Oak GP created circumstances that make it impratical to extend R.O.W.'s in the east-west direction to meet intersection spacing requirements. There are existing lots/houses along the entire west boundary of the Champions Oak GP.

PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE
Staff Report

Application No: 2019-1168
Agenda Item: 79
PC Action Date: 07/11/2019
Plat Name: Champions Oak GP
Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 128(a)(1); 128(a)(1)

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

To not have to extend local a street 1400 feet in the North-South direction to intersect with a public street as required by ordinance.;
To not have to extend a local street 1400 feet in the East-West direction to intersect with a public street as required by ordinance.;

Basis of Recommendation:

The property is located In Houston's ETJ, in Harris County, north of W Richey Road, west of Hollister Street and east of Champion Forest Drive.

The applicant is requesting a variance to exceed intersection spacing by not providing a north-south and east-west public streets.

Staff's recommendation is to defer the GP per Chapter 42 standards and 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

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	80
Action Date:	07/11/2019
Original Action Date:	09/13/2018
Plat Name:	Bauer Trails partial replat no 1
Developer:	E.I.C. Surveying Company
Applicant:	E.I.C. Surveying Company
App No :	2018-1558
App Type:	C2R

Staff Recommendation:
Approve

Total Acreage:	15.2132	Total Reserve Acreage:	1.0050
Number of Lots:	14	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	77447	325B	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.

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 81
Action Date: 07/11/2019
Original Action Date: 07/19/2018
Plat Name: Hannoun Plaza
Developer: Houston Platting
Applicant: Houston Platting
App No : 2018-1238
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.4980	Total Reserve Acreage:	2.4980
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77095	408C	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.

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 82
Action Date: 07/11/2019
Original Action Date: 07/19/2018
Plat Name: Lopez Mendoza Place
Developer: Houston Platting
Applicant: Houston Platting
App No : 2018-1080
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.0000	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
Harris	77484	283K	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.

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 83
Action Date: 07/11/2019
Original Action Date: 07/19/2018
Plat Name: Morningside Place Sec 2 partial replat no 1
Developer: Windrose
Applicant: Windrose
App No : 2018-1404
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	2.1396	Total Reserve Acreage:	2.1396
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County WCID 89

County	Zip	Key Map ©	City / ETJ
Harris	77047	613C	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.

Houston Planning Commission

Meeting CPC 101 Form

Subdivison Name Change Approval Conditions

Agenda Item:	84
Action Date:	07/11/2019
Plat Name:	San Jacinto College Generation Park replat no 1 and extension
Original Action Date:	02/14/2019
Original Plat Name:	San Jacinto College Generation Park replat no 1
Developer:	West Belt Surveying, Inc.
Applicant:	West Belt Surveying, Inc.
App No :	2019-0237
App Type:	C2R

Staff Recommendation:
Approve

Total Acreage:	56.9120	Total Reserve Acreage:	56.9120
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 402

County	Zip	Key Map ©	City / ETJ
Harris	77044	416C	ETJ

Subdivison 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: 07/11/19
ITEM: 85

Applicant: RENE GARZA
Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1469	77357	5874	257L	ETJ

NORTH OF: FM 1485 **WEST OF:** DEER RUN

ADDRESS: 25815 Peach Creek Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT OR TRACT NUMBER 353 OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION:

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/11/19
ITEM: 86

Applicant: RENE GARZA
Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1470	77357	5874	257L	ETJ

NORTH OF: FM 1485 **WEST OF:** DEER RUN

ADDRESS: 25801 Peach Creek Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT OR TRACT NUMBER 354 OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION:

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/11/19
ITEM: 87

Applicant: MICHAEL EDMONDSON
Contact Person: MICHAEL EDMONDSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1471	77357	5874	257M	ETJ

NORTH OF: FM 1485 **WEST OF:** DEER RUN

ADDRESS: 26191 Edmondson Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT 24, BLOCK 1 OF NEW CANEY HEIGHTS SECTION ONE, AN UNRECORDED SUBDIVISION IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION:

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/11/19
ITEM: 88

Applicant: KATHLEEN COPELAND
Contact Person: DANIELLE MIZE

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1472	77357	5673	256N	ETJ

NORTH OF: NORTH GRAND PKWY EAST **WEST OF:** EASTEX FWY

ADDRESS: 21163 Punkin St.
21165 Punkin St.
21169 Punkin St.
21167 Punkin St.
21171 Punkin St.

ACREAGE:

LEGAL DESCRIPTION:

BEING 0.343 ACRES OF LAND SITUATED IN THE T.L. ROBERTS SURVEY, ABSTRACT NO. 742, MONTGOMERY COUNTY, TEXAS, AND BEING KNOWN AS LOT 103 OF SILVER TRAILS, SECTION 2, UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION:

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/11/19
ITEM: 89

Applicant: MANDI FAVALORA
Contact Person: MANDI FAVALORA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1473	77365	5772	296H	ETJ

NORTH OF: FORD ROAD **WEST OF:** NORTH LAKE HOUSTON DRIVE

ADDRESS: 23732 Elmwood Dr.

ACREAGE:

LEGAL DESCRIPTION:

BEING A 1.119 ACRE TRACT OF LAND IN THE J.M. EVERETT SURVEY, ABSTRACT NUMBER 197, MONTGOMERY COUNTY, TEXAS AND ALSO BEING KNOWN AS LOT 12, OF WHITE OAK FOREST, AN UNRECORDED SUBDIVISION IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION:

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/11/19
ITEM: 90

Applicant: J. GUADALUPE DE LEON
Contact Person: J. GUADALUPE DE LEON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1474	77355	4471	286B	ETJ

NORTH OF: WALLER TOMBALL ROAD **EAST OF:** MUESCHKE ROAD

ADDRESS: 24307 Sanders Cemetery Road

ACREAGE:

LEGAL DESCRIPTION:

BEING 0.582 ACRE OF LAND KNOWN AS TRACT 6 IN BLOCK 1 OF CYPRESS WOOD ESTATES, AN UNRECORDED SUBDIVISION IN THE SOLOMON BROWN SURVEY, A-5 IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION:

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 7/11/2019

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
Crestline Engineering, PLLC	Mark Shelfer	(713) 314-7029	mark@crestlineeng.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6412 Calhoun Road	19068041	77021	5454	533M	D

HCAD ACCOUNT NUMBER(S):	0581330000001, 0581330000003, 0581330000004, 0581330000007, 0581330000015, 0581330000009, 0581330000011, 0581330000013, 0581330000014
PROPERTY LEGAL DESCRIPTION:	Lots 1-5, 7-9, 11-14 & Tracts 6, 6A, 6A-1, 10, 10A, Blk 1, Wilsey's South End
PROPERTY OWNER OF RECORD:	Agape Homes CDC, a Texas non-profit corporation
ACREAGE (SQUARE FEET):	1.837 AC (80,000 SF)
WIDTH OF RIGHTS-OF-WAY:	Cosby Street (50' ROW), Calhoun Road (60' ROW), Balkin Street (50' ROW), Paris Street (50' ROW)
EXISTING PAVING SECTION(S):	Cosby Street (22.7' Asphalt), Calhoun Road (25.7' Asphalt), Balkin Street (21.5' Asphalt), Paris Street (19.2' Asphalt)
OFF-STREET PARKING REQUIREMENT:	48 spaces
OFF-STREET PARKING PROVIDED:	48 spaces
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	2 single family residences (1061 SF and 932 SF)
PROPOSED STRUCTURE(S) [SQ. FT.]:	22 single family residences (839 SF, 1,119 SF and 1,431 SF)

PURPOSE OF VARIANCE REQUEST: To not provide two parking spaces each on 19 individual lots but instead within a common parking reserves within the development (the remaining 5 lots will accommodate 2 parking spaces each for a total of 48 off-street parking spaces for 24 lots within the development).

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 7/11/2019

CHAPTER 26 REFERENCE(S): Sec. 26-489. - In general.

The building official shall not issue a building permit or certificate of occupancy for the construction of a building or tract unless the building or tract includes the construction of or provides for the parking facilities required by this article. The parking facilities shall be on the same tract as the use classification those facilities are intended to serve except as otherwise provided for in this article.

Sec. 26-492. – Parking spaces for certain types of use classifications.

Use Classification	Required Number of Parking Spaces
Class 2. Residential:	
b. Single-family residential	2.0 parking spaces for each dwelling unit

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Over the span of more than 14 years, Agape Development Ministries "Agape Development" has served individuals and families of the Greater OST/ South Union neighborhood of the 3rd Ward. Agape Development's programs have benefited numerous community members ranging from children, teens, young adults and adults. In 2018 Agape Development expanded on its mission with the creation of Agape Homes Community Development Corporation "Agape Homes CDC" to provide affordable homeownership options in an area where significant land speculation and gentrification is occurring. We want to make home ownership available, affordable, attractive and supportive for our most vulnerable neighbors.

The property subject to this variance request is Agape Homes CDC's first development site. It is located in the historic Third Ward, a near-downtown low to moderate income residential neighborhood, which has been underserved in the recent past, but is located in close proximity to downtown, the Medical Center, and the University of Houston. Because of this prime location, gentrification and the lack of affordable and work-force housing, threaten to push longtime residents out.

Through a series of charettes with professionals and experts from many fields and members of the neighborhood, Agape Homes CDC designed this development to best serve the community, to optimize the use of the land and ensure affordability. The results of this combined effort resulted in a pocket neighborhood with decks or patios in the front (instead of driveways) to enhance the community/ neighborhood feel. A large park area in the back of the homes, at the center of the development provides a common recreational space for children and families. In order to provide for these amenities, this design does not provide on lot parking spaces for all lots, but does provide the required total number of off-street parking spaces. This design also provides for a homeowners association that will own the land in the common parking reserves and the landscaping reserve, thereby reducing lot cost and maintenance, which will also enhance affordability.

OFF-STREET PARKING VARIANCE

We will be building 22 new homes and 2 renovated existing homes as part of this project. Half of these homes are slated for individuals and families making under 80 percent of AMI. Our goal is to facilitate affordable homeownership by keeping monthly principal, interest, taxes and insurance payments approximately equivalent to current market rent of an area apartment. The remaining half of the homes will be slated for moderate income buyers at 80 to 120 percent of AMI and market buyers with an attractive price point much lower than the median price of a home in Houston. The intended result will be a diverse economic and skilled community without the negative side effect of concentrating poverty. Additionally, this development is being built on vacant lots thus causing zero displacement. Two existing homes that have been used for Agape Development's programs for years are incorporated in the development.

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 Agape Homes CDC would be deprived the reasonable use of the land for its purpose of creating an affordable housing development by the condition of requiring two parking spaces on each individual lot, rather than providing the required total parking spaces through our design's mixture of off-street solutions.

(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 not the result of a hardship imposed or created by the applicant. Rather, they are the result of a desire to optimize the land use on the property in order to better serve low-income residents who are at high risk of displacement without suitable options. By granting this variance, the general purposes of this article are being observed because the required total number of off-street parking spaces are being provided.

(3) The intent of this article is preserved;

The total number of required off-street parking spots are provided from a combination of common parking reserve spaces, on lot spaces and on lot garage parking. The intent of this article is to provide 2 off-street parking spots per household. This design and variance request does exactly that.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The parking provided provides the exact number parking spots required by this article.

(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 some of 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.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
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STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE

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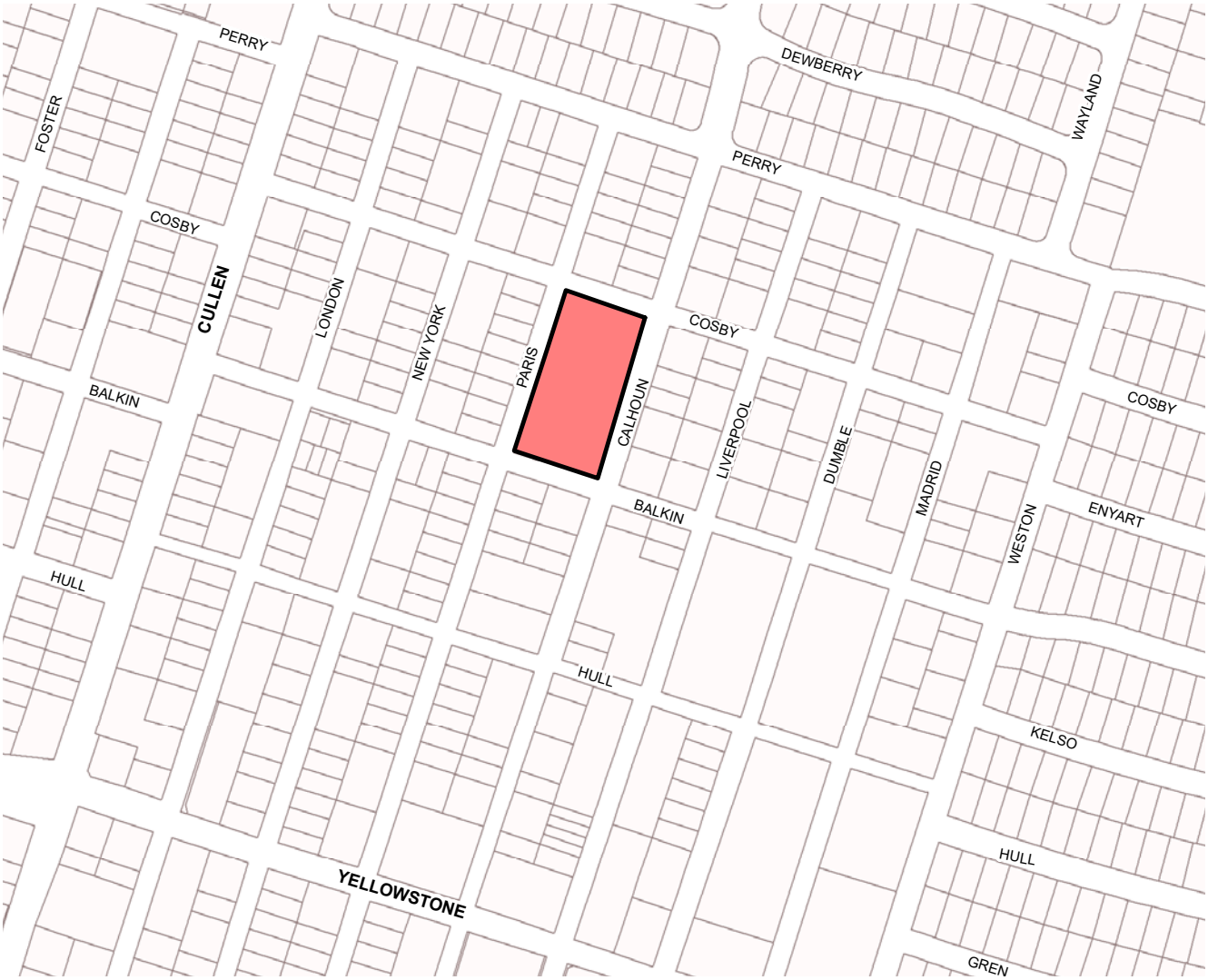
Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map

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PLANNING & DEVELOPMENT DEPARTMENT

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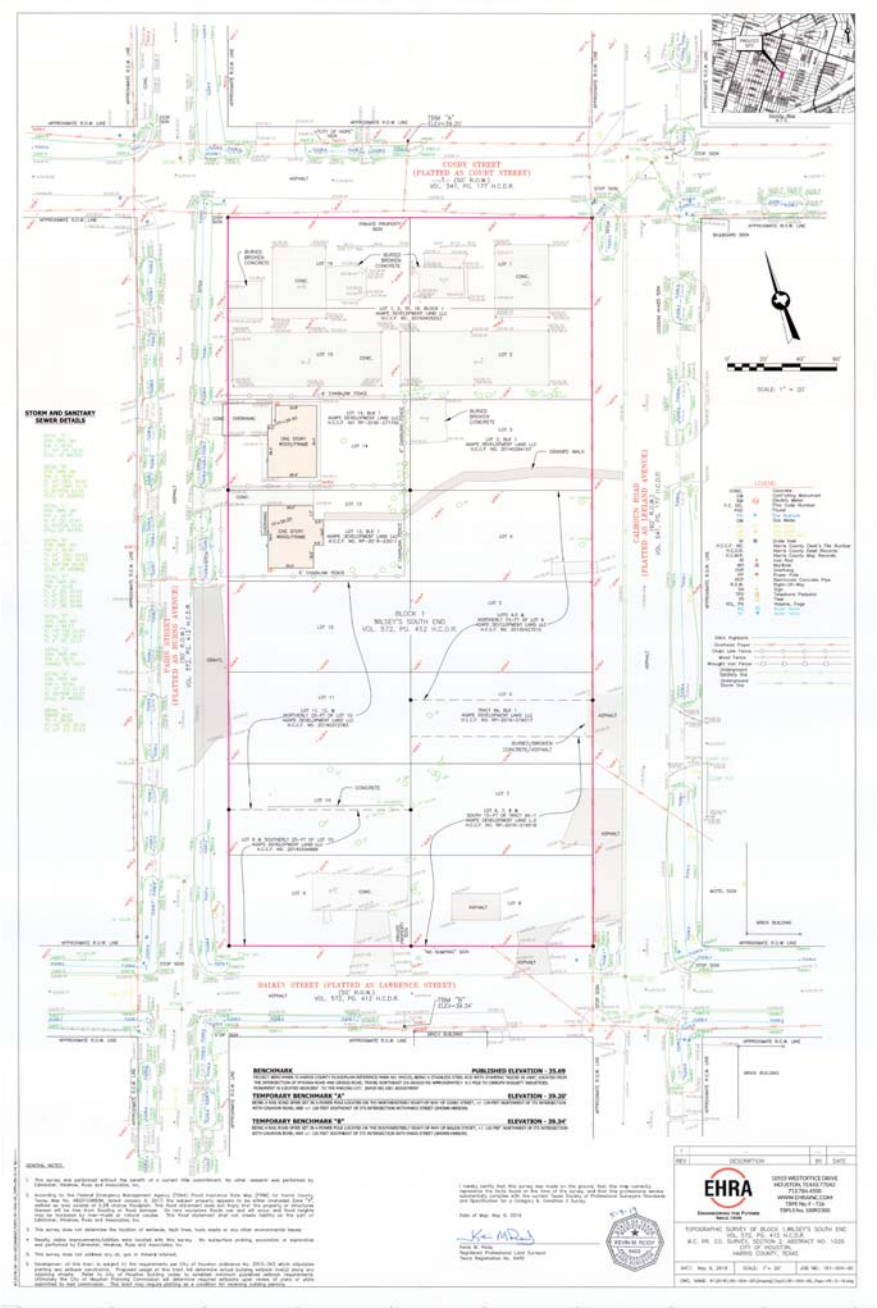
Survey



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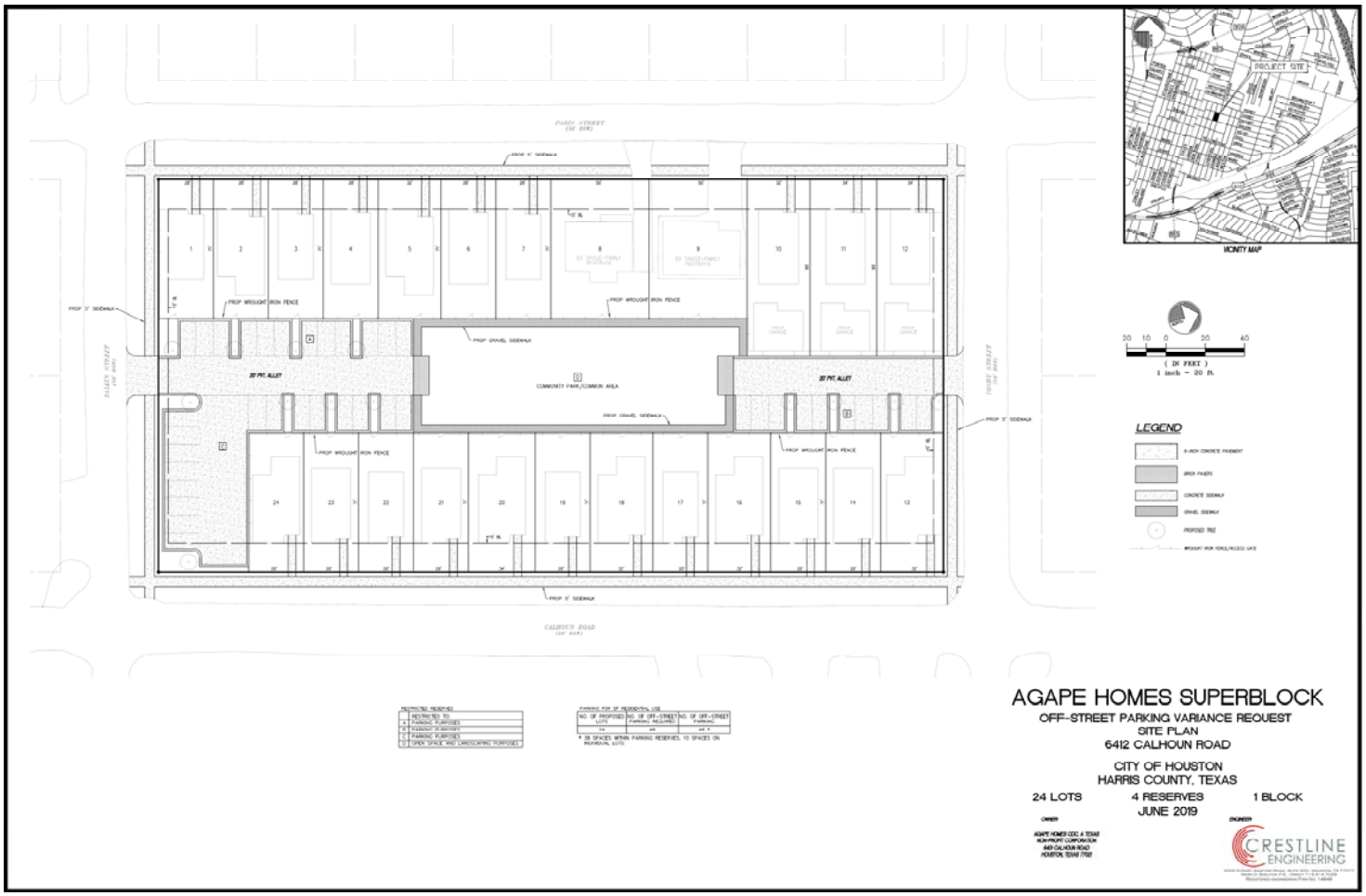
Site Plan



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located within east of Cullen Blvd, north of Yellowstone Blvd and bounded by Paris Street, Cosby Street, Balkin Street and Calhoun Road. The applicant is requesting a variance to not provide the required 2 parking spaces on 19 individual lots but instead provide them within parking reserves within the development. Staff recommends deferring the application for two weeks to allow the applicant time to provide additional information.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 7/11/2019

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@cityofhouston.net 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
Vernon Henry & Associates	Mary Lou Henry, FAICP	713-627-8666	marylou.henry@vhaplanning.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3275 Summer Street	19062769	77007	5358C	493E	C

HCAD ACCOUNT NUMBER(S):	1386910010003
PROPERTY LEGAL DESCRIPTION:	RES A2 BLK 1 STUDEMONT JUNCTION SEC 1
PROPERTY OWNER OF RECORD:	STUDEMONT VENTURE LP
ACREAGE (SQUARE FEET):	101,743 SF (2.336 ac)
WIDTH OF RIGHTS-OF-WAY:	60 feet (Summer Street); 40.3 feet (Lakin Street); 70 feet (Hicks Street)
EXISTING PAVING SECTION(S):	Unimproved (Summer Street); 13 feet (Lakin Street); 17 feet (Hicks Street)
OFF-STREET PARKING REQUIREMENT:	226 parking spaces
OFF-STREET PARKING PROVIDED:	198 parking spaces
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	N/A
PROPOSED STRUCTURE(S) [SQ. FT.]:	55,329 SF (1.27 ac)

PURPOSE OF VARIANCE REQUEST: To reduce the number of parking spaces for apartments from 226 spaces required to 198 spaces provided.

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, and 1.667 parking spaces for each two-bedroom dwelling unit. 26-497 – Reduced parking space requirement for additional bicycle spaces.

OFF-STREET PARKING VARIANCE

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APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

To reduce the number of parking spaces required from 226 spaces to 198 spaces, or 12.4% fewer spaces, for a new project called Summer Street High Line, located in the inner- city based on changing transportation habits and car ownership of millennials as evidenced by the experience of existing projects built in previous years in Houston and in other locations around the U.S.

Many now choose to use a car service, such as Uber or Lift, use car-shares such as Zip Car, us increasing public transportation, do not own car because they cannot afford them, are reluctant to pay the high price of parking at CBD office locations or for sports and social events, and generally have a different life-style than their parents and grandparents. With the coming introduction of autonomous vehicles, the need for parking at a personal residence is expected to further decrease. The parking ratios for apartments in Houston have not changed since the middle of the last century despite the societal changes, resulting in unused parking spaces which only add to the urban heat island and increase storm water run-off as well as increasing the cost of renting an apartment.

In addition to the 198 on-site parking spaces, the developer has received approval from PWE to add 11 parking spaces on the north side of Hicks adjacent to the site (not counted in the on-site totals) and will be paving Lakin Street with a 24' two-way concrete section, replacing the current asphalt and dirt section that is only 12' wide and in very poor condition. If these 11 spaces on Hicks were to be included in the total the development would only be 7.5% short on parking requirement. In addition to the new two-way 24' section, a parking lane will be added to the west side of the property, allowing 20 parallel spaces. The public sidewalk along the east side of Lakin will be located on the east side of the parking in a public sidewalk easement. There is no other program available to replace and widen the Lakin Street paving other than that proposed by this developer as an integral part of providing access to parking along Lakin for this project.

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 size and location of this property will not allow the builder to provide rental housing for people not in the top 20% income bracket without a variance for the amount of on-site parking required. Indications are that the parking currently required by Ch. 42 unnecessarily burdens projects with the provision of parking spaces that are not needed or used and simply serve to increase the cost of housing and the waste of natural resources. It is not reasonable to continue to use standards for parking requirements that were set 60 years ago when life-styles, particularly for the young, were very different than they are today, and which result in additional paved areas that turn out to be wasted space. The apartment parking standards in the current ordinance are exactly the same as they were in the original standalone ordinance done decades before Chapter 26 or Chapter 42 were created. The news media is filled with reports of changing habits, particularly for people in their 20's and 30's, which this project is designed to attract. People are marrying

OFF-STREET PARKING VARIANCE

later (or not at all), fewer are buying cars and relying instead on transit and car services; more people are going to college and graduating with debt that inhibits home and car purchasing; more want to live in the inner city with greater access to entertainment and diverse restaurants; more have listened to the message of "don't drink and drive" so they use a car service when going to bars and find that it is more convenient and cost effective for additional activities; fewer entertain at home but, instead, meet their friends out at restaurants or events so they do not need guest parking or large apartments; parking limitations and high costs discourage taking personal vehicles to games and concerts making car ownership less and less necessary. There is increased awareness of the benefit of walking and biking. People are getting married later and having children later. The percentage of single-person households is increasing. Al of these things are combining to diminish the need for parking at inner-city locations.

The changes in attitudes and choices have accelerated in the last ten years, as indicated by inner-city apartment projects with parking areas that have never been used by cars. This planned project is close to the CBD, within walking distance of bus stops. This builder has a partnership with two others in the immediate area to build trail connections to the White Oak Trail system to encourage biking and walking both for exercise and for use as a transportation alternative to personal autos. A large grocery store is within easy walking distance and offers home-delivery. Recognizing all these things, the builder-owner-manager intends to issue only one parking sticker for efficiency and one-bedroom units and two parking stickers for two-bedroom units and want to avoid the wasteful provision of parking that will never be used. This will allow lower rents for the apartment units because they will not have to carry the cost of unused parking spaces, which are very expensive when they must be constructed in parking garages in inner-city locations where smaller tracts at higher costs are all that is available for new housing.

All of the apartment units are virtually never occupied at the same time. Some tenants have chosen to live in apartments because their work requires extensive travel. Beyond that, a project considered "full" are not accepting new leases, about 5%-10% of the units are not being occupied because of move-ins/move-outs, repainting and re-carpeting, appliance replacements, or repairs. These unoccupied apartments lessen the need for parking.

A recent article in *Planning* magazine, published by the American Planning Association, cited the changes being made by cities all over the country in recognition of the changing life-styles. Some of these cities have been as auto-dependent as Houston in the past but have recognized that it is time to make changes to parking requirements. Among these cities are Buffalo, Lexington, Portland, New York, Hartford, Seattle, and Spokane. Some of the changes were to promote specific targets, like affordable housing, but others were not.

Two organizations, one in Chicago and the other in California, actually surveyed apartment parking use in the middle of the night and found 25% to 33% of the spaces were empty, the provision of empty spaces unnecessarily runs up the costs of rentals. Locally, two apartment owners in the inner-city have recently remarked that 20%-25% of their spaces are going unused.

(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;

Life-style changes and choices have resulted in a need for fewer parking spaces for inner-city projects designed for young adults. Existing inner-city apartments are experiencing parking use that is 20% to 25% lower than what was built using the current standards. This is the result of changing norms that were not created by the developer. The need for each adult to own a personal vehicle is expected to diminish even more with the pending advent of autonomous vehicles.

(3) The intent of this article is preserved;
The intent is to provide the parking needed on site, for which there is evidence that the amount proposed will do. There will be at least one space for each unit, more than is expected to be used. Only one parking sticker will be issued for each efficiency and one-bedroom unit and two stickers for each two-bedroom unit and the tenant of every apartment is not expected to have a car or to be at home in the city at all times.

(4) The parking provided will be sufficient to serve the use for which it is intended;
Since other apartment projects that appeal to the young adults are experiencing 20%-25% of parking spaces, built to conform to these 60-year-old standards, are going unused, this project with 12.4% fewer spaces should be sufficient to serve the use.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
Granting this variance will recognize the change in priorities and life-styles of young adults who opt to live, work, and play in the inner-city and will help to deliver quality housing that they can afford. This opportunity will be beneficial to their health and safety, and welfare.
They might otherwise be forced to live in suburban areas where employment is limited, and a car is mandatory for work commutes and daily activities.

(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.

PLANNING & DEVELOPMENT DEPARTMENT

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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

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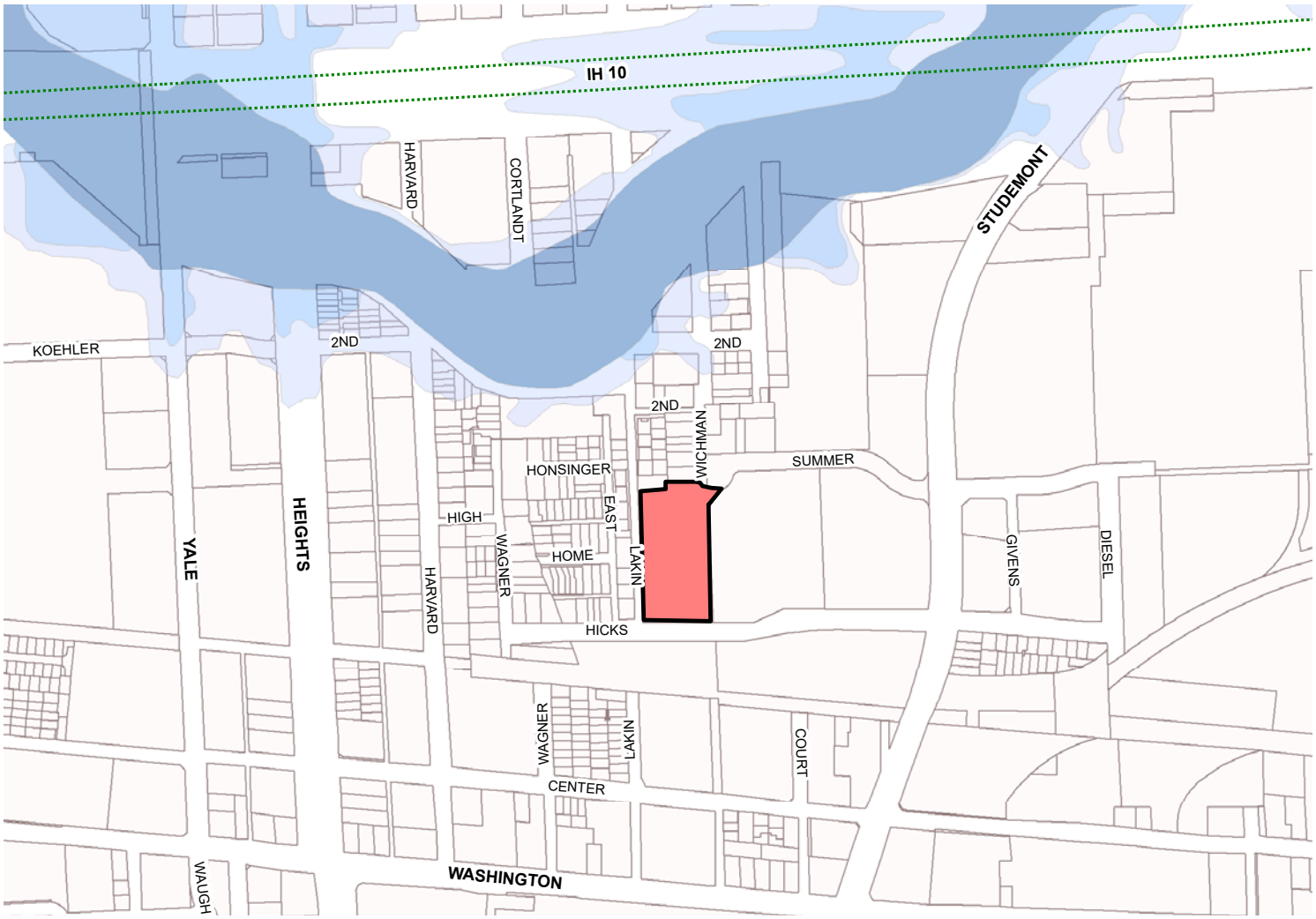
Location Map



OFF-STREET PARKING VARIANCE

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Aerial Map

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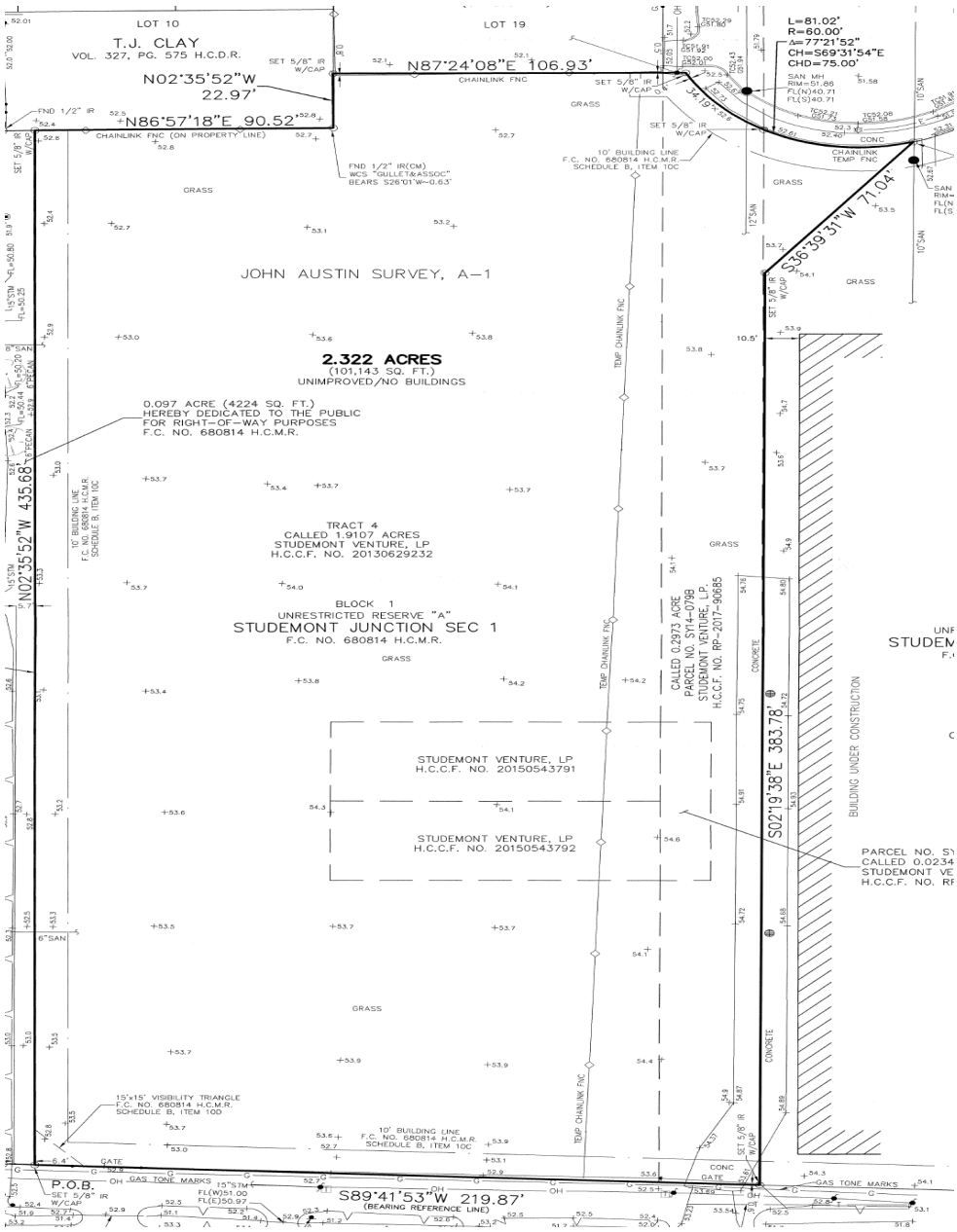
Survey



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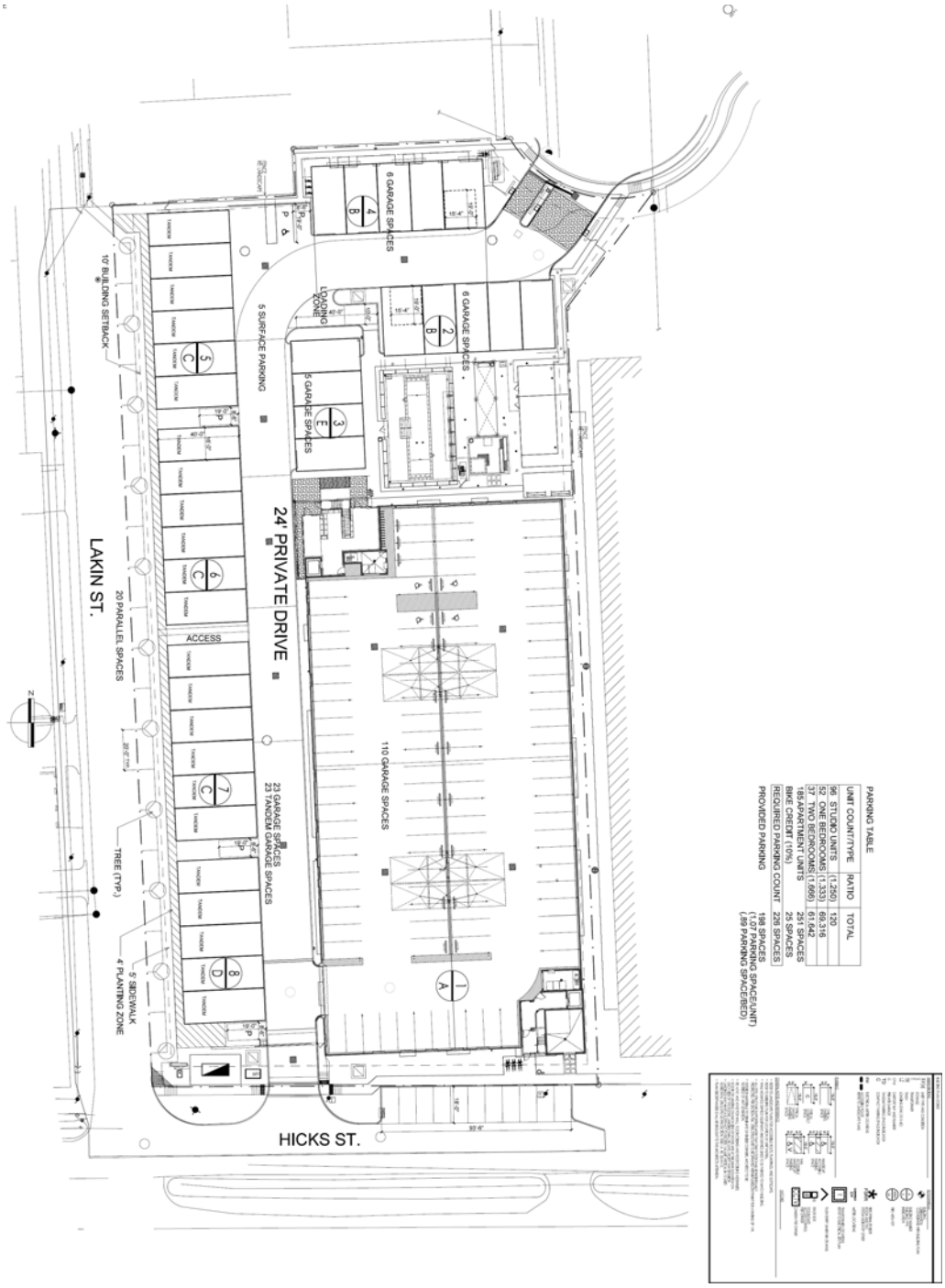
Houston Planning Commission

Site Plan



OFF-STREET PARKING VARIANCE

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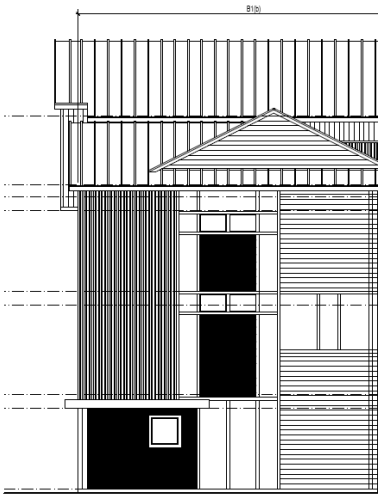
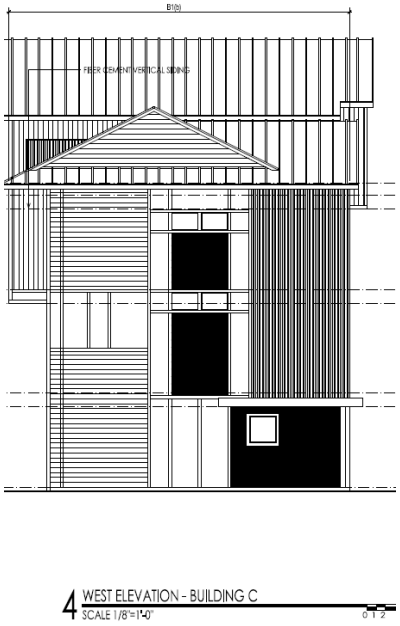
Elevations





OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 7/11/2019

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located north of Washington Ave, west of Studemont Street at the north east intersection of Lakin Street and Hicks Street. The applicant is requesting a reduced parking variance to allow 196 vehicle spaces on site in lieu of the 226 parking spaces required by the ordinance for a new 185-unit multifamily development. Staff recommends deferring the application for two weeks per the applicant's request.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE