

HOUSTON PLANNING COMMISSION

AGENDA

AUGUST 8, 2019



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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
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. Mahmud, AICP

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

The Departments website is:
www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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

SPEAKER GUIDELINES

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

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

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

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

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

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

Houston Planning Commission

AGENDA

August 8, 2019

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

Call to Order

Director's Report

Approval of the July 25, 2019 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of September 5, 2019

- a. Acre Villa partial replat no 2
- b. Brookhaven Addition partial replat no 1
- c. Cypress Creek Landing Sec 1 partial replat no 1
- d. Northgrove Sec 5 partial replat no 1
- e. Nottingham Forest Sec 3 partial replat no 1
- f. Stone Lake partial replat no 2
- g. Westgrove Court partial replat no 2
- h. Westgrove Court partial replat no 3

III. Consideration of an Off-Street Parking Variance for property located at 2619 Hadley Street (Chad Miller)

IV. Consideration of an Off-Street Parking Variance for property located at 4900 Jackwood Street (Jose Mendoza)

V. Consideration of an Off-Street Parking Variance for property located at 1012 Westheimer Road (Chad Miller)

VI. Excuse the absence of Commissioner Abraham and Bryant

VII. Public Comment

VIII. Adjournment

Minutes of the Houston Planning Commission

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

July 25, 2019

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair Martha L. Stein, called the meeting to order at 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Isabel Longoria Left at 6:12 p.m. during Item 150

Lydia Mares Left at 6:50 p.m. during Item VI

Paul R. Nelson

Linda Porras-Pirtle

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler Arrived at 2:38 p.m. during Item III, Consent and Replats

Zafar Tahir

Meera D. Victor Absent

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Left at 6:05 p.m. after item 128

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

Margaret Wallace Brown, Interim Director, Planning and Development

DIRECTOR'S REPORT

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

APPROVAL OF THE JULY 11, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 11, 2019 Planning Commission meeting minutes, as corrected.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION AND CONSIDERATION OF THE JULY 2019 SEMI-ANNUAL WATER/WASTEWATER IMPACT FEE REPORT

Presentation given by Deidre VanLangen, Houston Public Works.

Commission action: Considered the July 2019 Semi-Annual Water/Wastewater Impact Fee Report, and forwarded it to City Council.

Motion: **Nelson**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE JULY 2019 DRAINAGE IMPACT FEE REPORT

Presentation given by Deidre VanLangen, Houston Public Works.

Commission action: Considered the July 2019 Drainage Impact Fee Report, and forwarded it to City Council.

Motion: **Nelson**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 110)

Item(s) removed for separate consideration: **6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75.**

Staff recommendation: Approve staff's recommendations for item(s) **1 - 110** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 110** subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Carries**

Recused: **Alleman, Dalton, Heisch, Sigler**

C PUBLIC HEARINGS

111 Acre Villa partial replat no 1

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

112 Austinville partial replat no 2

C3N

Defer

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

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

Motion: **Garza**

Second: **Baldwin**

Vote: **Carries**

Abstaining: **Heisch**

113 Broad Oaks partial replat no 11 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Katie Brown – opposed; Joe Myers, Houston Public Works.

114 Eagle Landing Townhomes C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

115 Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Siegler** Second: **Jones** Vote: **Carries** Opposed: **Longoria**

Commissioner Heisch returned.

116 Houstonian Homes on Edgewood replat no 1 C3N Withdrawn

117 Modern at Alber C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

118 Saddle Creek Farms 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: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 119 and 120 were taken together at this time.

119 Benders Creek GP GP Defer
120 Benders Creek Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the applications for two weeks to give applicant time to submit additional information
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Margaret Byron – opposed.

121 City of Houston Katy Addicks Well no 11 C2 Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Garza** Second: **Nelson** Vote: **Carries** Abstaining: **Heisch**

122 Enterra at Emancipation**C2****Approve**

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

Commission action: Deny the variance(s) and disapproved the plat, based on infeasible or unusual conditions.

Motion: **Baldwin** Second: **Longoria** Vote: **Carries** Opposed: **Clark, Jones, Heisch, Porras-Pirtle, Rosenberg**

Speaker(s): Mary Villareal, applicant, Michael Van – supportive; Ali Muhammad, Tracy Wigfall, Dolores Rodgers, Alicia Neal, Assata Richards, Dawn J. Malone, Cofi Tahareko and Jason Hyman - opposed.

123 Northcrest Industrial**C2****Defer**

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

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

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

124 River Oaks Green**C2R****Defer**

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

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

Motion: **Rosenberg** Second: **Clark** Vote: **Unanimous** Abstaining: **Heisch**

125 X Houston**C2R****Approve**

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

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

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

Speaker(s): Mary Lou Henry, applicant, TJ Merchant, John H. "Jack" Miller III, Jay Haley, Hussain Nathou, Umang Khetan and Noah Gottlieb – supportive; Rucks Russell for Councilmember Boykins, Kerry Ward, Barbara McGuffey, William Sager, Lisa Rankin, Peggy Smith, Lisa Estes, Paul Wilson, Cynthia Tang, Barb Brooks, Bowie W. Hinger, Ruth Ann Skaff, Cindy Woods, Richard Buday, Mike Woods, Kathleen O'Reilly, Gerry Wells, Jan Pasternak, Chris Gasper, David Scott, Mary Filley, Doug Smith, Keith Baggerly and Irene Wang – opposed.

126 Zube Business Park**C2R****Approve**

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

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

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

**E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****127 Champions Oak GP****GP****Defer**

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

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

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

Items 128 and V were taken together at this time.

128 Grand Park Haven C2R Approve
V CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 6412 CALHOUN ROAD

Staff recommendation: Grant the reconsideration of requirement with variances(s) and approve the plat subject to the CPC 101 form and conditions listed; to allow the 19 individual lots to park with common parking reserves, and applicant to provide 6' unobstructed sidewalks along all adjacent right of way, and screening shrubs along the perimeter of parking reserve A.

Commission action: Granted the reconsideration of requirement with variances(s) and approve the plat subject to the CPC 101 form and conditions listed; to allow the 19 individual lots to park with common parking reserves, and applicant to provide 6' unobstructed sidewalks along all adjacent right of way, and screening shrubs along the perimeter of parking reserve A.

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

Speaker(s): Peter Freedman – supportive; Sheryl Garner – undecided.

129 Pine Grove Sec 1 C3P Approve

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

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

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

130 Reserve in Memorial Sec 1 C3R Approve

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

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

Motion: **Baldwin** Second: **Clark** Vote: **Carries** Abstaining: **Jones**

Speaker(s): Sr. Mary Peters, r.c. – supportive.

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

G EXTENSIONS OF APPROVAL

131	Alpine Development LLC	EOA	Approve
132	Artiga Reserve	EOA	Approve
133	Atascocita Business Park partial replat no 1	EOA	Approve
134	Bauer Landing Sec 9	EOA	Approve
135	Beaumont Place Street Dedication Sec 1	EOA	Approve
136	Becker Enclave	EOA	Approve
137	Carnegie Oaks at Westmoreland Sec 2	EOA	Approve
138	Cypress Academy Kuykendahl	EOA	Approve
139	Hardy Spring Crossing replat no 1	EOA	Approve
140	Hidden Meadow Sec 11	EOA	Approve
141	Main Buffalo Retail	EOA	Approve
142	Momentum Exterior Systems	EOA	Approve
143	Remington Creek Ranch Sec 6	EOA	Approve
144	Shadyvilla Addition no 1 Annex	EOA	Approve
	partial replat no 3		
145	Slate Heights	EOA	Approve
146	Woodland Lakes Sec 5	EOA	Approve
147	Woodland Lakes Sec 6	EOA	Approve

H	NAME CHANGES		
148	Becker Meadows Sec 1 (prev. Schultz Sec 1)	NC	Approve
149	PGSBRVB LLC (prev. PGSBRVD LLC)	NC	Approve
150	Stuebner Hollow (prev. Villages of Stuebner Hollow GP)	NC	Approve
I	CERTIFICATES OF COMPLIANCE		
151	23892 White Oak Court	COC	Approve
152	22500 Roberts Cemetery Road	COC	Approve
153	21379 W Wallis Drive	COC	Approve
154	25845 Peach Drive	COC	Approve
155	26782 Coach Light Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 131-155.

Commission action: Approved staff's recommendation for items 131-155.

Motion: **Alleman**

Second: **Mares**

Vote: **Carries**

Abstaining: **Heisch**
(from items 146 and 147)

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

156 1501 Ennis Street DPV Approve

Staff recommendation: Grant the development plat with variance(s) to allow a 6'3" building line in lieu of the required 10' building line along Bell Street, with the condition that the applicant provide a 5' sidewalk along both abutting right of ways.

Commission action: Granted the development plat with variance(s) to allow a 6'3" building line in lieu of the required 10' building line along Bell Street, with the condition that the applicant provide a 5' sidewalk along both abutting right of ways.

Motion: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

157 1604 W. Bellfort Avenue DPV Approve

Staff recommendation: Grant the development plat with variance(s) to allow a 0' building line in lieu of the required 25' building line along West Bellfort.

Commission action: Granted the development plat with variance(s) to allow a 0' building line in lieu of the required 25' building line along West Bellfort.

Motion: **Mares**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

158 2033 Wroxton Road DPV Approve

Staff recommendation: Grant the development plat with variance(s) to allow a 10' garage building line along Wilton Street.

Commission action: Granted the development plat with variance(s) to allow a 10' garage building line along Wilton Street.

Motion: **Garza**

Second: **Clark**

Vote: **Carries**

Opposed: **Baldwin, Mares, Rodriguez, Rosenberg**

Speaker(s): Jennifer Pool, applicant – supportive.

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 22, 2019 FOR:

- a. Garden Acres partial replat no 4
- b. Houstonian Homes on Edgewood replat no 1
- c. Long Point Acres partial replat no 4
- d. Martinville partial replat no 1 and extension
- e. Melody Oaks partial replat no 21
- f. Plainview Addition partial replat no 6
- g. Take Five FM 2920
- h. Westgrove Court partial replat no 4
- i. Willow Meadows Sec 18 partial replat no 2

Staff recommendation: Establish a public hearing date of August 22, 2019 for item IV a-i.

Commission action: Established a public hearing date of August 22, 2019 for item IV a-i.

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

Item V was taken and acted upon earlier in the meeting, with Item 128.

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

Staff recommendation: Grant the requested variance to allow 219 parking spaces in lieu of the required 231, with the condition that the applicant provide 6' unobstructed sidewalks within the ROW along all three streets, with safety buffers.

Commission action: Granted the requested variance to allow 219 parking spaces in lieu of the required 231, with the condition that the applicant provide 6' unobstructed sidewalks within the ROW along all three streets, with safety buffers.

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

Speaker(s): Mary Lou Henry, applicant, Tom Bacon and Matt Shafiezzadeh – supportive; Jeff Braune, David Kelley and Amy Connley – opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1012 WESTHEIMER ROAD

Staff recommendation: Defer the application for two weeks to allow the applicant time to provide revised information.

Commission action: Deferred the application for two weeks to allow the applicant time to provide revised information.

Motion: **Sigler** Second: **Rodriguez** Vote: **Carries** Abstaining: **Longoria**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2400-2500 BLOCK OF ROSEWOOD STREET, NORTH AND SOUTH SIDES, BETWEEN EMANCIPATION AVENUE AND LIVE OAK STREET

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2400-2500 Block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2400-2500 Block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street, and forwarded to City Council.

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

IX. EXCUSE THE ABSENCE(S) OF COMMISSIONER ABRAHAM

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

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

X. PUBLIC COMMENT

Commissioner Baldwin commended staff.

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:52 p.m.

Motion: **Clark**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Balmoral Swing Tract Drainage Channel	C3P		Defer Applicant request
2	Balmoral Sec 23	C3F		Approve the plat subject to the conditions listed
3	Bauer Landing Sec 7	C3P		Approve the plat subject to the conditions listed
4	Bauer Landing Sec 8	C3P		Approve the plat subject to the conditions listed
5	Bellaire Peek Reserve	C2		Approve the plat subject to the conditions listed
6	Bissonnet Trade Center	C2	DEF1	Approve the plat subject to the conditions listed
7	Bridgeland Peek Road Street Dedication Sec 2	SP		Defer Applicant request
8	Bridgeland Prairieland Village Sec 3	C3P		Approve the plat subject to the conditions listed
9	Bridgeland Prairieland Village Sec 4	C3P		Approve the plat subject to the conditions listed
10	Bridgeland White Petticoat Drive and Basking Butterfly Drive Street Dedication	SP		Approve the plat subject to the conditions listed
11	Calidad Centre	C2		Defer further deed rests review reqd
12	Colina Homes on Jacquelyn Drive	C3P	DEF1	Defer Traffic Analysis
13	Creekside Ranch Sec 11	C3F	DEF1	Approve the plat subject to the conditions listed
14	Crossing at Highway Six	C2	DEF1	Defer Applicant request
15	Crossroads 99 North	C2	DEF1	Approve the plat subject to the conditions listed
16	Crossroads 99 South	C2	DEF1	Approve the plat subject to the conditions listed
17	Cuartas Business Park	C3F		Defer Additional information reqd
18	Cypresswood Landing Sec 1	C3F		Defer Additional information reqd
19	Danesh Square	C3F	DEF2	Approve the plat subject to the conditions listed
20	Grand Mission Estates Sec 26	C3P		Approve the plat subject to the conditions listed
21	Grand Vista Sec 23	C3P		Approve the plat subject to the conditions listed
22	Greenwood Grove	C3P	DEF1	Defer Applicant request
23	Humble ISD North Transportation Facility	C2		Approve the plat subject to the conditions listed
24	Imperial Forest Sec 3	C3F		Approve the plat subject to the conditions listed
25	Juergen Joint Tract GP	GP	DEF1	Approve the plat subject to the conditions listed
26	Kana Kantu Estates	C2	DEF1	Defer Chapter 42 planning standards
27	Kendrick and Frawley Acres	C2		Defer Chapter 42 planning standards
28	Kingfield Sec 1	C3P		Approve the plat subject to the conditions listed
29	Marcello Lakes Sec 3	C3F		Approve the plat subject to the conditions listed
30	McCrary Meadows Sec 6	C3P		Defer Applicant request
31	Meadows At Westfield Village Sec 5	C3F		Defer Applicant request
32	Millan Ranch	C2		Defer Additional information reqd
33	Modern at Alber	C3F		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: August 08, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
34	Morton Creek Ranch Sec 23	C3P		Defer per Harris County Flood Control District's request
35	New Caney MUD Hendricks Lift Station	C2	DEF1	Defer Chapter 42 planning standards
36	Northgrove Sec 9	C3F		Approve the plat subject to the conditions listed
37	Northside Yards	C2	DEF1	Defer Chapter 42 planning standards
38	Northwood Street Park Sec 2	C2	DEF1	Approve the plat subject to the conditions listed
39	Pinto Business Park Drainage Detention Sec 1	C2		Approve the plat subject to the conditions listed
40	Placid Richey Development	C2		Approve the plat subject to the conditions listed
41	Raven Meadows Sec 1	C3P		Defer Applicant request
42	Rebollar Lujano Place	C2	DEF1	Approve the plat subject to the conditions listed
43	Residences at Calenti Court Cypress	C3F		Approve the plat subject to the conditions listed
44	River Oaks Highland	C2	DEF1	Defer for further study and review
45	SDI 59 Porter	C2		Approve the plat subject to the conditions listed
46	Seamist Sec 2	C3F		Approve the plat subject to the conditions listed
47	Spring Branch Vineyards	C2		Approve the plat subject to the conditions listed
48	Spring Cypress Estates Sec 2	C2		Approve the plat subject to the conditions listed
49	TDWP Jacintoport GP	GP		Approve the plat subject to the conditions listed
50	Texan Auto Body Reserve	C2	DEF1	Defer for further study and review. FBC wants to determine the required ROW for Ennis Road.
51	Timewise at Katy Hockley Reserve	C2	DEF1	Approve the plat subject to the conditions listed
52	Urbanika West	C2		Approve the plat subject to the conditions listed
53	Van Siblings LLC	C2	DEF1	Approve the plat subject to the conditions listed
54	Vibhava Village	C2		Approve the plat subject to the conditions listed
55	Villages of Pine Ridge Sec 1	C3F	DEF1	Defer for further study and review
56	Willow Trace Sec 2	C3P		Approve the plat subject to the conditions listed
57	Willow Wood Place Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
58	Windrow Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
59	Winkler Crossing	C2		Defer Chapter 42 planning standards

B-Replats

60	Avenue Central Plaza	C2R		Approve the plat subject to the conditions listed
61	Becker Meadows Wastewater Treatment Plant	C2R	DEF1	Approve the plat subject to the conditions listed
62	Bens Landing	C2R	DEF1	Approve the plat subject to the conditions listed
63	Birnam Wood Sec 5 partial replat no 1 and extension	SP		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: August 08, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
64	Branch School	C2R		Approve the plat subject to the conditions listed
65	Cowboy	C2R		Defer Additional information reqd
66	Dewalt Garden Homes	C2R		Approve the plat subject to the conditions listed
67	Esther Estates	C2R		Defer Additional information reqd
68	Floyd Street Cottages	C2R	DEF1	Approve the plat subject to the conditions listed
69	Fuqua Place	C2R	DEF1	Approve the plat subject to the conditions listed
70	Gator Place	C2R	DEF1	Disapprove
71	Genesis McKee	C2R		Defer Additional information reqd
72	Groves Sec 32	C3R		Approve the plat subject to the conditions listed
73	Gulfgate Oaks Apartments	C2R		Defer Additional information reqd
74	Hardy 88 Commerce Park	C2R		Approve the plat subject to the conditions listed
75	Haven at Kieth Harrow	C3R	DEF1	Approve the plat subject to the conditions listed
76	Houston Family Church	C2R	DEF1	Approve the plat subject to the conditions listed
77	Humble Travel Plaza	C2R		Approve the plat subject to the conditions listed
78	Independence Grove partial replat no 3	C2R		Approve the plat subject to the conditions listed
79	Migues Casa	C2R		Approve the plat subject to the conditions listed
80	Moderno at Independence Heights	C3R		Approve the plat subject to the conditions listed
81	Oliver Estates	C2R		Approve the plat subject to the conditions listed
82	Omega Townhomes	C3R	DEF1	Approve the plat subject to the conditions listed
83	Post Oak School South Museum District Campus	C2R		Approve the plat subject to the conditions listed
84	Ram Airtex South	C2R	DEF1	Approve the plat subject to the conditions listed
85	Riley Fuzzel Business Center	C2R		Defer Chapter 42 planning standards
86	Rogers Urban Space	C2R		Approve the plat subject to the conditions listed
87	Sabic Americas Campus Bluebonnet	C3R	DEF1	Approve the plat subject to the conditions listed
88	South Heights Reserve at White Oak	C2R		Approve the plat subject to the conditions listed
89	Spring RV and Boat Storage	C2R	DEF1	Approve the plat subject to the conditions listed
90	St Marks Ministries	C2R	DEF1	Approve the plat subject to the conditions listed
91	Stevens Springs	C2R	DEF1	Approve the plat subject to the conditions listed
92	TM Spring Cypress	C2R		Approve the plat subject to the conditions listed
93	UG Waterworks	C2R		Approve the plat subject to the conditions listed
94	UPI Builders Alpha	C2R		Approve the plat subject to the conditions listed
95	Urban Hardy	C2R		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: August 08, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
96	Urban McKee	C2R		Approve the plat subject to the conditions listed
97	Urban Nance	C2R		Defer for further study and review by HCFCF
98	Urban Walnut	C2R	DEF1	Approve the plat subject to the conditions listed
99	Winter View Terrace	C2R		Defer Chapter 42 planning standards

C-Public Hearings Requiring Notification

100	Austinville partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed
101	Benders Landing Estates Sec 6 partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	El Dorado Clear Lake City Sec 14 partial replat no 1	C3N		Defer per Parks Department Request
103	Goldquest Group	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed.
104	Granite Village Mobile Home Park	C3N		Approve the plat subject to the conditions listed
105	Lindale Park Sec 6 partial replat no 1	C3N		Withdraw
106	Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1	C3N		Approve the plat subject to the conditions listed

D-Variances

107	Arcade on Spencer	C2R		Defer Applicant request
108	Benders Creek GP	GP	DEF1	Approve the plat subject to the conditions listed
109	Benders Creek Sec 1	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	City of Houston Katy Addicks Well no 11	C2	DEF1	Withdraw
111	Espinoza Acres	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
112	Gutierrez Plaza	C3P		Defer for further study and review
113	Hass Center	C2		Defer notification requirements.
114	Marina Place	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
115	Mesa Drive IOV	C2R		Approve the plat subject to the conditions listed
116	Morris Villas	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
117	Northcrest Industrial	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
118	Penn City Road Reserve	C2R		Defer Applicant request
119	Pinto Business Park Drainage Detention Sec 2	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
120	PRH Preservation Hadley	C2		Defer Additional information reqd
121	Redimer Cypress Forest	C2		Defer per Harris County Engineering Department

Platting Summary**Houston Planning Commission****PC Date: August 08, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
122	River Oaks Green	C2R	DEF1	Defer Applicant request
123	South Belt Logistics Park	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
124	Summer Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
125	West Harris County MUD No 6 Wastewater Treatment Plant	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

126	Braemar Village GP	GP		Approve the plat subject to the conditions listed
127	Braemar Village Sec 1	C3R		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
128	Raven Meadows GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
129	Towne Lake Sec 55	C3P		Defer for further study and review

F-Reconsideration of Requirements

130	Champions Oak GP	GP	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Hebron Church	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

132	Grove Landing	EOA		Approve
133	Kuykendahl Evam Place replat no 1 and extension	EOA		Approve
134	Westgreen Developments Sec 1	EOA		Approve

H-Name Changes

None

I-Certification of Compliance

135	20032 South Live Oak St.	COC		Approve
136	26763 Royal Coach Ln.	COC		Approve
137	26767 Royal Coach Ln.	COC		Approve

J-Administrative

None

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

K-Development Plats with Variance Requests

138	2401 Elmen Street	DPV		Deny
139	1702 De Milo Drive	DPV		Approve
140	5630 Reamer Street	DPV		Defer

Off-Street Parking Variance

III	2619 Hadley Street	PV		Defer
IV	4900 Jackwood Street	PV		Withdraw
V	1012 Westheimer Road	PV		Approve



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/08/2019
Plat Name: Balmoral Swing Tract Drainage Channel
Developer: Harris County MUD 423
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1359 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	5.1677	Total Reserve Acreage:	5.0290
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	77396	376Q	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

Harris County Flood Control District: - Show and callout all HCFCD rights-of-way that are located within or adjacent to the subject tract.

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



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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 08/08/2019
Plat Name: Balmoral Sec 23
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1360 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	28.5700	Total Reserve Acreage:	0.9700
Number of Lots:	141	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 400
County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	ETJ

Conditions and Requirements for Approval

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

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

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

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: 2
Action Date: 08/08/2019
Plat Name: Balmoral Sec 23
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1360 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Easements outside of plat boundary will need to be recorded prior to plat recordation
Sec 14 will need to be recorded prior to or simultaneously with this plat
Change street name, Firbank Terrace Drive to Misty Summer Lane per Sunset Ridge sec 8 plat
Construction plan (Project Number 1904160137) has been approved by Traffic

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 08/08/2019
Plat Name: Bauer Landing Sec 7
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1356 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	90.1000	Total Reserve Acreage:	13.4390
Number of Lots:	390	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285L	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

Add note: The City of Houston Planning Commission granted a variance to allow for excessive intersection spacing along the northeastern 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: 3
Action Date: 08/08/2019
Plat Name: Bauer Landing Sec 7
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1356 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "CENTRAL TRAIL DRIVE" has 2 road suffixes. Needs a new proposed name.
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)
Provide INO letter for pipeline crossing over local streets

Harris County Flood Control District: Ultimate ROW: Please provide documentation that the 200' ROW has been dedicated in FEE by separate instrument to the HCFCD (200' from the centerline of the channel, above Section 7). Also, please provide documentation that the 200' ROW above the earlier approved Section 5 has been dedicated in FEE to the HCFCD. mmh

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



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 08/08/2019
Plat Name: Bauer Landing Sec 8
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1357 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.6430	Total Reserve Acreage:	3.6580
Number of Lots:	98	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

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

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

149. Change street name ending(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: 4
Action Date: 08/08/2019
Plat Name: Bauer Landing Sec 8
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1357 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "KENNONS" is very similar to already existing "KENNON" located in the city.

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)

Provide lot tangent width of at least 21 feet where indicated on markup.

Provide INO letter for pipeline crossing

UVE should be checked at Colliers Brook Drive and Lost Lantern Drive.

ALL-WAY Stop Warrant Study based on TMUTCD Section 2B.07 should be provided to determine traffic control at the intersection of Kennons Way and Lost Lantern Drive. Previous comment regarding ALL-Way Stop Warrant Study for the intersection of Nickel Bauer Road and Kennons Way has been addressed in Traffic Impact Analysis (Project Number 1903010166).

Construction plan (Project Number 1807310010) has not been approved.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 08/08/2019
Plat Name: Bellaire Peek Reserve
Developer: Cypressbrook Company
Applicant: BGE, Inc.
App No/Type: 2019-1339 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.2100	Total Reserve Acreage:	13.2100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525L	ETJ

Conditions and Requirements for Approval

002.2. All Fort Bend County plats must be signed and certified by the County engineer.

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide 10' landscape easement along Peek Road
2) The remainder portion of the Ferguson 103, LTD., tract along Bellaire Blvd should be platted as its remainder is less than 10 acres
3) Submit FP to FBC for formal review
4) This does not constitute a formal review by FBC as not all review comments are provided in this portal

PWE Utility Analysis: Approve

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



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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 08/08/2019
Plat Name: Bissonnet Trade Center
Developer: CE Engineers & Development Consultants, INC
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2019-1217 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.2190	Total Reserve Acreage:	2.2190
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	77099	529S	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. Dimension Bissonnet St.
2. Bold Boundary
3. Use correct plat name in dedication and acknowledgement language.
4. Remove replat 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: 6
Action Date: 08/08/2019
Plat Name: Bissonnet Trade Center
Developer: CE Engineers & Development Consultants, INC
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2019-1217 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 07/18/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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: Commercial, not applicable to Parks and Open Space Ordinance.

City Engineer: Detention is required.

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

Addressing: Please correct spelling of COVENTRY SQUARE DRIVE on plat.

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



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/08/2019
Plat Name: Bridgeland Peek Road Street Dedication Sec 2
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2019-1383 SP

Staff Recommendation:
Defer Applicant request

Total Acreage:	3.4210	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490
County	Zip	Key Map ©	City / ETJ
Harris	77433	365Q	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.
163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Need variance for block length along major thoroughfare
Sec 1 will need to be recorded prior to or simultaneously with this plat.

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



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 08/08/2019
Plat Name: Bridgeland Prairieland Village Sec 3
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2019-1363 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.5300	Total Reserve Acreage:	1.4200
Number of Lots:	50	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:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77433	365P	ETJ

Conditions and Requirements for Approval

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

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

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

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

052. Bridgeland White Petticoat Drive and Basking Butterfly Drive Street Dedication, Bridgeland Peek Road Street Dedication Sec 1, and Bridgeland Peek Road Street Dedication Sec 7 must be recorded prior to or simultaneously with this plat.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 08/08/2019
Plat Name: Bridgeland Prairieland Village Sec 3
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2019-1363 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
White Petticoat Drive/Basking Butterfly Drive street dedication will need to be recorded prior to or simultaneously with this plat
ALL-WAY Stop Warrant Study based on TMUTCD Section 2B.07 should be provided to determine traffic control at intersection of Basking Butterfly Drive and Sunny Ravine Drive.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 08/08/2019
Plat Name: Bridgeland Prairieland Village Sec 4
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2019-1364 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.0700	Total Reserve Acreage:	1.7200
Number of Lots:	16	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:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77433	365Q	ETJ

Conditions and Requirements for Approval

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

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

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

052. Bridgeland White Petticoat Drive and Basking Butterfly Drive Street Dedication, Bridgeland Peek Road Street Dedication Sec 1, and Bridgeland Creek Parkway Street Dedication Sec 7 must be recorded prior to or simultaneously with this plat.

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

For Your Information:

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

City Engineer: 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)

Basking Butterfly Drive will need to be recorded prior to or simultaneously with this plat

UVE should be checked at Basking Butterfly Drive and Peek Road.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 08/08/2019
Plat Name: Bridgeland White Petticoat Drive and Basking Butterfly Drive
 Street Dedication
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No/Type: 2019-1386 SP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	3.5740	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:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77433	365P	ETJ

Conditions and Requirements for Approval

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

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

052. Bridgeland Peek Road Street Dedication Sec 1 and Bridgeland Creek Parkway Street Dedication Sec 7 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
 Peek Road Sec 1 and Sec 2 Street Dedications will need to be recorded prior to or simultaneously with this plat
 2B.07 all-way analysis needed at 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.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 08/08/2019
Plat Name: Calidad Centre
Developer: Texas Black Angel, LLC
Applicant: R.W. Patrick & Associates, Inc.
App No/Type: 2019-1323 C2

Staff Recommendation:
Defer further deed rests
review reqd

Total Acreage:	0.6140	Total Reserve Acreage:	0.6140
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573B	City

Conditions and Requirements for Approval

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

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary and provide record information for all streets adjacent to the plat boundary. (41)

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions. This reserve use may violate deed restrictions. The plat has been sent to Legal to review the separately filed deed restrictions.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houston.tx.gov.

City Engineer: Detention is required.

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

Parks and Recreation: Incorrect Park Sector should be 7.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 08/08/2019
Plat Name: Colina Homes on Jacquelyn Drive
Developer: Colina Homes
Applicant: ICMC GROUP INC
App No/Type: 2019-1287 C3P

Staff Recommendation:
Defer Traffic Analysis

Total Acreage:	0.9916	Total Reserve Acreage:	0.0123
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	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.

078. Minimum lot size in the urban area is 3500 square feet without compensating open space. (183)

078.1. Minimum lot size in the urban area may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of 42-183(b).

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

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

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 10.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 08/08/2019
Plat Name: Colina Homes on Jacquelyn Drive
Developer: Colina Homes
Applicant: ICMC GROUP INC
App No/Type: 2019-1287 C3P

Staff Recommendation:
Defer Traffic Analysis

PWE Traffic: 08/01/19:

There is not sufficient room to construct the driveway with the current placement of the PAE in relation to the existing adjacent driveway.

Please coordinate with the Office of the City Engineer (OCE) to obtain approval for the driveway construction. This must be done before the plat can be approved as shown. OCE contact is Brian Alcott, brian.alcott@houstontx.gov, (832)394-9100.

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.

Parks and Recreation: Park notes #2 has incorrect number of dwelling units. Still missing park note "no land is being established as a private park or dedicated to the public for park purposes"

Addressing: Please change the proposed suffix for Cove Crescent. "Court" is used to designate street that terminate at a cul-de-sac or loop.

City Engineer: W.M.E. is required. Call out all private F.H..

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 08/08/2019
Plat Name: Creekside Ranch Sec 11
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2019-1252 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.9500	Total Reserve Acreage:	4.7300
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524T	ETJ

Conditions and Requirements for Approval

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

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

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

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)

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/08/2019
Plat Name: Creekside Ranch Sec 11
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No/Type: 2019-1252 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Provide 1' reserve at the terminus of Willow Crown Lane, or provide recording information for Creekside Ranch Section 13
2) Submit FP to FBC for formal review
3) Submit civil construction plans
4) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve
City Engineer: Make sure that the subdivision has detention.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 08/08/2019
Plat Name: Crossing at Highway Six
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1169 C2

Staff Recommendation:
 Defer Applicant request

Total Acreage:	20.3580	Total Reserve Acreage:	20.3580
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	HARRIS COUNTY MUD 188
County	Zip	Key Map ©	City / ETJ
Harris	77095	408C	ETJ

Conditions and Requirements for Approval

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

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

The tract to the west of the plat boundary is shown to be of common ownership. Include this tract within the plat boundary, otherwise it becomes landlocked.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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. Make sure that 10' clearance between public utility to the building foundation.

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 abutting public roadway easement

Show Francis Road that is maintained by Harris County at north Plat Boundary.

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

Texas Central Railroad high speed rail project is proposed in the area.

<https://www.texascentral.com/alignment-maps/>

Potential impacts to the Jackrabbit Road / Hwy 6 intersection should be considered during development of the site plan.

Plat may need to be expanded to include all of owner's property.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 08/08/2019
Plat Name: Crossroads 99 North
Developer: Grand Parkway 8600 Land Trust
Applicant: Atkinson Engineers
App No/Type: 2019-1211 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8040	Total Reserve Acreage:	0.8040
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290N	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)

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

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

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

Coordinate with Harris County Engineer to determine if the drainage easement is to be included in the plat boundary.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15

Action Date: 08/08/2019

Plat Name: Crossroads 99 North

Developer: Grand Parkway 8600 Land Trust

Applicant: Atkinson Engineers

App No/Type: 2019-1211 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 - Include the Channel ID # M144-00-00 where the easement is (see uploaded PDF).

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

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

Label 25 foot building line

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

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

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

Alignment of future major thoroughfare, Stuebner Airline Road, should be shown in relation to plat boundary with separating distance prior to recordation. Contact CIP project manager Greg Ciaccio. (Traffic)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 08/08/2019
Plat Name: Crossroads 99 South
Developer: Grand Parkway 8600 Land Trust
Applicant: Atkinson Engineers
App No/Type: 2019-1212 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.7320	Total Reserve Acreage:	3.7320
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290N	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)

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

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

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

Coordinate with Harris County Engineer to determine if the drainage easement is to be included in the plat boundary.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 08/08/2019
Plat Name: Crossroads 99 South
Developer: Grand Parkway 8600 Land Trust
Applicant: Atkinson Engineers
App No/Type: 2019-1212 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 07/18/19:

No comments.

PWE Utility Analysis: Approve

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

Harris County Flood Control District: Flood Control review - Include the Channel ID # M144-00-00 where the easement is (see uploaded PDF).

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

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

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

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

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

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

Alignment of future major thoroughfare, Stuebner Airline Road, should be shown.

Plat is requested to be deferred for further review of channel property.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 08/08/2019
Plat Name: Cuartas Business Park
Developer: Cuartas Business Park
Applicant: Hussam Ghuneim
App No/Type: 2019-1205 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	3.2589	Total Reserve Acreage:	2.9418
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:	BARKER-CYPRESS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	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. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (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)
159. Provide centerline tie.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.
-
1. Bold Boundary and Dash boundary across ROW.
 2. No overlapping graphics
 3. Owner in title block must match title.
 4. Provide record documents for QUEENSTON BLVD.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/08/2019

Plat Name: Cuartas Business Park

Developer: Cuartas Business Park

Applicant: Hussam Ghuneim

App No/Type: 2019-1205 C3F

Staff Recommendation:

Defer Additional
information reqd

PWE Utility Analysis: Approved

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	18	Staff Recommendation:	Defer Additional information reqd
Action Date:	08/08/2019		
Plat Name:	Cypresswood Landing Sec 1		
Developer:	Benchmark Aquisitions,LLC A Texas Limited Liability Company		
Applicant:	EHRA		
App No/Type:	2019-1376 C3F		

Total Acreage:	42.0600	Total Reserve Acreage:	5.8570
Number of Lots:	292	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	77373	293Z	ETJ

Conditions and Requirements for Approval

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

052. Birnhamwood Sec 5 partial replat no 1 and extension and Cypresswood Landing Sec 2 must be recorded prior to or simultaneously with this plat.

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

1. Provide HCCF No L887947.
2. Coordinate with Harris County Engineer regarding agency markup.
3. Include Harris County judge as signer on plat as Harris County property is being platted.
4. Add build to lines on plat as shown in staff markup.
5. Coordinate with MUD and HCFCD to verify if sufficient dedication has been made.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/08/2019

Plat Name: Cypresswood Landing Sec 1

Developer: Benchmark Aquisitions,LLC A Texas Limited Liability Company

Applicant: EHRA

App No/Type: 2019-1376 C3F

Staff Recommendation:

Defer Additional
information reqd

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

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

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

Easements outside of plat boundary will need to be recorded prior to plat recordation

Increase lot tangent width to 21 feet for marked up lots

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

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

Add Judge Hidalgo as part of owner's ratification and execution of owner's ratification because plat encroaches over county roadway fee strip

Increase lot width around knuckle at Dragons blood Lane/Buttress Root Drive intersection

Birnamwood Sec 5 partial replat no 1 and extension will need to be recorded prior to or simultaneously with this plat

Lots around knuckle will need to be a minimum of 26 feet wide per our driveway policy

ALL-WAY Stop Warrant Study should be provided per TMUTCD Section 2B.07 at Chankiri Drive and Goodfellow Drive.

Driveway for Lot 23, Block 4 should be located along Rainbow Eucalyptus Drive. Driveways for Lots 16 & 17, Block 5 and Lots 58 & 59, Block 6 should be located at long Chankiri Drive. Shared driveway will be required for Lots 84 & 85, Block 6 as their frontage is not adequate to have separate driveway.

Plat is requested to be deferred.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 08/08/2019
Plat Name: Danesh Square
Developer: County Investments
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1025 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7765	Total Reserve Acreage:	0.4654
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77060	372V	City

Conditions and Requirements for Approval

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.

203. Provide complete Recordation Package when submitting plat for 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 AICP, CNU-A to 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: 19

Action Date: 08/08/2019

Plat Name: Danesh Square

Developer: County Investments

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2019-1025 C3F

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: 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: 20
Action Date: 08/08/2019
Plat Name: Grand Mission Estates Sec 26
Developer: 688 Development INC.
Applicant: Jones | Carter
App No/Type: 2019-1380 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.9900	Total Reserve Acreage:	6.8104
Number of Lots:	77	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:	GRAND MISSION MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	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.

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/08/2019
Plat Name: Grand Mission Estates Sec 26
Developer: 688 Development INC.
Applicant: Jones | Carter
App No/Type: 2019-1380 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1) Verify recording dates/numbers of adjacent Grand Mission Estates sections
2) Note that 60' ROWs are allowed a 20' front building line per the Regulations of Subdivisions, provided the required note is in the general notes
3) Lot size variance for lots less than 5,000sf is required
4) Crescent Bay Lane and Moonlight Falls Circle can be a single name, as it terminated with a cul-de-sac
5) Is the proposed rear 14' UE not going to be split on the western property boundary between properties?
6) Submit FP to FBC for formal review
7) Submit civil construction plans
8) This does not constitute a formal review by FBC as not all review comments are provided in this portal
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 08/08/2019
Plat Name: Grand Vista Sec 23
Developer: Taylor Morrison of Texas
Applicant: META Planning + Design, LLC
App No/Type: 2019-1333 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	75.9000	Total Reserve Acreage:	51.0900
Number of Lots:	102	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:	Fort Bend County MUD 190
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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)

159. Provide centerline tie.

1. Plat must meet minimum 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.

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2
2) Variances will be required for block lengths along Reserves C and F per 5.5.A.2
3) Submit FP to FBC for formal review
4) Submit civil construction plans

5) This does not constitute a formal review by FBC as not all review comments are provided in this portal

PWE Utility Analysis: Approve

Addressing: Suggest changing name of WINDY VISTA LAKES DRIVE, as makes a near 90 degree curve from existing street.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/08/2019
Plat Name: Greenwood Grove
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1245 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	8.5040	Total Reserve Acreage:	2.5060
Number of Lots:	37	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:	GREENWOOD UD
County	Zip	Key Map ©	City / ETJ
Harris	77044	456C	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 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)
122. Add Attached Residential Lot plat note: (131) Single-family residential lots adjacent to (street name) cul-de-sac are restricted to attached units.
140. Total number of single-family detached residential units along a cul-de-sac can not exceed 35. Add Detached Residential Lot note to face of plat. (131)
148. Change street name(s) as indicated on the marked file copy. (133-134)
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/08/2019
Plat Name: Greenwood Grove
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1245 C3P

Staff Recommendation:
Defer Applicant request

PWE Utility Analysis: Approve
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Greens Creek Drive is a duplication of GreenCreek Drive. Choose another street name
Guardrail for channel should be located outside of ROW.
Provide flood control INO letter at recordation
Building line along Tidwell Road is 25 feet
UVEs have been shown on the Plat. But there are no records of review of UVE Exhibits and they should be reviewed.
EB left turn lane will be required on E. Tidwell Road at Greens Creek Drive.
Plan and Plat should be approved by E. Tidwell Road CIP Project Manager, Mike Chang (713-274-3626).
Greens Creek Drive should be relocated to line up with driveway under construction for The Vireo Apartment (Project Number 1705170041) across Tidwell Road and maintain adequate distance between two intersecting public streets along major thoroughfare per Geometric Design Guidelines
Plat is requested to be deferred for design changes
Harris County Flood Control District: Under review, wrong Key Map information, Greens Bayou watershed.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 08/08/2019
Plat Name: Humble ISD North Transportation Facility
Developer: Goodwin-Lasiter-Strong
Applicant: Goodwin-Lasiter-Strong
App No/Type: 2019-1181 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.8300	Total Reserve Acreage:	11.8300
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:	Montgomery County MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297J	ETJ

Conditions and Requirements for Approval

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

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)

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

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

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

200. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Montgomery County. Contact staff Recordation Section for appropriate statements and requirements.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 08/08/2019
Plat Name: Humble ISD North Transportation Facility
Developer: Goodwin-Lasiter-Strong
Applicant: Goodwin-Lasiter-Strong
App No/Type: 2019-1181 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 08/08/2019
Plat Name: Imperial Forest Sec 3
Developer: Forestar (USA) Real Estate Group, Inc.
Applicant: Manhard Consulting
App No/Type: 2019-1247 C3F

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:		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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24

Action Date: 08/08/2019

Plat Name: Imperial Forest Sec 3

Developer: Forestar (USA) Real Estate Group, Inc.

Applicant: Manhard Consulting

App No/Type: 2019-1247 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

Harris County Flood Control District: - Include RP number for new HCFCD ROW, as shown.

- Adjust dimension line for existing HCFCD ROW north of Kinsman Road crossing.

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

Submit application online at houstonpermittingcenter.org

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

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

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

Easements outside of plat boundary will need to be recorded prior to plat recordation

Lot 22 frontage should be 28' minimum

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 08/08/2019
Plat Name: Juergen Joint Tract GP
Developer: PDLoftus Investments LLC & Bauer Hockley 550 LP
Applicant: META Planning + Design, LLC
App No/Type: 2019-1264 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	628.3000	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	326A	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)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/08/2019
Plat Name: Juergen Joint Tract GP
Developer: PDLoftus Investments LLC & Bauer Hockley 550 LP
Applicant: META Planning + Design, LLC
App No/Type: 2019-1264 GP

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: Show and call out all channels, channel designators, channel widths if available, channel recording information. mmh

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 arrows for block length around GP

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

Plat is requested to be deferred for further study and review of roadway alignments.

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

Harris County Flood Control District: Show and call out all channels, channel designators, channel widths if available, channel recording information. mmh

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 arrows for block length around GP

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

Coordinate with county traffic regarding alignment of Mason Road.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 08/08/2019
Plat Name: Kana Kantu Estates
Developer: Mileen Anderson
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1268 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.1147	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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

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)

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

For Your Information:

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

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

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

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 08/08/2019
Plat Name: Kendrick and Frawley Acres
Developer: Individual
Applicant: Texas Engineering And Mapping Company
App No/Type: 2019-1320 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	4.2640	Total Reserve Acreage:	0.0000
Number of Lots:	2	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
Fort Bend	77406	525W	ETJ

Conditions and Requirements for Approval

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Provide Slide no 1944B-1945B; FBCPR (41)

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

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (Holmes Road) Dimension the existing ROW width of Holmes Road along the Plat Boundary.

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

All lots must have access to a street per Chapter 42-188. Demonstrate how all lots will have access to the street and this plat will not landlock the property to the west of the plat.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27

Action Date: 08/08/2019

Plat Name: Kendrick and Frawley Acres

Developer: Individual

Applicant: Texas Engineering And Mapping Company

App No/Type: 2019-1320 C2

Staff Recommendation:

Defer Chapter 42 planning standards

Fort Bend Engineer: 1) Provide 30' access easement to rear tracts
2) Provide 10' landscape easement along Holmes Road
3) Coordinate meeting with FBC Engineering to discuss contribution requirements to Holmes Road
4) Verify ROW width after ROW dedication
5) Submit FP to FBC for formal review
6) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 08/08/2019
Plat Name: Kingfield Sec 1
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-1309 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	16.6240	Total Reserve Acreage:	1.0340
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 166
County	Zip	Key Map ©	City / ETJ
Harris	77084	407V	ETJ

Conditions and Requirements for Approval

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

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

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)

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

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

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 28
Action Date: 08/08/2019
Plat Name: Kingfield Sec 1
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-1309 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

Minimum lot width for corner lot is 21 feet per county policy. See markup.

Minimum lot width around knuckle is 28 feet per county policy. See markup.

Easements outside of plat boundary will need to be recorded prior to plat recordation

ALL-WAY Stop Warrant Analysis at the intersection of Kingfield Drive and Lakeview Haven Drive per TMUTCD Section 2B.07 should be provided before approval of construction plan.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 08/08/2019
Plat Name: Marcello Lakes Sec 3
Developer: Marcello Lakes Ltd. A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1370 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	27.7900	Total Reserve Acreage:	9.4229
Number of Lots:	86	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445J	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Camillo Lakes Sec 4 must be recorded prior to or simultaneously with this plat.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Camillo Lakes Sec 4 will need to be recorded prior to or simultaneously with this plat
UVE has been checked at Lake Bella Megan Drive and Adriatic Drive. One UVE is required. It should be shown on the Plat and on applicable sheets of construction plan.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/08/2019
Plat Name: McCrary Meadows Sec 6
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1389 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	25.7000	Total Reserve Acreage:	0.8448
Number of Lots:	130	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

052. Brandt Road Street Dedication Sec 1 or future section to northeast must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
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)
150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)
157. Provide streets names for each street. (133-134)
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/08/2019
Plat Name: McCrary Meadows Sec 6
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1389 C3P

Staff Recommendation:
Defer Applicant request

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2
2) A 10' BL may be provided along McCrary and Brandt, in lieu of the shown 25' BL
3) Provide cover page with acknowledgment paragraphs and signatures blocks
4) Submit FP to FBC for formal review
5) Submit civil construction plans
6) 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.

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.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/08/2019
Plat Name: Meadows At Westfield Village Sec 5
Developer: KB Home Lone Star Inc.
Applicant: R.G. Miller Engineers
App No/Type: 2019-1315 C3F

Staff Recommendation:
Defer Applicant request

Total Acreage:	23.1700	Total Reserve Acreage:	8.4655
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NW HC MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446F	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Texas Illinois Natural Gas Pipeline Company)
014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
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)
148. Change street name(s) as indicated on the marked file copy. (133-134)
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/08/2019
Plat Name: Meadows At Westfield Village Sec 5
Developer: KB Home Lone Star Inc.
Applicant: R.G. Miller Engineers
App No/Type: 2019-1315 C3F

Staff Recommendation:
Defer Applicant request

PWE Utility Analysis: Approved

Addressing: DEEP MEADOWS LANE has a sound-alike street name in street data, "DEEP MEADOW DRIVE", within the ETJ. Advise to change DEEP MEADOWS LANE to a more unique street name.

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)

Provide INO letter for pavement crossing over pipeline easement

Deep Meadows Lane is a duplication of Deep Meadow Drive. Change street name.

UVE should be checked at Deep Meadows Lane and Westfield Village Drive.

Traffic Control Plan notes / diagrams should be provided describing measures to minimize interruption and Ped / Construction zone interaction to the safe-route-to-school sidewalk along Westfield Village west side.

Construction plan (Project Number 1905170014) has not been approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32

Action Date: 08/08/2019

Plat Name: Millan Ranch

Developer: KING'S LAND SURVEYING SOLUTIONS LLC

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC

App No/Type: 2019-1318 C2

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	1.2003	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	77377	286S	ETJ

Conditions and Requirements for Approval

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

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

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

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

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)

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

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

214. Subdivision plat is out of a greater sized tract. Include adjacent property with common ownership in the plat boundary or submit a GP for the entire tract.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/08/2019

Plat Name: Millan Ranch

Developer: KING'S LAND SURVEYING SOLUTIONS LLC

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC

App No/Type: 2019-1318 C2

Staff Recommendation:

Defer Additional
information reqd

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 .

Dedicate roadway easement by plat

Label 10 foot building line

Extend plat boundary to plat all of Millan property

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 08/08/2019
Plat Name: Modern at Alber
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1330 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Conditions and Requirements for Approval

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

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)

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

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

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

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

216. Add shared driveway plat notes: 2) Vehicular access to lots 4-6, Block 1 is provided for by a shared driveway only.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/08/2019
Plat Name: Modern at Alber
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1330 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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/08/2019
Plat Name: Morton Creek Ranch Sec 23
Developer: Woodmere Development Co., LTD.
Applicant: R.G. Miller Engineers
App No/Type: 2019-1316 C3P

Staff Recommendation:
Defer per Harris County
Flood Control District's
request

Total Acreage:	17.4200	Total Reserve Acreage:	9.6098
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	ETJ

Conditions and Requirements for Approval

004.3. Applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required.

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

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

208. Staff requests a two week deferral to allow time for the applicant to coordinate with Harris County Flood Control District and provide revised information before noon next Wednesday.

For Your Information:

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

Harris County Flood Control District: Additional 50 ft of drainage ROW needed for CIP project

PWE Utility Analysis: Approved

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

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

Easements outside of plat boundary will need to be recorded prior to plat recordation

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation. Preliminary discussions have indicated that 50 feet of ROW is needed for lots along Persimmon Creek Lane.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 08/08/2019
Plat Name: New Caney MUD Hendricks Lift Station
Developer: Randal A. Hendricks, Trustee
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1180 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.0694	Total Reserve Acreage:	0.0694
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:	NEW CANEY MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256Q	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved

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

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 08/08/2019
Plat Name: Northgrove Sec 9
Developer: Toll Brothers
Applicant: Costello, Inc.
App No/Type: 2019-1331 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	49.4000	Total Reserve Acreage:	22.9935
Number of Lots:	88	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77354	249K	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Trunkline Gas Company)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 08/08/2019
Plat Name: Northside Yards
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1270 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.6211	Total Reserve Acreage:	0.0091
Number of Lots:	13	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	452H	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

City Engineer: Detention is required.

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

Solid Waste: The SWP specifies "FAILS" for solid waste eligibility, however, the plat incorrectly states, "The residential units are ELIGIBLE".

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 08/08/2019
Plat Name: Northwood Street Park Sec 2
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-1232 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3016	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houston.tx.gov.

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: 39
Action Date: 08/08/2019
Plat Name: Pinto Business Park Drainage Detention Sec 1
Developer: Harris County Mud No 406
Applicant: BGE, Inc.
App No/Type: 2019-1369 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.1700	Total Reserve Acreage:	11.1700
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:	Fallbrook UD
County	Zip	Key Map ©	City / ETJ
Harris	77038	372X	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 08/08/2019
Plat Name: Placid Richey Development
Developer: G&G Engineering & Consulting, LLC
Applicant: Windrose
App No/Type: 2019-1400 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9073	Total Reserve Acreage:	0.9073
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	536T	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 08/08/2019
Plat Name: Placid Richey Development
Developer: G&G Engineering & Consulting, LLC
Applicant: Windrose
App No/Type: 2019-1400 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Should be Park Sector 6 in the plat 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 08/08/2019
Plat Name: Raven Meadows Sec 1
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1352 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	31.1960	Total Reserve Acreage:	11.5970
Number of Lots:	110	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	444C	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/08/2019
Plat Name: Raven Meadows Sec 1
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1352 C3P

Staff Recommendation:
Defer Applicant request

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)
Ensure centerline tie with street across road
Lot width preference is 28 feet around knuckle
New street name around curve
UVE should be checked at Vossler Manor Drive and Stockdick School Road, at Wild Purple Martin Path and Whitehaven Gate Street, and at Bluejay Meadow Lane and Whitehaven Gate Street.
ROW of Whitehaven Gate Street should be 60'.
EB left turn lane will be required on Stockdick School Road at Vossler Manor Drive.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 08/08/2019
Plat Name: Rebollar Lujano Place
Developer: Robert Rebollar
Applicant: Replat Specialists
App No/Type: 2019-1087 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2785	Total Reserve Acreage:	0.9979
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	414R	City

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Traffic: 07/18/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 08/08/2019
Plat Name: Residences at Calenti Court Cypress
Developer: elevation 1
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1325 C3F

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:	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	77433	326R	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) Either provide 10' W.L.E or pvt water system 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: 43
Action Date: 08/08/2019
Plat Name: Residences at Calenti Court Cypress
Developer: elevation 1
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1325 C3F

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: Master W.M.E. is required.
Call out all private F.H..
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.
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
show future south ROW line of Schiel Road

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 08/08/2019
Plat Name: River Oaks Highland
Developer: 32 E broad oaks
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1191 C2

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.5578	Total Reserve Acreage:	0.5578
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492T	City

Conditions and Requirements for Approval

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

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (MTF name)

190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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 Traffic: 07/22/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 08/08/2019
Plat Name: SDI 59 Porter
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1401 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.3430	Total Reserve Acreage:	4.3430
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	PORTER MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296F	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 08/08/2019
Plat Name: Seamist Sec 2
Developer: Sullivan Bothers Builders
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1391 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	4.0200	Total Reserve Acreage:	1.0900
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452W	City

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 203. Provide complete Recordation Package when submitting plat for 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. W.M.E. is required.

Harris County Flood Control District: Flood Control review - No comments.
 Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 08/08/2019
Plat Name: Spring Branch Vineyards
Developer: Vernon Henry and Associates
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1371 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.4794	Total Reserve Acreage:	1.4713
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	77043	449Z	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Traffic: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 08/08/2019
Plat Name: Spring Cypress Estates Sec 2
Developer: S/S 53, Inc
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1343 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.6910	Total Reserve Acreage:	6.6910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330A	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
203. Provide complete Recordation Package when submitting plat for 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)

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.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 08/08/2019
Plat Name: TDWP Jacintoport GP
Developer: TDWP Terminals 1 LLC
Applicant: BGE, Inc.
App No/Type: 2019-1327 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	433.4000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	HCID #15 ANNEXATIONS (San jacinto)
County	Zip	Key Map ©	City / ETJ
Harris	77015	497V	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 08/08/2019
Plat Name: TDWP Jacintoport GP
Developer: TDWP Terminals 1 LLC
Applicant: BGE, Inc.
App No/Type: 2019-1327 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

Traffic Impact Analysis will be required before the review of site development plan addressing, but not limited to, single point of access via Penn Road, its approval by Fire Marshall, roadway upgrades at no county expense, phasing of construction, if any, and a letter of commitment by the developer.

Further discussion is needed for location of cul-de-sac for Penn City road and roadway abandonment

Plat is requested to be deferred for further review

PWE Traffic: 08/01/19:

No comments.

PWE Utility Analysis: Approve

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

Missing B.L. on Penn City Road.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 08/08/2019
Plat Name: Texan Auto Body Reserve
Developer: PRO-SURV
Applicant: PROSURV
App No/Type: 2019-1206 C2

Staff Recommendation:
 Defer for further study and review. FBC wants to determine the required ROW for Ennis Road.

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	FB COUNTY FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527U	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.

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved

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

Fort Bend Engineer: FBC is coordinating to determine the necessary ROW for Ennis Road.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 08/08/2019
Plat Name: Timewise at Katy Hockley Reserve
Developer: Texas Petroleum Group, LLC.
Applicant: BGE, Inc.
App No/Type: 2019-1200 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.7510	Total Reserve Acreage:	4.5800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404R	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)

203. Provide complete Recordation Package when submitting plat for 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: 51
Action Date: 08/08/2019
Plat Name: Timewise at Katy Hockley Reserve
Developer: Texas Petroleum Group, LLC.
Applicant: BGE, Inc.
App No/Type: 2019-1200 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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 .

Construction plan (Project Number 1901020101) has been approved by Traffic.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/08/2019
Plat Name: Urbanika West
Developer: Richard Vasquez
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1344 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.8003	Total Reserve Acreage:	1.8003
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:	NORTHWEST PARK MUD
County	Zip	Key Map ©	City / ETJ
Harris	77086	411B	ETJ

Conditions and Requirements for Approval

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

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

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

203. Provide complete Recordation Package when submitting plat for 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: 52

Action Date: 08/08/2019

Plat Name: Urbanika West

Developer: Richard Vasquez

Applicant: Owens Management Systems, LLC

App No/Type: 2019-1344 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approve

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

Addressing: Please change ANTOINE ROAD TO ANTOINE DRIVE on plat.

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

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

UVE should be checked for making right turn on red by SB traffic on Antoine Drive onto West Road.

UVE should be checked at Northwest Park Place Drive and West Road.

Corner ROW hypotenuse at Antoine and West Road (a major/major intersection) should be 35.35' for 25'x25' cutback.

Corner ROW radius C3 at Northwest Park Place Drive and West Road should be 30'.

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



PLANNING &
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DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 08/08/2019
Plat Name: Van Siblings LLC
Developer: The Van Siblings LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1227 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.1614	Total Reserve Acreage:	4.1580
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77083	528T	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)

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: 53
Action Date: 08/08/2019
Plat Name: Van Siblings LLC
Developer: The Van Siblings LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1227 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 07/18/19:

No comments.

PWE Utility Analysis: Approve

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

Harris County Flood Control District: Flood Control review:

1. there may be the need of extra drainage ROW by the existing channel at the back of the plat.

2. Show and label Channel D118-15-00 with top of banks and easements (see uploaded PDF).

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

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

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

During the recordation process, you will need to submit an acreage correction form to HCAD so they could start the process of changing the acreage on your reserve

UVE should be checked at Old Richmond Road and Eldridge Pkwy.

Limited scope TIA will be required before the review of site development plan addressing driveway locations, median opening, left turn lane and shared access requirements.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 08/08/2019
Plat Name: Vibhava Village
Developer: SG Vibhava, LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1319 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	2.8516
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:	PRESTONWOOD FOREST UD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369D	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

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)

Verify ROW width for Schroeder Road. Road log states 60 feet HCAD scales it to 70 feet.

ROW dedication of Schroeder Road should be verified..

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 08/08/2019
Plat Name: Villages of Pine Ridge Sec 1
Developer: Pine Ridge Interests, LP
Applicant: Miller Survey Group
App No/Type: 2019-1184 C3F

Staff Recommendation:
Defer for further study and
review

Total Acreage:	40.8500	Total Reserve Acreage:	18.5811
Number of Lots:	178	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	77336	298V	ETJ

Conditions and Requirements for Approval

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

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

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

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

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: 55
Action Date: 08/08/2019
Plat Name: Villages of Pine Ridge Sec 1
Developer: Pine Ridge Interests, LP
Applicant: Miller Survey Group
App No/Type: 2019-1184 C3F

Staff Recommendation:
Defer for further study and review

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

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

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

Ensure Lazy Pine Drive ROW lines line up if transitioning to 60 feet of ROW

Analysis for off-street parking may be needed for recreation reserve

Construction plan (Project Number 1905150029) has not been approved.

Required UVEs have been shown on the Plat and should be shown on applicable sheets of construction plan.

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

Plans should show pavement extension of Lazy Pine Drive outside of plat boundary for connection to existing pavement

Plat is requested to be deferred for applicant to address off-site sheet drainage.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 08/08/2019
Plat Name: Willow Trace Sec 2
Developer: Elan Development, L.P.
Applicant: R.G. Miller Engineers
App No/Type: 2019-1317 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.3150	Total Reserve Acreage:	2.2340
Number of Lots:	116	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:	DOWDELL PUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	290N	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.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

For Your Information:

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

PWE Utility Analysis: Approved
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)
Check with city about using proper names for streets

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 08/08/2019
Plat Name: Willow Wood Place Sec 1
Developer: KB Home
Applicant: 7gen Planning
App No/Type: 2019-1305 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.0200	Total Reserve Acreage:	6.1439
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:	
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.

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

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

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

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

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

149. Change street name ending(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: 57
Action Date: 08/08/2019
Plat Name: Willow Wood Place Sec 1
Developer: KB Home
Applicant: 7gen Planning
App No/Type: 2019-1305 C3P

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 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 should show pavement high point at Rock Willow Lane and Blooming willow Drive with future stub to the south
Applicant is to submit request to public review for Commissioners' Court to name an unplatted street. Approval is needed before plat recordation
Design a temporary turnaround by separate instrument for E-W street.
15'x15' cutback will be required at corner of Blooming Willow Drive and Lilian Lane.
There is no median opening on Spring Cypress Road at Lilian Lane because of its proximity to Avenplace Road. Connection to future extension of Hereford Road to the west should be explored.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/08/2019
Plat Name: Windrow Sec 3
Developer: Pulte Homes of Texas L.P.
Applicant: 7gen Planning
App No/Type: 2019-1302 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.5300	Total Reserve Acreage:	0.7400
Number of Lots:	76	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	77447	325A	ETJ

Conditions and Requirements for Approval

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

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

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

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

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: 58

Action Date: 08/08/2019

Plat Name: Windrow Sec 3

Developer: Pulte Homes of Texas L.P.

Applicant: 7gen Planning

App No/Type: 2019-1302 C3P

Staff Recommendation:

Approve the plat subject to the conditions listed

Addressing: BRAHMAN VALLEY COURT Failed - Duplicate Street Name. Street name is in use. Please change BRAHMAN VALLEY COURT street name to something more unique.

Harris County Flood Control District: Call out channel designator L119-00-00 and channel width 200'

City Engineer: Make sure that the subdivision has detention.

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

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

Change street name, Bushel Park Drive because of 90 degree turn

Sec 2 will need to be recorded prior to or simultaneously with this plat

Easements outside of plat boundary will need to be recorded prior to plat recordation

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

UVE should be checked at Friesian Bridle Drive and Bauer Hockley Road.

Construction plan (Project Number 1907120140) has not been approved.

WB left turn lane will be required on Bauer Hockley Road at Friesian Bridle Drive.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 08/08/2019
Plat Name: Winkler Crossing
Developer: Spotted Palms LLC
Applicant: GBI Partners, LP
App No/Type: 2019-1392 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	1.4056	Total Reserve Acreage:	1.4056
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	77087	534M	City

Conditions and Requirements for Approval

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

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

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

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

088.0.1. Add note: Unrestricted reserve tracts must be served by wastewater collection service. (192)

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

For Your Information:

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

PWE Traffic: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

B.L. is missing.

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

Addressing: Please change PLUM CREEK DRIVE TO PLUM CREEK LANE on the plat.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 08/08/2019
Plat Name: Avenue Central Plaza
Developer: New Era Development
Applicant: New Era Development
App No/Type: 2019-1346 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1721	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494V	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: Approve

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

Parks and Recreation: Parks Table is incorrect. If proposing 2 dwelling units, claiming 1 existing unit, incremental dwelling units would be 1. Number of dwelling units to have fee applied to, in notes, would also be incorrect.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 08/08/2019
Plat Name: Becker Meadows Wastewater Treatment Plant
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No/Type: 2019-1278 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	3.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	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.

088. Minimum reserve size for waste water treatment shall be 5000 square feet having 50' frontage along at least one public street with a right-of-way not less than 50 feet. (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)

1. Plat does not have frontage on a public row and must record a public ROW or would require a variance to take access from an access easement prior to recordation.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 08/08/2019
Plat Name: Becker Meadows Wastewater Treatment Plant
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No/Type: 2019-1278 C2R

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 - Label channel L114-01-00 at the eastern boundary of the plat.

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

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

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

Variance is needed to take access from access easement. Coordinate with city.

Access easement will need to be recorded prior to plat recordation

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 08/08/2019
Plat Name: Bens Landing
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2019-1271 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9950	Total Reserve Acreage:	0.0184
Number of Lots:	22	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

221. Fully dimension all shared driveways. (44)

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (1)

1. FYI: 42-157-c- to meet performance standard for a 5' BL: "Each dwelling unit on a lot that is adjacent to a public street has front door that faces the public street and provides pedestrian access to the public street..."

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62

Action Date: 08/08/2019

Plat Name: Bens Landing

Developer: Green Valley Construction, LLC

Applicant: The Interfield Group

App No/Type: 2019-1271 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.

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.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 08/08/2019
Plat Name: Birnam Wood Sec 5 partial replat no 1 and extension
Developer: Benchmark Aquisitions,LLC A Texas Limited Liability Company
Applicant: EHRA
App No/Type: 2019-1378 SP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.2234	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 43
County	Zip	Key Map ©	City / ETJ
Harris	77373	293Z	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.

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)

203. Provide complete Recordation Package when submitting plat for 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. Harris County Judge and Birnam Wood Sec 5 HOA will need to sign as Owners for this plat.
2. Revised CPL required at recordation, with County officials' names, as well as HOA designated signers.
3. Plat must be oriented to the north. (Ch. 42, Sec 41 (10)).

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 08/08/2019
Plat Name: Branch School
Developer: The Branch School, Inc.
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-1358 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.7659	Total Reserve Acreage:	5.7659
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	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

City Engineer: Detention is required.

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/08/2019
Plat Name: Cowboy
Developer: TEXAN LAND AND CATTLE II, LTD.,
Applicant: Atkinson Engineers
App No/Type: 2019-1368 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	50.8396	Total Reserve Acreage:	50.8396
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573G	City

Conditions and Requirements for Approval

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

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

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

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.

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

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

1. Add "Reason for Replat: To create 1 unrestricted reserve, one block and to abandon Ross Dr."
2. Add Multifamily note
3. Correct legal description on title block and CPL to include Ross Dr.
4. Provide Approved drainage plan or a FEMA Map revision letter.

For Your Information:

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Plat needs to show top of banks and HCFCD Easements covering Simms Bayou (see uploaded PDF).



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/08/2019
Plat Name: Dewalt Garden Homes
Developer: On Realty Group
Applicant: Survey Solutions of Texas
App No/Type: 2019-1399 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3300	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412Q	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.

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. Use Full NAD Note
2. Add "Reason for replat: Create 3 lots"

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/08/2019
Plat Name: Dewalt Garden Homes
Developer: On Realty Group
Applicant: Survey Solutions of Texas
App No/Type: 2019-1399 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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

Parks and Recreation: In the Park notes: Sector should be 1, fee applied to 3 dwelling units.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67

Action Date: 08/08/2019

Plat Name: Esther Estates

Developer: CARTA GOMEZ INTERNATIONAL LLC

Applicant: CARTA GOMEZ INTERNATIONAL LLC

App No/Type: 2019-1218 C2R

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	1.5000	Total Reserve Acreage:	1.5000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	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)

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)

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

1. Add Full CenterPoint note
2. Hatch and dash ROW dedication.
3. Provide Record documents for Bauer-Hockley and Becker.
4. Provide CPL that accurately calls out and describes subject site being replatted.

For Your Information:

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

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

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 08/08/2019
Plat Name: Floyd Street Cottages
Developer: Field Data Service, INC
Applicant: Field Data Service, Inc
App No/Type: 2019-1246 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1041	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

Conditions and Requirements for Approval

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

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

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)

Address the extension of stub street.

Provide more information pertaining to the adjacent, unplatted strip of land along the east property line.

For Your Information:

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

PWE Utility Analysis: Approve

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 note # 12 should be modified to reflect 1 dwelling unit.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 08/08/2019
Plat Name: Fuqua Place
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1234 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.0010	Total Reserve Acreage:	4.2800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574S	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)

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

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

For Your Information:

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

PWE Traffic: 07/18/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houston.tx.gov.

City Engineer: Detention is required.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70

Action Date: 08/08/2019

Plat Name: Gator Place

Developer: CARTA GOMEZ INTERNATIONAL LLC

Applicant: CARTA GOMEZ INTERNATIONAL LLC

App No/Type: 2019-1036 C2R

Staff Recommendation:

Disapprove

Total Acreage:	1.6887	Total Reserve Acreage:	1.6887
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377G	ETJ

Conditions and Requirements for Approval

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

206. Staff recommendation is disapproval for the following reasons.

Per legal department review, the proposed plat violates separately filed deed restrictions.

For Your Information:

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

PWE Utility Analysis: 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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/08/2019
Plat Name: Genesis McKee
Developer: Urban Genesis
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-1310 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	2.0170	Total Reserve Acreage:	2.0170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493M	City

Conditions and Requirements for Approval

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

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

139. Provide for widening of 5' for Nance, William, and Sterret local street. (122)

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

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

1. Dedicate 5' to all 50' ROW, Nance, William and Sterret.
2. Adjust Visibility Triangle and 10' building line.
3. Add Multi-family note
4. If existing buildings are encroaching the building line then a dual building line note will be needed, if the existing buildings are encroaching the dedicated ROW then a ROW Encroachment Agreement will be needed at recordation.

For Your Information:

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

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.
 Addressing: Please correct spelling of WILLIAMS STREET to WILLIAM STREET on plat.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 08/08/2019
Plat Name: Groves Sec 32
Developer: LH Groves LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-1334 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.6100	Total Reserve Acreage:	0.4071
Number of Lots:	29	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	376R	ETJ

Conditions and Requirements for Approval

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

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

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

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)

Include adjacent Drainage to the north along the plat boundary with final plat submittal or record adjacent drainage prior to or simultaneously with this plat.

For Your Information:

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

PWE Utility Analysis: Approve

City Engineer: Make sure that the subdivision has detention.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 08/08/2019
Plat Name: Gulfgate Oaks Apartments
Developer: SNK Holdings LLC
Applicant: Cornerstone Survey Group LLC
App No/Type: 2019-1196 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	3.0840	Total Reserve Acreage:	3.0840
Number of Lots:	0	Number of Multifamily Units:	7
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	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)

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

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

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

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

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)

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.

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)

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

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

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

1. Provide all record documents for Dover St. and dimension ROW

2. Designate landuse for Reserve being created.

3. . Remove all lines that are not indicative of Property lines, easements or the required engineering information.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 08/08/2019
Plat Name: Gulfgate Oaks Apartments
Developer: SNK Holdings LLC
Applicant: Cornerstone Survey Group LLC
App No/Type: 2019-1196 C2R

Staff Recommendation:
Defer Additional
information reqd

The below comments were made by other agencies during this review period. These comments 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. Also need to call out B.L..
No building is allowed within any public utilities easement.
In the floodplain, need drainage plan.
Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Incorrect Park Sector. There is no evidence of existing or proposed dwelling units. If claiming existing dwelling units, must provide proof of existence within past year. Must also show Parks Table and complete 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.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/08/2019
Plat Name: Hardy 88 Commerce Park
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1321 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	88.9835	Total Reserve Acreage:	88.7640
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	373B	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.

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)

153. Intersection spacing is not permitted. (126-129) Revise drawing for compliance.

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/08/2019
Plat Name: Hardy 88 Commerce Park
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1321 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: - Please provide and additional 55' of drainage easement to Harris County Flood Control District.

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)

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.

SB left turn lane will be required on East Hardy Street at Farrell Road.

Traffic Impact Analysis will be required before the review of construction plan. It should address, but not limited to, driveway locations and left turn lane requirement at driveways along E. Hardy Street and Farrell Road.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 08/08/2019
Plat Name: Haven at Kieth Harrow
Developer: Grason Communities, LTD.
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1235 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.5130	Total Reserve Acreage:	1.0770
Number of Lots:	42	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 167
County	Zip	Key Map ©	City / ETJ
Harris	77449	446C	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 08/08/2019
Plat Name: Haven at Kieth Harrow
Developer: Grason Communities, LTD.
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1235 C3R

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)
Required UVEs have been shown on the Plat and should be shown on construction plan also.
EB left turn lane will be required on Kieth Harrow Blvd at Shallowhurst Lane.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 08/08/2019
Plat Name: Houston Family Church
Developer: The Holy Spirit Association for the Unification of World Christianity
Applicant: Pioneer Engineering, LLC
Ann No/Type: 2019-1188 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7534	Total Reserve Acreage:	0.7534
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/08/2019
Plat Name: Humble Travel Plaza
Developer: Humble Travel Plaza
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1340 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.1500	Total Reserve Acreage:	9.1500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77049	456L	ETJ

Conditions and Requirements for Approval

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)

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/08/2019
Plat Name: Humble Travel Plaza
Developer: Humble Travel Plaza
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1340 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)

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

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

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

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 08/08/2019
Plat Name: Independence Grove partial replat no 3
Developer: King's Land Surveying Solutions LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No/Type: 2019-1187 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0280	Total Reserve Acreage:	2.8875
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370G	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)

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 08/08/2019
Plat Name: Independence Grove partial replat no 3
Developer: King's Land Surveying Solutions LLC
Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC
App No/Type: 2019-1187 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

Dedicate 15 feet of ROW and adjust building line.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 08/08/2019
Plat Name: Miguez Casa
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1326 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.9892	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	283Q	ETJ

Conditions and Requirements for Approval

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

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

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.

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.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 08/08/2019
Plat Name: Moderno at Independence Heights
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1353 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9993	Total Reserve Acreage:	0.0137
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 08/08/2019
Plat Name: Moderno at Independence Heights
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1353 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

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 is required.

Call out all private F.H..

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

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

Parks and Recreation: Number of existing dwelling units differs from Plat Data and Plat. Must provide proof of existing dwelling unit within past year. HCAD does not show a dwelling unit. Please check box in Park Table Row A to certify information is true.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81

Action Date: 08/08/2019

Plat Name: Oliver Estates

Developer: Tecno Properties

Applicant: RP & Associates

App No/Type: 2019-1355 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.1128	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533G	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)

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81

Action Date: 08/08/2019

Plat Name: Oliver Estates

Developer: Tecno Properties

Applicant: RP & Associates

App No/Type: 2019-1355 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.

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

City Engineer: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. Make sure that 10' clearance between public utility to the building foundation.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 08/08/2019
Plat Name: Omega Townhomes
Developer: River Bridge Investments
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1283 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5053	Total Reserve Acreage:	0.0682
Number of Lots:	12	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

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)

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)

1) Provide calculations on the solid waste plan.

2) Pedestrian access to public street required for lots 1 & 12 per 42-157 (c)(2) B

For Your Information:

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

Parks and Recreation: Missing parks and open space table on the face of the plat. Note # 10 should read Park Sector 1.

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

City Engineer: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. Make sure that 10' clearance between public utility to the building foundation.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 08/08/2019
Plat Name: Post Oak School South Museum District Campus
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1395 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4074	Total Reserve Acreage:	0.4074
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:	Combination	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	493W	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.

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 08/08/2019
Plat Name: Ram Airtex South
Developer: Arac Services LLC
Applicant: Atkinson Engineers
App No/Type: 2019-1207 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.2636	Total Reserve Acreage:	1.2247
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	373A	ETJ

Conditions and Requirements for Approval

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

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

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

135. Provide a minimum 60-foot cul-de-sac radius as indicted on the marked file copy. Refer to PWE Design Manual. (131)

139. Provide for widening of unnamed local street. (122)

190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

1. Address stub street with either a 60' cul-de-sac or a reconsideration of requirement with variance request

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84

Action Date: 08/08/2019

Plat Name: Ram Airtex South

Developer: Arac Services LLC

Applicant: Atkinson Engineers

App No/Type: 2019-1207 C2R

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)

Access denied along western boundary unless 17.5 feet of ROW is dedicated and street constructed to county standards

County has no objections for street abandonment

WB left turn lane on will be required on Airtex Drive if driveway lines up with existing median opening.

Otherwise driveway should be located at minimum of 75' from median nose.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 08/08/2019
Plat Name: Riley Fuzzel Business Center
Developer: BHKS Ventures LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1322 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	2.1130	Total Reserve Acreage:	2.0953
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292M	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)

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

- 1) Address stub street "Ave. A"
- 2) Coordinate with Harris County regarding r.o.w dedication.

For Your Information:

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/08/2019
Plat Name: Rogers Urban Space
Developer: 2nd Urban Space, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-1337 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1033	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453P	City

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Traffic: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houston.tx.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%.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/08/2019
Plat Name: Sabic Americas Campus Bluebonnet
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1281 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	71.3800	Total Reserve Acreage:	66.6862
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	HARRIS COUNTY MUD 65
County	Zip	Key Map ©	City / ETJ
Harris	77493	445T	ETJ

Conditions and Requirements for Approval

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

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

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

059.1. Acreage and legal description in title and on plat must match at recordation. Submit an updated CPL.

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.

159. Provide centerline tie.

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

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

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/08/2019
Plat Name: Sabic Americas Campus Bluebonnet
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1281 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: ARBOR PARK DRIVE is existing road in GIS. Must choose new name

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

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

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

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

Show centerline and curvature information, minimum 300 foot radii

Provide INO letter for pipeline crossing

Drainage study does recommend an additional 50' of channel widening along this property. From GIS data there is an existing 120' HCFCD ROW (fee) plus the shown 60' of HCFCD easement. Dedicate temporary roadway easement for turnaround by separate instrument

Plat is requested to be deferred for further coordination with flood control

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 08/08/2019
Plat Name: South Heights Reserve at White Oak
Developer: Lot 14 and 15 Purchase Company LLC.
Applicant: M2L Associates, Inc.
App No/Type: 2019-1336 C2R

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	0.2870	Total Reserve Acreage:	0.2870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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@houston.tx.gov.

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

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

Addressing: Please change WHITE OAK STREET to WHITE OAK DRIVE on plat.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/08/2019
Plat Name: Spring RV and Boat Storage
Developer: JWR Land LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1121 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.5101	Total Reserve Acreage:	11.5101
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	328R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/08/2019
Plat Name: Spring RV and Boat Storage
Developer: JWR Land LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1121 C2R

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.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 08/08/2019
Plat Name: St Marks Ministries
Developer: St. Mark's Ministries
Applicant: The Interfield Group
App No/Type: 2019-1288 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	2.9400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90

Action Date: 08/08/2019

Plat Name: St Marks Ministries

Developer: St. Mark's Ministries

Applicant: The Interfield Group

App No/Type: 2019-1288 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.

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

Addressing: MANSFIELD ROAD should be MANSFIELD STREET on plat.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 08/08/2019
Plat Name: Stevens Springs
Developer: corinthian contracting
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-1203 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3120	Total Reserve Acreage:	0.0100
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	494A	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.

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 *****.

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: 91
Action Date: 08/08/2019
Plat Name: Stevens Springs
Developer: corinthian contracting
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-1203 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 07/18/19:
Sufficient parking is provided on-site.

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

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

City Engineer: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. Make sure that 10' clearance between public utility to the building foundation.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 08/08/2019
Plat Name: TM Spring Cypress
Developer: TM Spring Cypress Holdings, LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1398 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.3590	Total Reserve Acreage:	23.3590
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	77429	367C	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.

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 channel K145-00-00 (see uploaded PDF).

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

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

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

Limited scope TIA will be required to determine driveway locations and left turn lane requirements at the time the property is ready for development



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 08/08/2019
Plat Name: UG Waterworks
Developer: Urban Genesis
Applicant: MBCO Engineering
App No/Type: 2019-1324 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0526	Total Reserve Acreage:	1.0526
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Traffic: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/08/2019
Plat Name: UPI Builders Alpha
Developer: UPI Builders, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1362 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.4220	Total Reserve Acreage:	2.4220
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574S	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Traffic: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 08/08/2019
Plat Name: Urban Hardy
Developer: Urban Genesis
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-1313 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4157	Total Reserve Acreage:	0.4157
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	493M	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Traffic: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 08/08/2019
Plat Name: Urban McKee
Developer: Urban Genesis
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-1312 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3903	Total Reserve Acreage:	0.3903
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	493M	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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 08/08/2019
Plat Name: Urban Nance
Developer: Urban Genesis
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-1311 C2R

Staff Recommendation:
Defer for further study and
review by HCFCD

Total Acreage:	0.9816	Total Reserve Acreage:	0.9702
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	493M	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.

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

For Your Information:

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

PWE Traffic: 08/01/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - The plat is on a HCFCD Fee property, please clarify (see uploaded PDF).



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 08/08/2019
Plat Name: Urban Walnut
Developer: Urban Genesis
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-1241 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9405	Total Reserve Acreage:	0.8564
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493M	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Traffic: 07/18/19:
No comments.

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

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houston.tx.gov.

City Engineer: Detention is required.

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

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 08/08/2019
Plat Name: Winter View Terrace
Developer: N & E INVESTMENTS
Applicant: Survey Solutions of Texas
App No/Type: 2019-1394 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.1300	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	493G	City

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.

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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/08/2019
Plat Name: Austinville partial replat no 2
Developer: Austinville Interests, Ltd.
Applicant: BGE, Inc.
App No/Type: 2019-1029 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.5930	Total Reserve Acreage:	0.0612
Number of Lots:	14	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 239
County	Zip	Key Map ©	City / ETJ
Harris	77449	407S	ETJ

Conditions and Requirements for Approval

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

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

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

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)

At final plat submittal, two plats will be required. Name them Austinville partial replat no 2 and Austinville partial replat no 3

Coordinate with Harris County MUD 239 and Harris County Engineer's office for the relocation of the 10' Sanitary Sewer Easement and 10' Water Line Easement. Provide a letter a no objection at Final plat submittal and provide a letter of no objection from Harris County Engineer's for reducing Hillwood Lane from 60' ROW to 50' ROW.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/08/2019
Plat Name: Austinville partial replat no 2
Developer: Austinville Interests, Ltd.
Applicant: BGE, Inc.
App No/Type: 2019-1029 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Verify location of subdivision monuments on these tracts prior to recordation
UVE should be checked at Austinville Drive and W. Little York Road.
Corner ROW radii C1 and C4 at Austinville Drive and W. Little York Road should be 30'.

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

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Austinville partial replat no 2 (DEF1)

Applicant: BGE, Inc.



C – Public Hearings

Site Location

Meeting Date: 08/08/2019

Applicant: BGE, Inc.



Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Austinville partial replat no 2 (DEF1)

Applicant: BGE, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 28, 2019

Dear Property Owner:

Reference Number: 2019-1029

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of Austinville partial replat no 1, being all of Reserve "A" of Block 1 and Reserve "B" of Block 2, as recorded in Film Code 615297 of the Harris County Map Records. The new subdivision name is "**Austinville partial replat no 2**".

The property is located north along West Little York Road, divided by Austinville Drive and west of Barker-Cypress Road.

The purpose of the replat is to create 14 lots and one (1) reserve.

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

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

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

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 08/08/2019
Plat Name: Benders Landing Estates Sec 6 partial replat no 1
Developer: Montgomery County ESD No 8
Applicant: Weisser Engineering Company
App No/Type: 2019-1151 C3N

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

Total Acreage:	2.0770	Total Reserve Acreage:	2.0770
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
Montgomery	77386	294Q	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PWE Utility Analysis: Approved

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

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

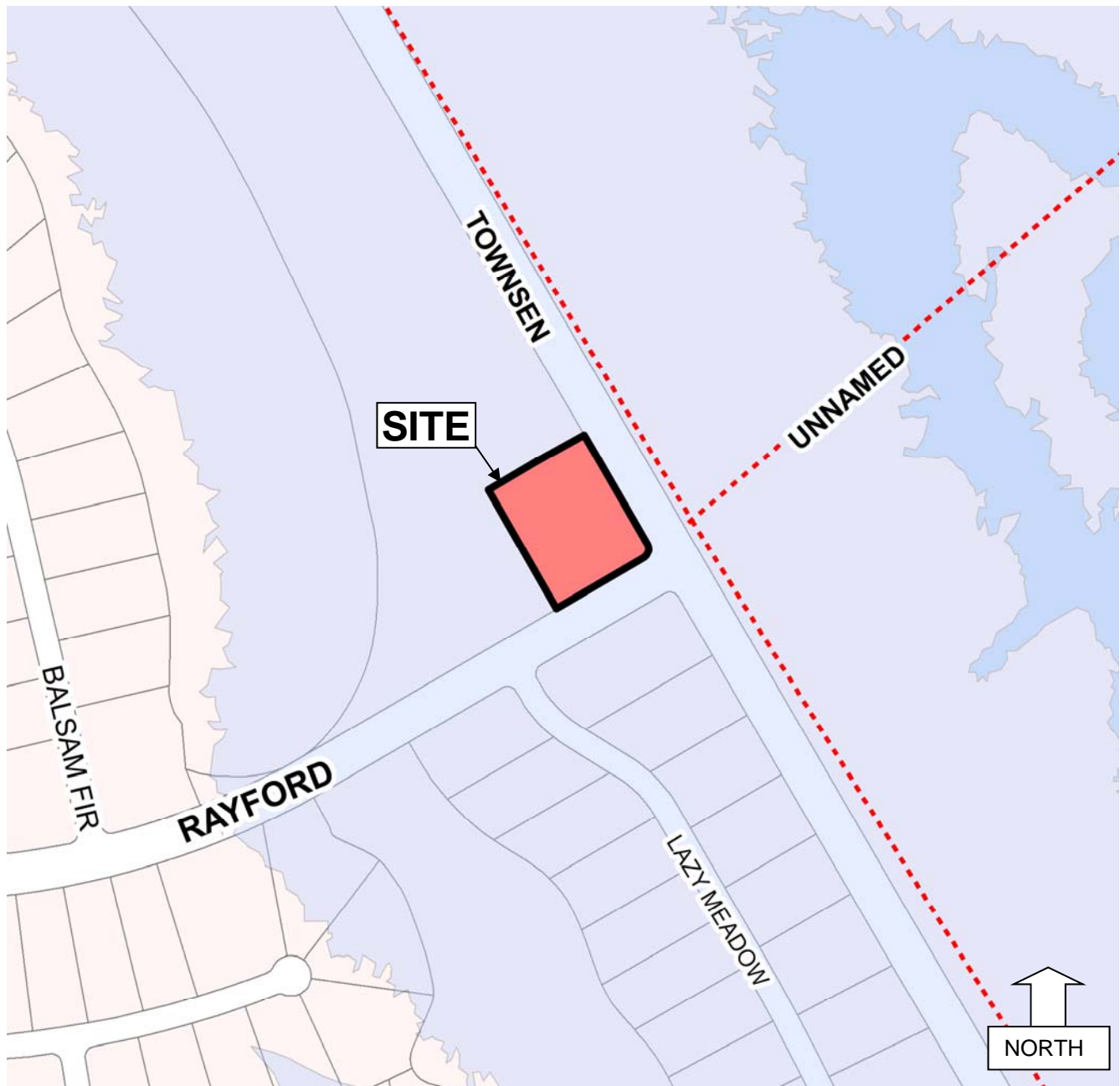
Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: Weisser Engineering Company



C – Public Hearings with Variance Site Location

Houston Planning Commission

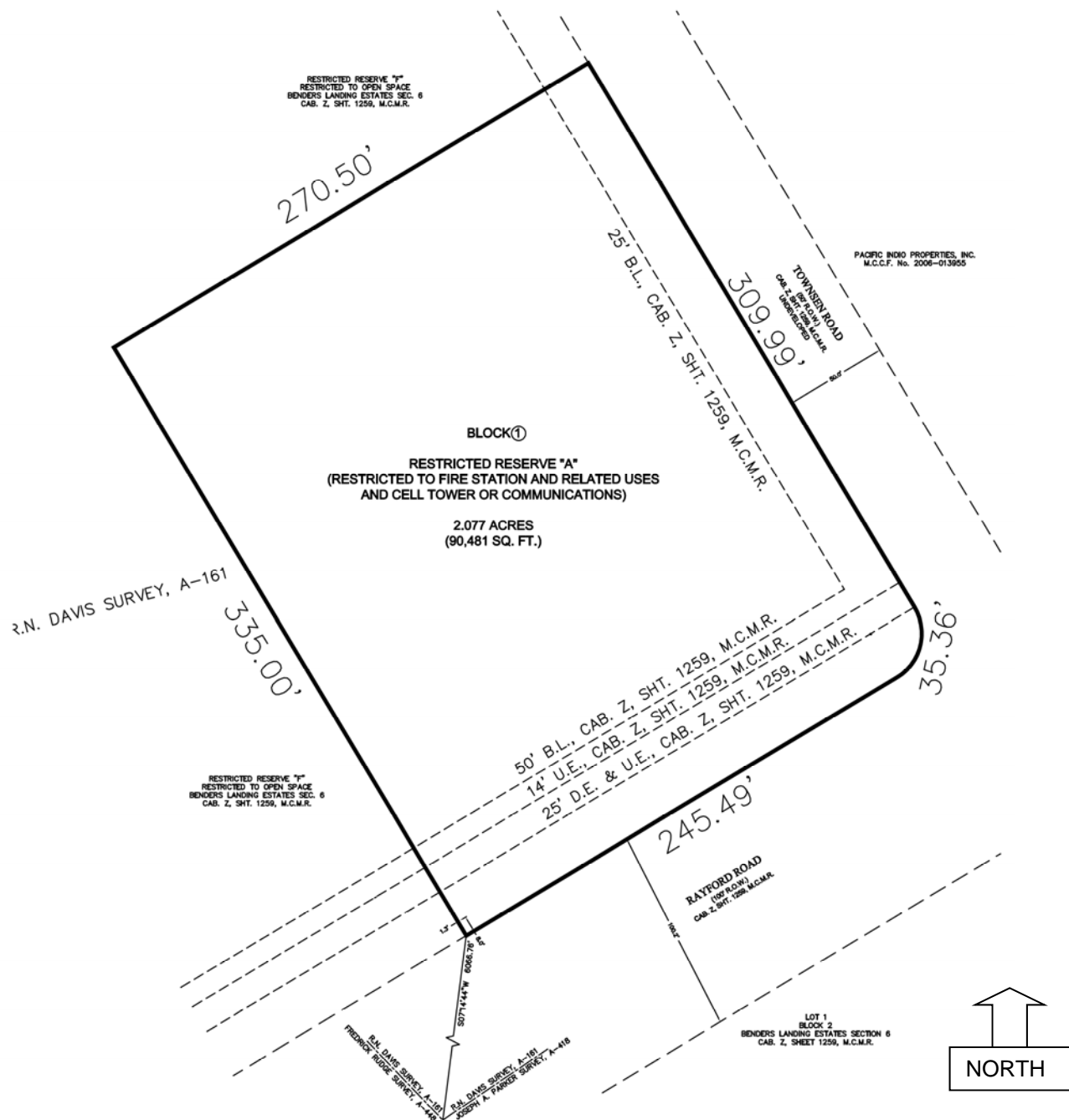
ITEM: 101

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: Weisser Engineering Company



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 08/08/2019

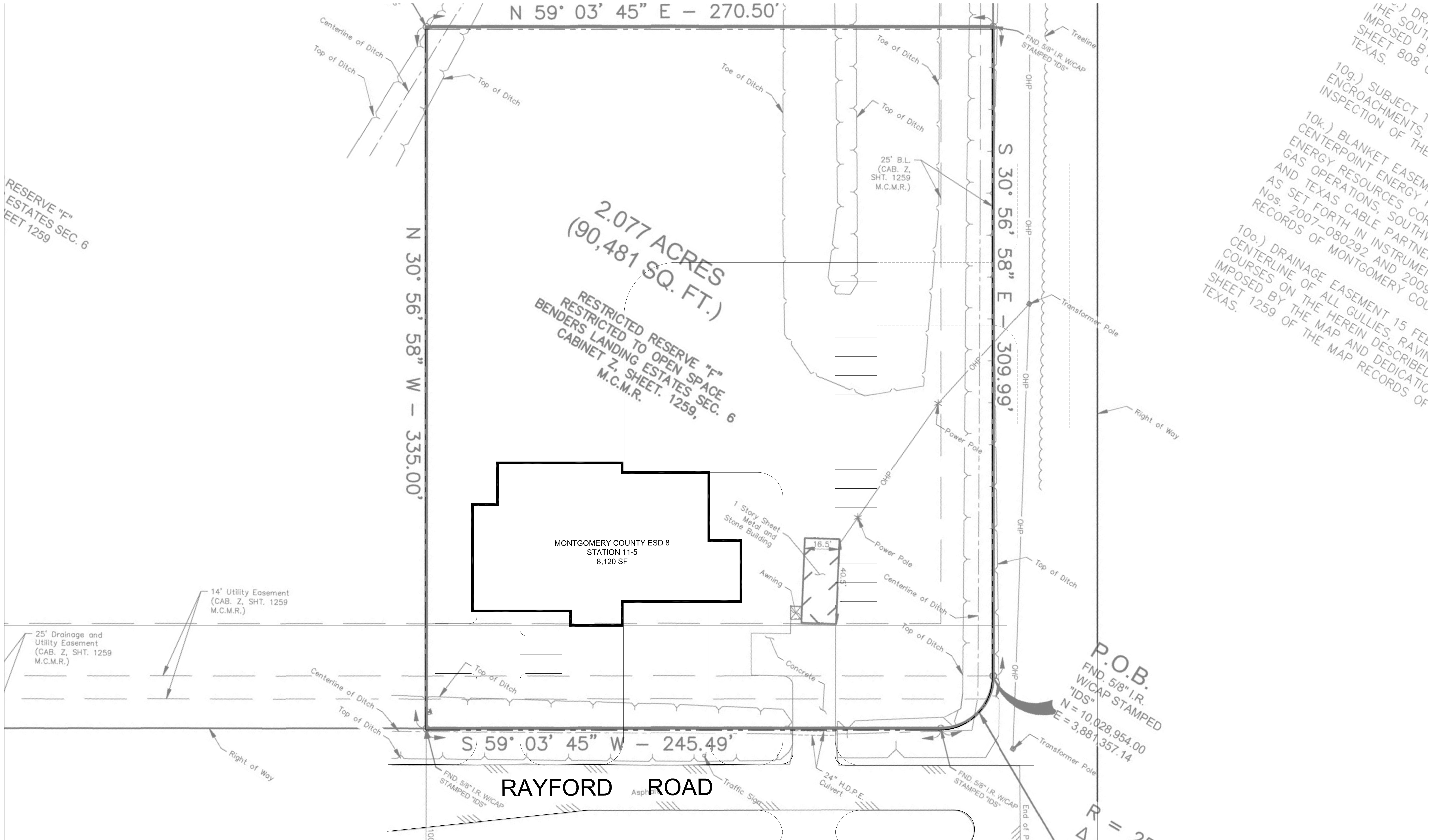
Subdivision Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: Weisser Engineering Company



C – Public Hearings with Variance

Aerial



SITE PLAN: 3E

PGAL

3131 BRIARPARK, SUITE 200
HOUSTON, TX 77042
[T] 713 622 1444
[F] 713 968 9333
WWW.PGAL.COM

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION
—
TEXAS REGISTERED
ARCHITECT
JEFFERY P. GERBER
13832

MONTGOMERY COUNTY ESD NO. 8
SOUTH MONTGOMERY COUNTY FIRE DEPARTMENT
STATION 11-5



SCALE: 1" = 20'
DATE: 7.1.2019

PROJECT NUMBER
1002533
PROJECT LOCATION
BENDERS LANDING
SPRING
TEXAS, 77386



PLANNING & DEVELOPMENT DEPARTMENT

VARIANCE Request Information Form

Application Number: 2019-1151

Plat Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: Weisser Engineering Company

Date Submitted: 06/24/2019

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

Specific Variance is being sought and extent of variance:

Replat a portion of a Restricted Reserve restricted to Open Space to a Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications)

Chapter 42 Section: 193

Chapter 42 Reference:

a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat. c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to "commercial" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. b. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding 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

The property is being developed as a Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications) for Montgomery County Emergency Service District No 8. Montgomery County Emergency Service District No 8 wishes to develop a portion of the reserve to install a Fire Station. The Emergency Service District No 8 is required to provide a Fire Station to service the community. The property is currently platted as Restricted Reserve "F" of Benders Landing Estates Sec. 6. A variance is requested to change the use from open space to a Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications). The change from open to a Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications) is necessary to develop the Emergency Services District's property within the reserve as a fire station of adequate size to expertly provide lifesaving services to the surrounding communities. As it stands now the District has what amounts to a garage for a fire truck that fire fighters have to drive to from another station, then drive the truck to the area reported needing firefighting services. If allowed to develop their property as a fire station, the Emergency Services District would be able to respond quicker to emergencies in such a fashion that would minimize any potentially life-threatening circumstances and keep the welfare of the public in good standing. The Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications) reserve would have access from Rayford Road. In order to qualify for good home owners insurance, carriers require there be a fire station within 5 road miles of homes. This is a requirement from the insurance service office (ISO) of which the Emergency Services District has the best possible rating of 1. Response time to this area is close to 11 minutes vs the 5 minutes within the rest of the District. The homes this station will protect have an average value between 600,000 to over a million dollars. The Public Protection Classification program is a rating system with a

range from 1 (best) to 10 (worst) that numerically ranks a community's municipal fire protection system. Class 1 represents an excellent fire protection system, and class 10 indicates virtually no protection. The community is currently ranked as a 1 because of the temporary facility on site. If the District isn't able to build a manned facility the area will become a 10.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The area within the proposed Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications) will be a fire station providing life-saving services and enhancing the quality of life for the surround community, not to mention the decrease in the community's insurance rates. If the tract could be platted as a Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications), it would satisfy Chapter 42 requirements.

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

The general intent and purpose of this chapter would be maintained. A Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications) will have access and frontage via Rayford Road a major thoroughfare as per the Major Thoroughfare Plan.

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

Granting the variance will not be injurious to the public health, safety or welfare. There is adequate access to the Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications) via Rayford Road to gain entrance to the services offered without compromise to the safety and welfare of the public.

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

Economic hardship is not the sole justification of the variance.



Application No: 2019-1151

Agenda Item: 101

PC Action Date: 08/08/2019

Plat Name: Benders Landing Estates Sec 6 partial replat no 1

Applicant: Weisser Engineering Company

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

Chapter 42 Sections: 193

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

Replat a portion of a Restricted Reserve restricted to Open Space to a Restricted Reserve (Restricted to Fire Station and related uses and cell tower and communications) ;

Basis of Recommendation:

The site is located at the northwest intersection of Rayford Road and Townsen Road in Montgomery County. The reason for replat is to create a reserve restricted to fire station and related uses and cell tower or communications. The applicant is also seeking a variance to allow a portion of an open space reserve to be replatted into a reserve restricted to Fire Station and related uses and cell tower and communications. Staff is in support of this request. In 2008, a 39.19 acres open space reserve was recorded with Benders Landing Estates Sec 6. The applicant is proposing to replat 2.077 acres of this open space reserve into a reserve restricted to Fire Station and related uses and cell tower and communications. The property will be developed to allow the Montgomery County Emergency Service District No 8 to provide a Fire Station to service the community and provide cell tower and communications to allow the residents to have good reception and faster response times to serve the community. Review by Legal indicates that this plat will not violate restrictions filed separately. Benders Landing Estates Property Owners Association is in support of this variance. Staff's recommendation is to Grant the requested variances and approve the plat per the CPC 101 form conditions.

Statement of Facts

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

The Montgomery County Emergency District No 8 is providing a service for the community by providing a Fire Station. The Cell Tower and Communications use is needed to service the community and make sure that good reception and communication is provided for the residents in 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;

The unusual physical characteristics is that the location of the fire station is perfect to service the Community at the intersection of two major thoroughfares. The proposed use will provide a needed service to the Community.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The applicant is only replatting a small portion of the reserve to provide a needed service to the Community.

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

Replatting a portion of a reserve to a use that will aid the general health, safety and welfare of the community will preserve the intent and general purposes of this chapter.

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

The granting of the variance will not be injurious to the public health, safety or welfare. It will provide a needed service to the Community.

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

Economic hardship is not the sole justification of the variance. The Montgomery County Emergency District No 8 is providing a service for the community by providing a Fire Station. The Cell Tower and Communications use is needed to service the community and make sure that good reception and communication is provided for the residents in the Community.



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 16, 2019

Dear Property Owner:

Reference Number: 2019-1151

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Benders Landing Estates Sec 6". This proposal includes the replatting of a portion of Restricted Reserve F, Block 8 as recorded under Cabinet Z, Sheets 1259-1266 in the Plat Records of Montgomery. The new subdivision name is "Benders Landing Estates Sec 6 partial replat no 1".

The property is located east of E Balsam Fir Circle, at the north west intersection of Rayford Road and Future Townsend Road. The purpose of the replat is to create one unrestricted reserve.

The applicant, Chad Shook, with Weisser Engineering Company, can be contacted at 281-579-7300.

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

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

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, August 8, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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

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

Terminology

- **Original subdivision plat.** For the purpose of protest, original subdivision plat means the first recorded subdivision plat in which a single family residential restriction was included.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **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.



Agenda Item: 102
Action Date: 08/08/2019
Plat Name: El Dorado Clear Lake City Sec 14 partial replat no 1
Developer: Trendmaker Clear Lake, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1160 C3N

Staff Recommendation:
 Defer per Parks
 Department Request

Total Acreage:	6.1980	Total Reserve Acreage:	0.0000
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CLEAR LAKE CITY WA
County	Zip	Key Map ©	City / ETJ
Harris	77059	578T	City

Conditions and Requirements for Approval

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

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

Parks has requested that this plat be deferred for parks requirement. . Please correct and provide a spreadsheet showing Reserve acreage for land dedication, each section as it was platted, date, dwelling units, park land required and park land remaining after each plat. Contact Jeatawn Degelia at Jeataw.Degelia@houston.tx.gov to resolve this issue.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/05/19:

Parking can be accommodated along the proposed streets.

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

Submit applications online at houstonpermittingcenter.org

Addressing: Affects 34 existing addresses.

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

City Engineer: Make sure that the subdivision has detention.

Parks and Recreation: There is a discrepancy with dwelling unit numbers and associated acreage for park dedication requirement. Please correct and provide a spreadsheet showing Reserve acreage for land dedication, each section as it was platted, date, dwelling units, park land required and park land remaining after each plat.

Houston Planning Commission

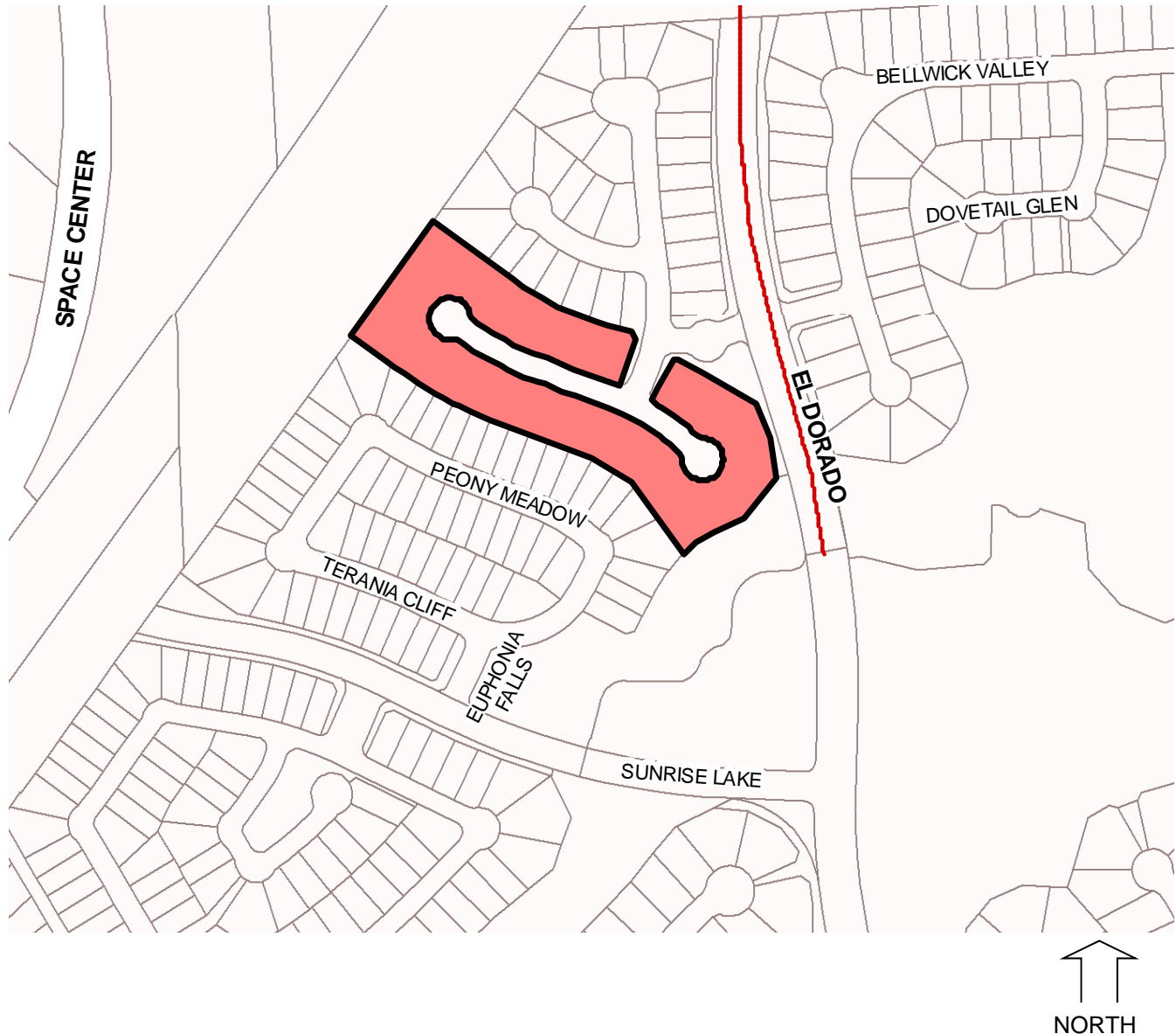
ITEM: 102

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: El Dorado Clear Lake City partial replat no 1

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



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: El Dorado Clear Lake City partial replat no 1

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



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: El Dorado Clear Lake City partial replat no 1

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



C – Public Hearings

Aerial

Houston Planning Commission

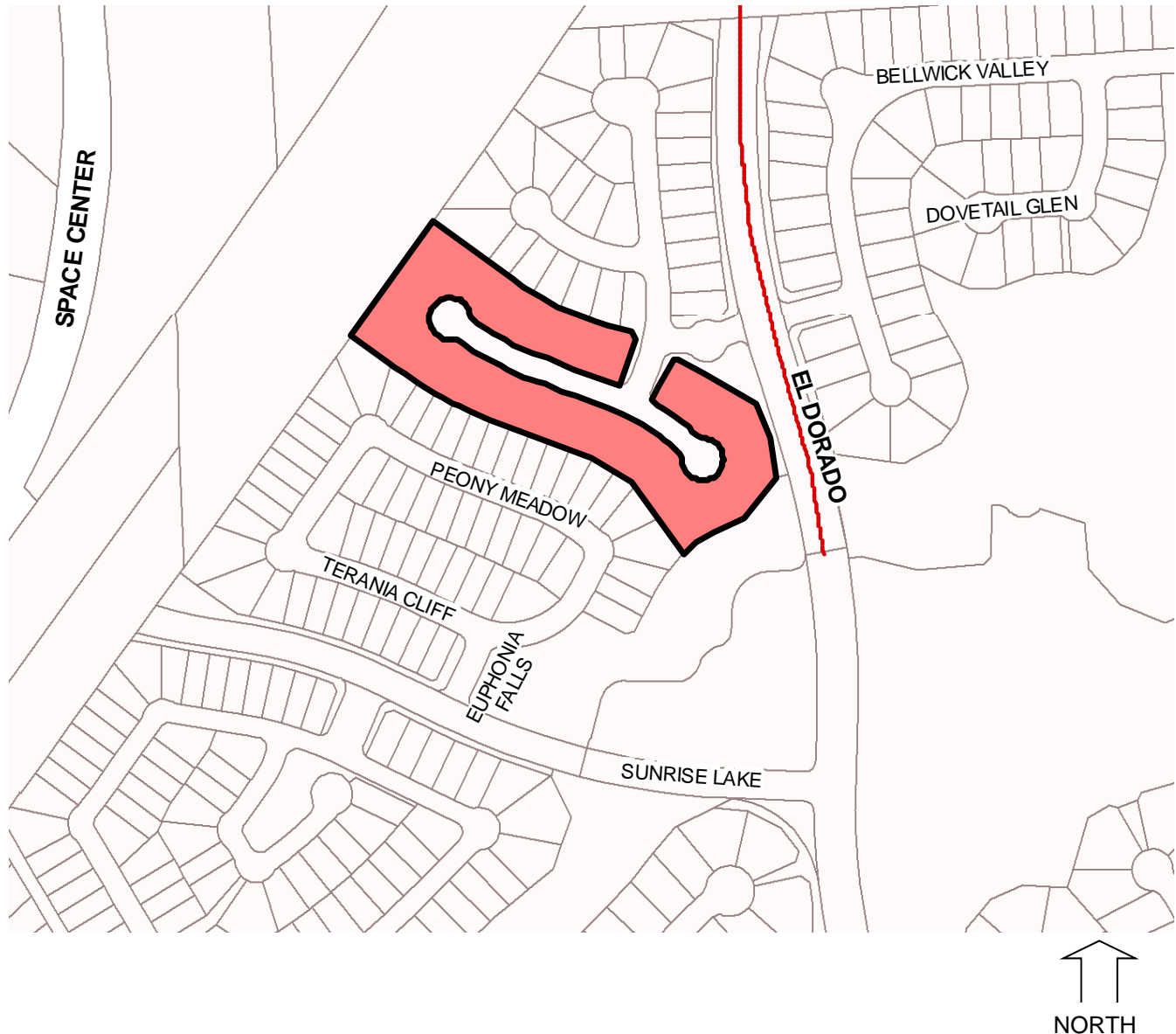
ITEM: 102

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: El Dorado Clear Lake City partial replat no 1

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



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: El Dorado Clear Lake City partial replat no 1

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



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: El Dorado Clear Lake City partial replat no 1

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



C – Public Hearings

Aerial



Agenda Item: 103
Action Date: 08/08/2019
Plat Name: Goldquest Group
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2019-1122 C3N

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

Total Acreage:	0.3084	Total Reserve Acreage:	0.3084
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	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.

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

The applicant must provide a minimum 6' unobstructed sidewalk, minimum 3" caliper street trees and benches as illustrated on the site plan.

Add the following note on face of the plat (if granted by Planning Commission): The Planning Commission granted a variance to allow a 10' B.L. along I-10 feeder road subject to specific conditions on 08/08/2019. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Improvements within the right-of-way along I-10 shown on the site plan are allowed to have minor changes in order to meet TXDOT's requirements. 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.

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: N/A - Commercial

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Goldquest Group

Applicant: Survey 1, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

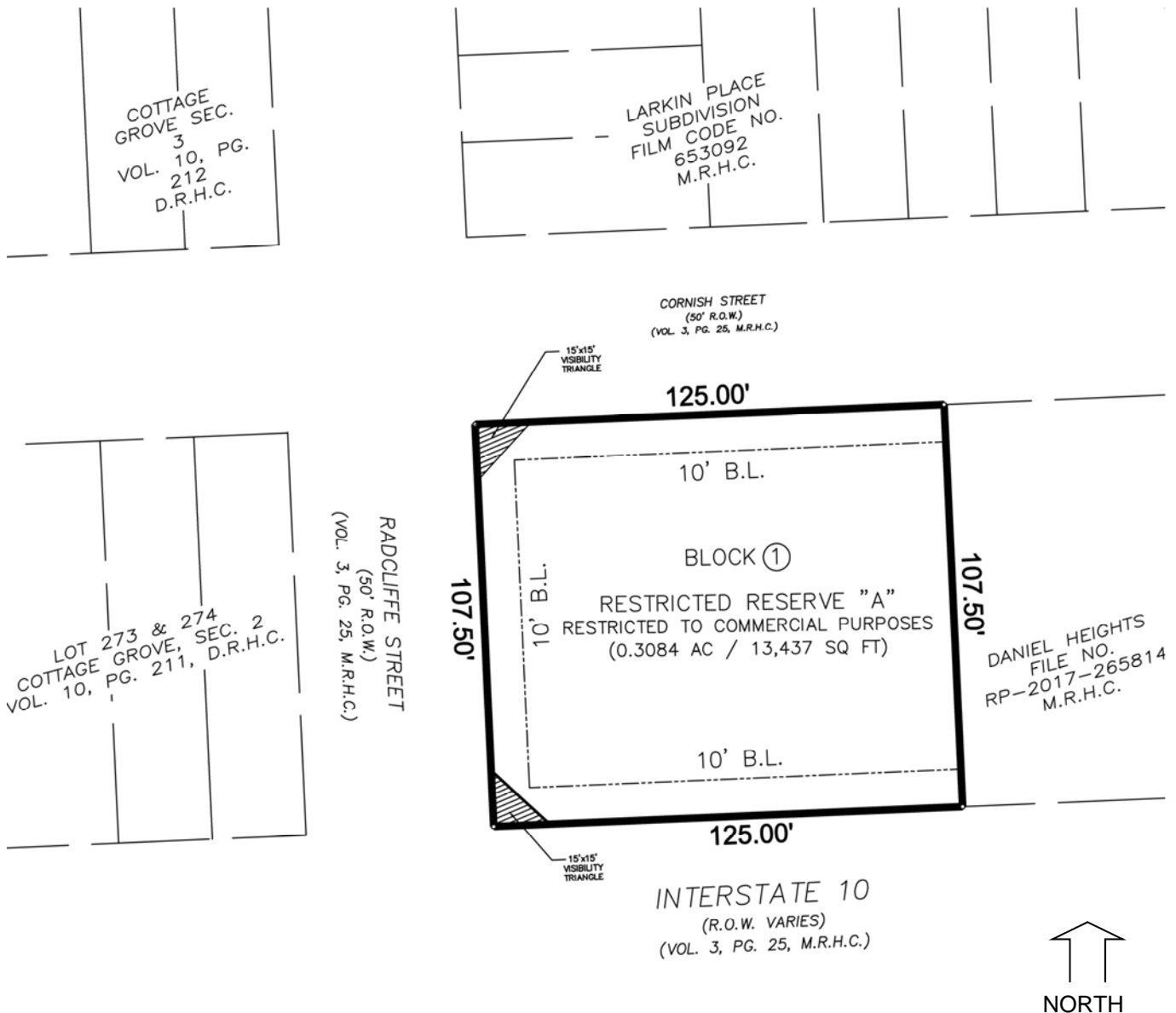
ITEM: 103

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Goldquest Group

Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

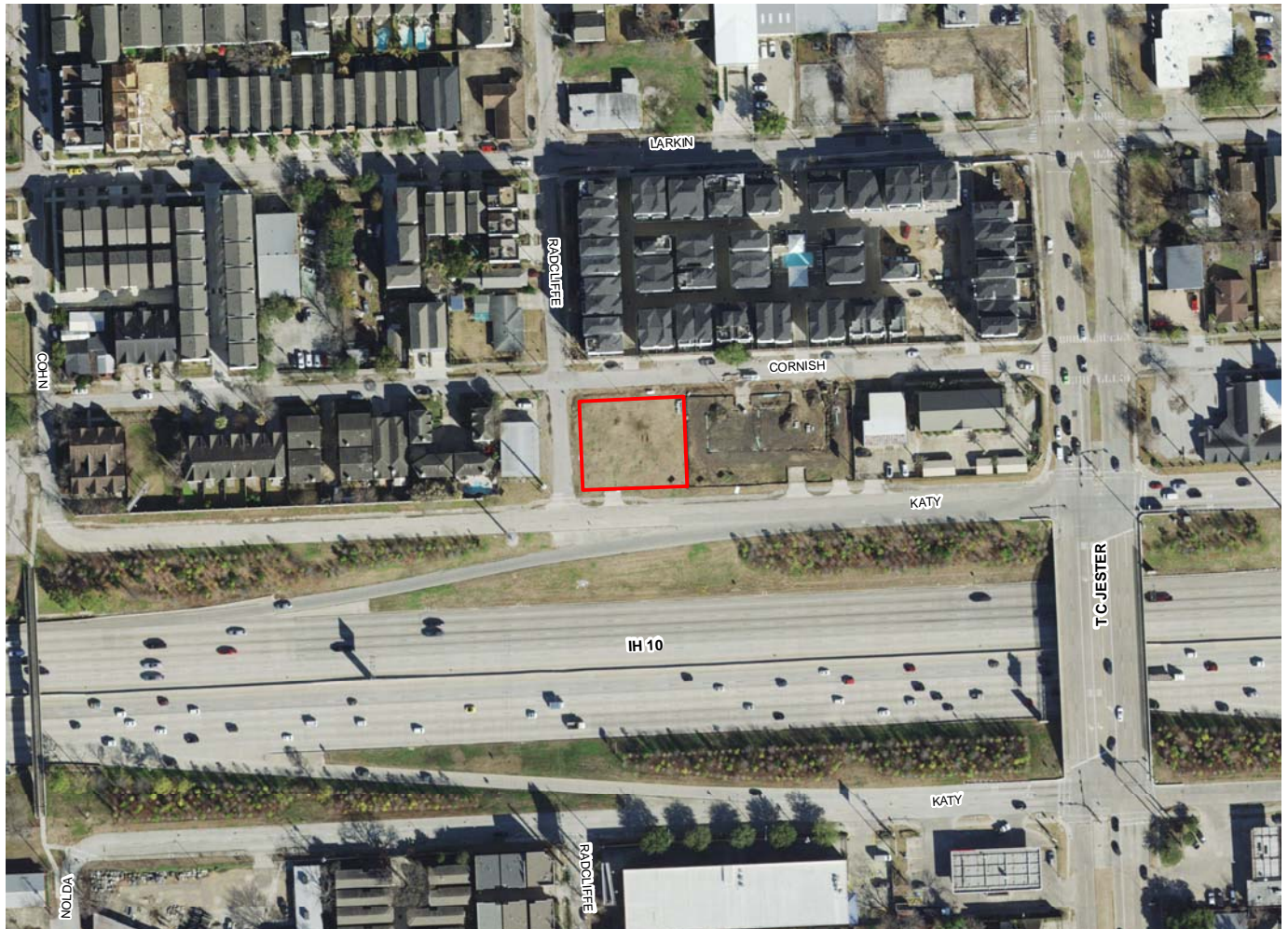
ITEM: 103

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Goldquest Group

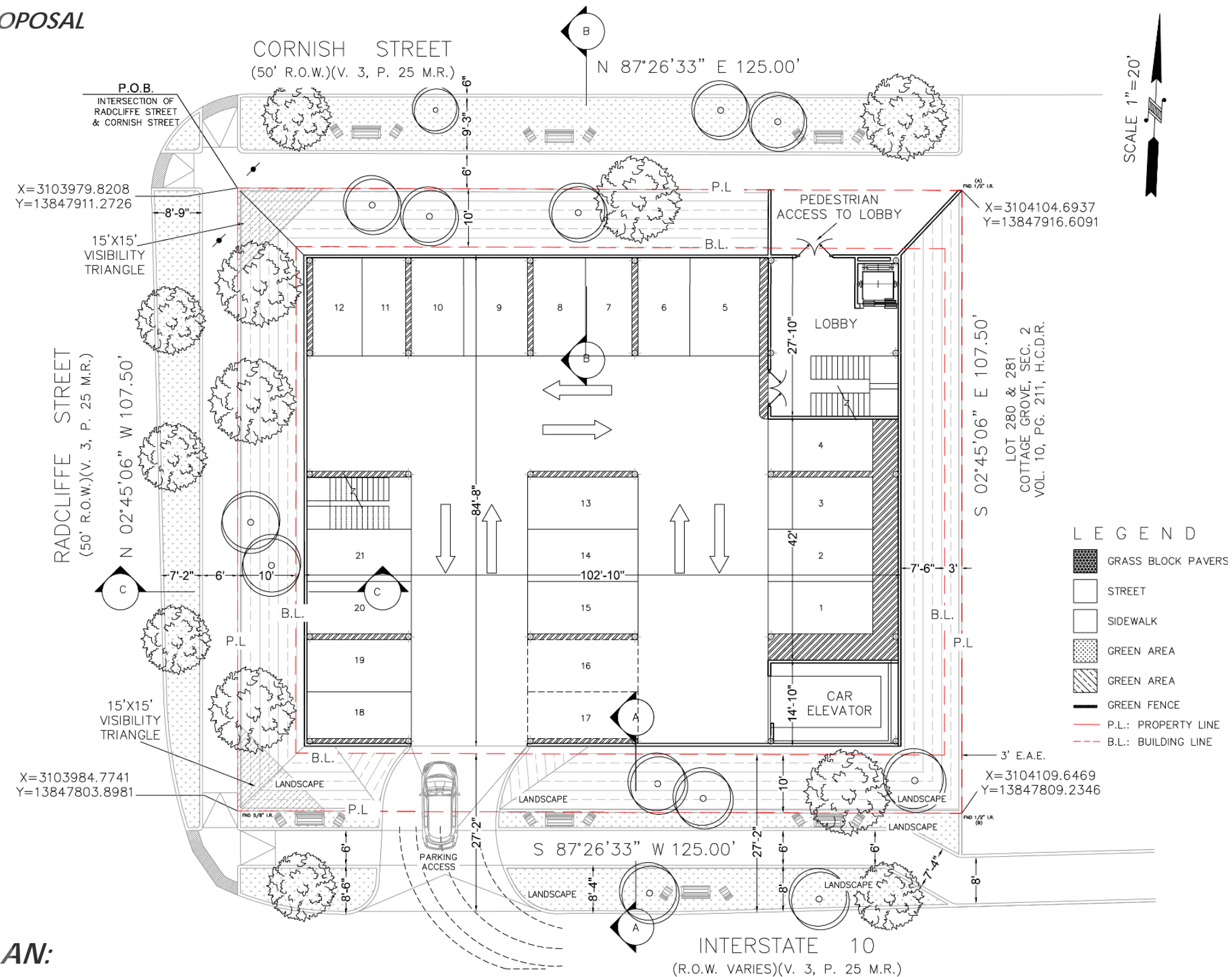
Applicant: Survey 1, Inc.



C – Public Hearings with Variance

Aerial

CONCEPTUAL PROPOSAL



FLOOR PLAN:
GROUND FLOOR: PARKING





CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 16, 2019

Dear Property Owner:

Reference Number: 2019-1122

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "**Cornish Village Green**". This proposal includes the replatting of all of Cornish Village Green, as recorded at Film Code No. 663206 of the Harris County Map Records. The new subdivision name is "**Goldquest Group**".

The property is located at the northeast intersection of Radcliffe Street and the westbound I 10 feeder road. The purpose of the replat is to create one (1) commercial reserve. The applicant, Cathy Fontenot, with Survey 1, Inc., can be contacted at 281-393-1382.

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

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

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, August 8, 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**.

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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.
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- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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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.
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Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



Application Number: 2019-0666

Plat Name: Goldquest Group

Applicant: Survey 1, Inc.

Date Submitted: 04/12/2019

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

Specific Variance is being sought and extent of variance:

To allow a 10' building line along I-10 feeder road instead of the required 25' building line.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152 - Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

This property is a 0.3084-acre tract of land located in the Cottage Grove subdivision. The intent of the developer is to create a commercial property that would create an urban feel by including a walkable environment and a building that is aesthetically pleasing. This property was previously platted as a single family residential subdivision with a 10' build line located along the I-10 feeder road, Radcliffe Street, and Cornish Street. In its current state, the property has one 6' sidewalk that is located along the I-10 feeder road. In order for the client to be able to provide enough parking, square footage for commercial use, and to implement the pedestrian realm ordinance they are requesting a reduced building setback variance.

(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 this variance are not the result of a hardship created by the client. They want to be able to utilize the property in a way that not only promotes pedestrian safety, but will also help in the revitalization of the Cottage Grove community and allow them to utilize the property to its fullest capacity.

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

The client's goal is to help enhance the aesthetics of the neighborhood and to increase pedestrian safety along the I-10 feeder road, Radcliff Street, and Cornish Street. There is approximately 8-1/2 feet from the back of curb to the proposed 6' sidewalk and approximately 27' from the back of curb to the proposed building. The proposed building is a 5 (five) story building with 2 (two) of those stories for parking and will have a landscape berm around the building to aid in the safety of the pedestrians and environment. The current sidewalk that is located along the I-10 feeder road, will be relocated and widened (to accommodate the city's sidewalk ordinance) and will continue around to Radcliff Street and Cornish Street. Certain caliper trees and greenspace will be situated between the sidewalk and right of way. Benches will also be installed between the sidewalk and proposed building.

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

Granting this variance would likely aid in the safety of the public, as the developer plans to provide shade and benches, as well as an attractive buffer between the residents of the Cottage Grove community and the Katy Freeway.

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



Application No: 2019-1122

Agenda Item: 103

PC Action Date: 08/08/2019

Plat Name: Goldquest Group

Applicant: Survey 1, Inc.

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

Chapter 42 Sections: 42-150

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

The applicant is requesting to allow for a 10 foot build line along the I-10 feeder road instead of the required 25 feet.;

Basis of Recommendation:

The site is located in the city limits, North of Interstate Highway 10 and West of TC Jester Boulevard. The purpose of the replat is to create one commercial reserve. The applicant is requesting a variance to allow a 10' building line along I-10 feeder road instead of the required 25' building line. Staff is in support of the request. This variance request was previously approved in March of 2018 but failed to record the plat and it expired.

The applicant proposes to develop a 5-story commercial building with one driveway taking access to I-10 feeder road. I-10 feeder road is an unusual physical characteristic that affects the property in question. I-10 feeder road is a one-way street that functions more like a local street and terminates one block west of the site at Cohn Street. The entrance ramp along I-10 is below grade at this location and exiting from the proposed driveway will not have direct access to the entrance ramp. Vehicular traffic must exit on the feeder, travel North on Radcliff, East on Cornish, then South on TC Jester in order to reach the exit ramp to the main lanes of I-10.

Granting of the variance will preserve and maintain the intent and general purpose of the ordinance. The distance between the back-of-the-curb and the property line is about 17'; with the proposed 10' building line, the distance between the back-of-the-curb and the proposed building will be about 27'.

Staff is in support of the request as the proposed development promotes pedestrian safety along I-10 and pedestrian activity along the local streets. The applicant will improve the pedestrian safety and pedestrian realm:

1. By providing a minimum 6' wide unobstructed sidewalk with 8' wide landscape buffer between the travel lanes and sidewalk;
2. By covering the first two stories used for parking with a landscape berm;
3. By placing the lobby with pedestrian access on local Cornish Street;
4. And by installing minimum 3" caliper trees and benches within the site.

Review by legal department indicates that this plat does not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to grant the requested variance and approve the plat 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;

I-10 feeder road is an unusual physical characteristic that affects the property in question. I-10 feeder road is a one-way street that functions more like a local street and terminates one block west of the site at Cohn Street. The entrance ramp along I-10 is below grade at this location and vehicles exiting from the proposed driveway will not have direct access to the entrance ramp. With the proposed 10' building line, the distance between the travel lanes and the proposed building is about 27'.

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. I-10 feeder road at this location functions more like a local street and with the reduced 10' building line there will be about 27' between the travel lanes and the proposed building.

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

The distance between the back-of-the-curb and the property line is about 17'; with the proposed 10' building line, the distance between the back-of-the-curb and the proposed building will be about 27'.

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

With the proposed 10' building line, the distance between the back-of-the-curb and the proposed building will be about 27'. The applicant also proposes to improve pedestrian safety and pedestrian realm by providing a minimum 6' wide unobstructed sidewalk, provide 8' landscape buffer between the travel lanes and sidewalk and by installing minimum 3" caliper trees and benches.

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

Economic hardship is not the sole justification of the variance. I-10 feeder road functions more like a local street at this location.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 08/08/2019
Plat Name: Granite Village Mobile Home Park
Developer: Granite Lakewood Village llc
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1084 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	36.6190	Total Reserve Acreage:	1.2821
Number of Lots:	237	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	77336	338M	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)

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

1) During permitting, two parking spaces must be provided on each lot.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/05/19:

Parking can be accommodated along the proposed streets.

PWE Utility Analysis: Approved

Parks and Recreation: Approve with conditions: Lot 18 to the east of Reserve B appears to be empty. Existing dwelling units will be 236 unless proof is provided otherwise. Will need to change #12 in plat notes accordingly. Please provide Park Table on plat.

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

Houston Planning Commission

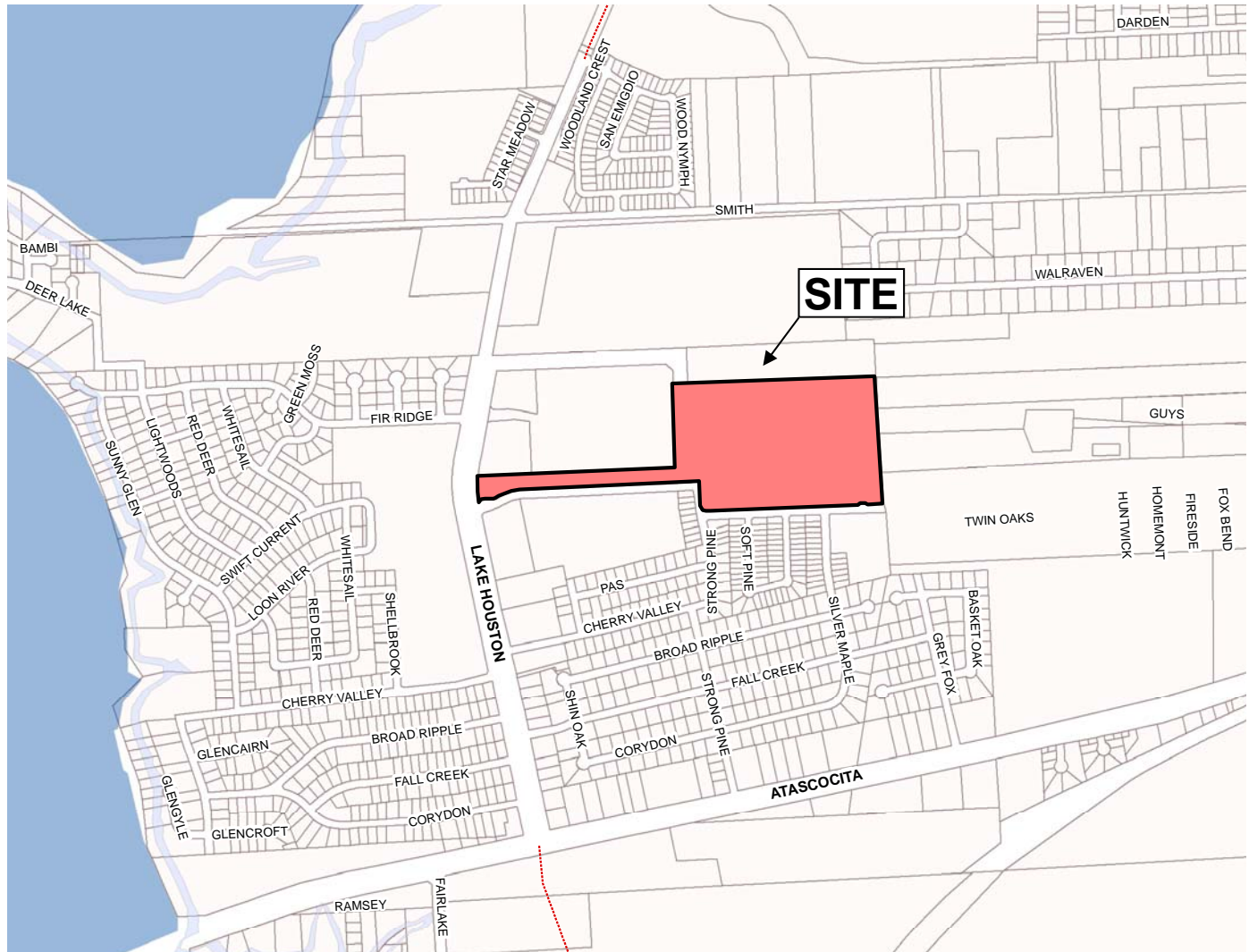
ITEM:104

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Granite Village Mobile Home Park

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Site Location

Houston Planning Commission

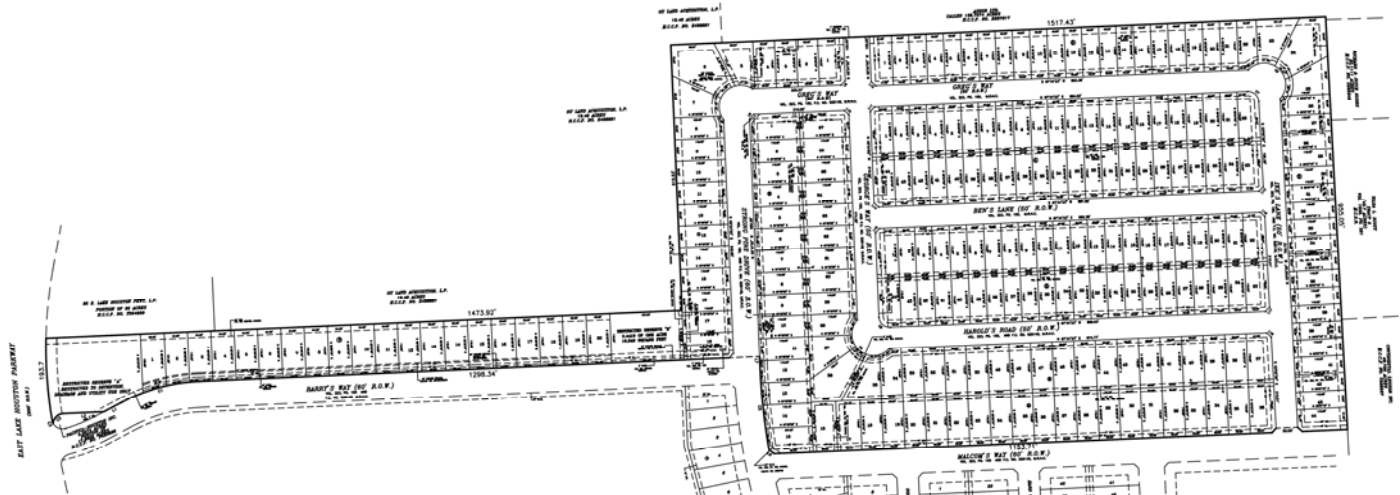
ITEM: 104

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Granite Village Mobile Home Park

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Granite Village Mobile Home Park

Applicant: Hovis Surveying Company Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 16th, 2019

Dear Property Owner:

Reference Number: 2019-1084

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Lakewood Village Mobile Home subdivision", the full replatting of Lakewood Village Mobile Home Subdivision Amending plat no 1" and "Lakewood Village Mobile Home Subdivision Sec 2". This proposal includes the replatting of Lots 1-44, Block 3, Lots 1- 44, block 4, Lots 1- 44 of Block 5, Lots 1-18, Block 1, Lots 1-67, Block 2 and Lots 1-20, Reserves A & B of Block 1, recorded in Volume 323 Page 150, Filmcode 526145 and Filmcode 659105 of the Harris County Map Records. The new subdivision name is "**Granite Village Mobile Home Park**".

The property is located East along E. Lake Houston Pkwy, North of Atascocita Rd and South of Smith Rd. The purpose of the replat is to create 237 lots and 2 reserves. The applicant, Harry Hovis, with Hovis Surveying Company Inc, can be contacted at 281-320-9591.

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, August 8th, 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.

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 08/08/2019
Plat Name: Lindale Park Sec 6 partial replat no 1
Developer: Alpha Plans
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1152 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.2488	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments 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%.
Missing B.L. on Fulton st.
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

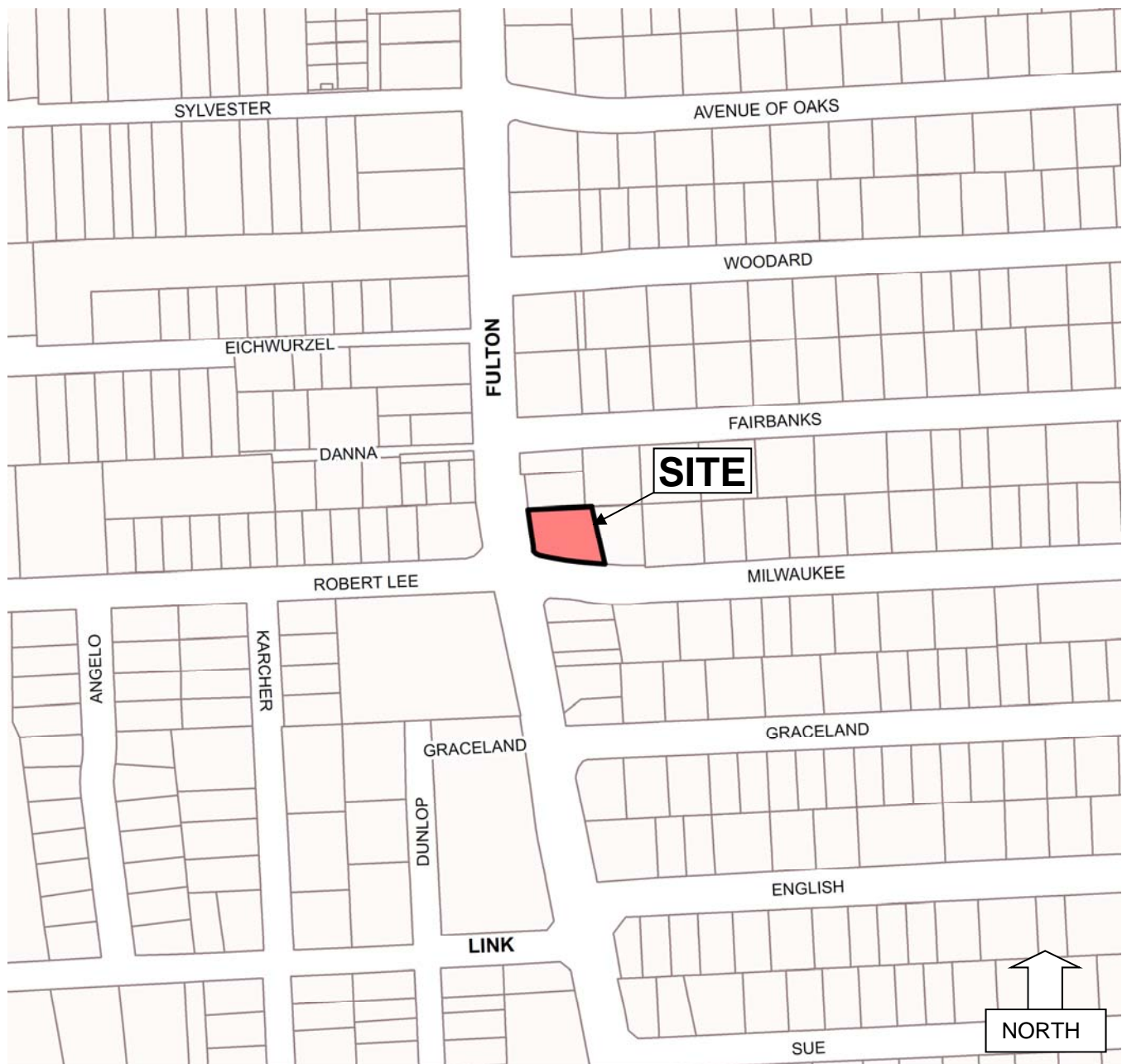
ITEM: 105

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Lindale park Sec 6 partial replat no 1

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

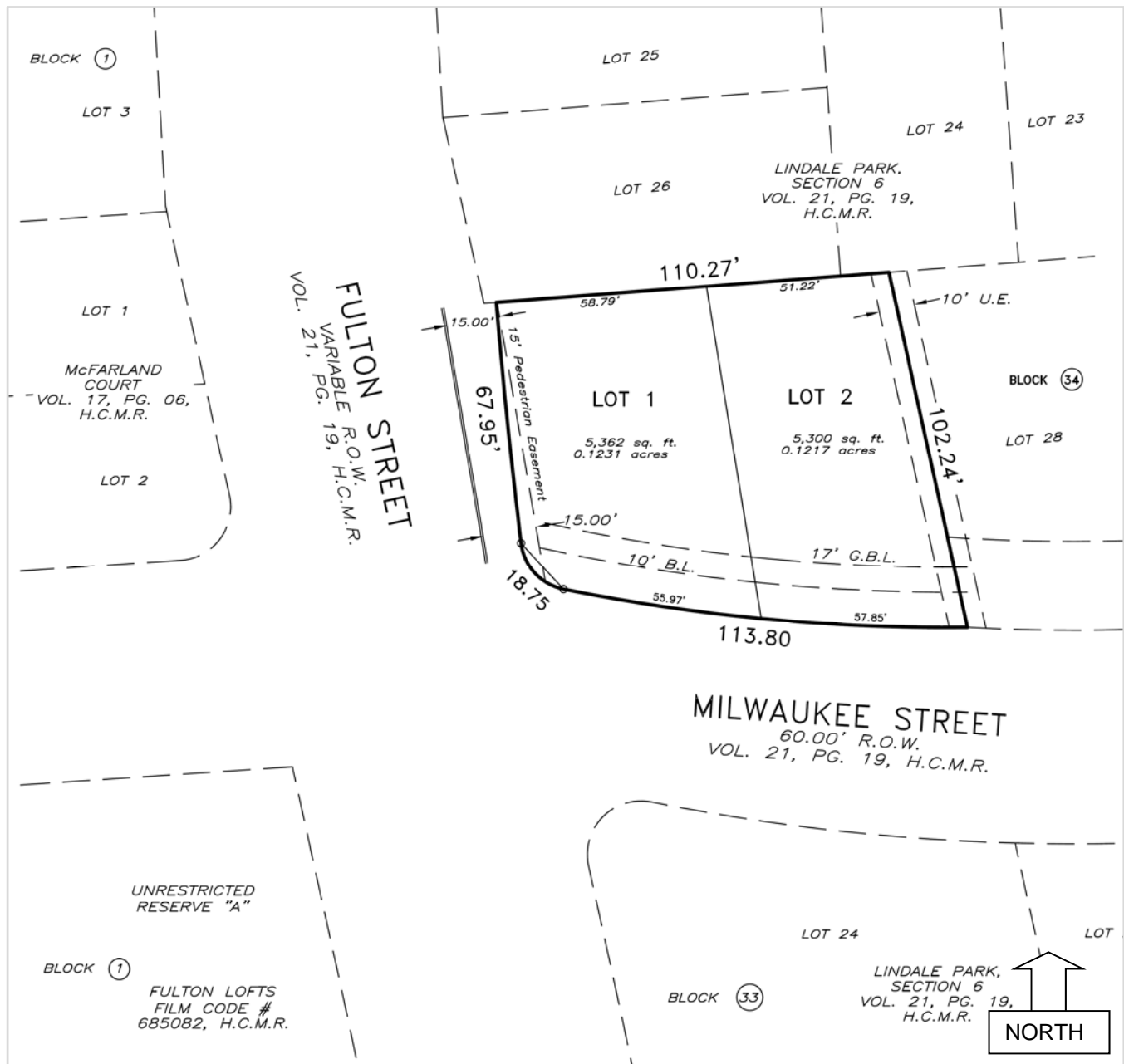
Houston Planning Commission ITEM: 105

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Lindale park Sec 6 partial replat no 1

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Subdivision

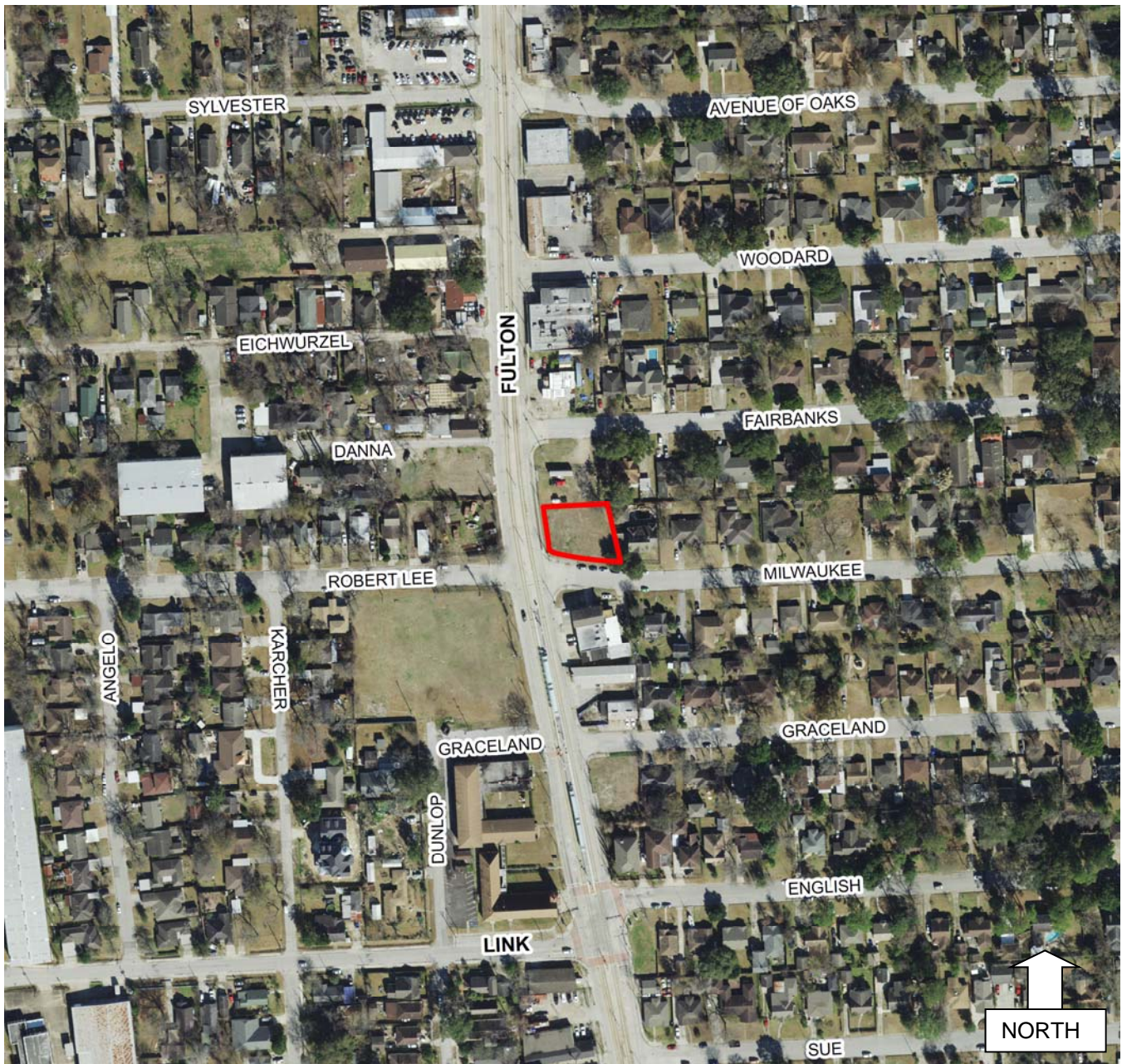
Houston Planning Commission **ITEM: 105**

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Lindale park Sec 6 partial replat no 1

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	106	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	08/08/2019		
Plat Name:	Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1		
Developer:	CC Lakeway Shores, L.P., a Texas limited partnership		
Applicant:	EHRA		
App No/Type:	2019-1092 C3N		
Total Acreage:	27.1600	Total Reserve Acreage:	3.4000
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288W	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

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

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

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

Houston Planning Commission

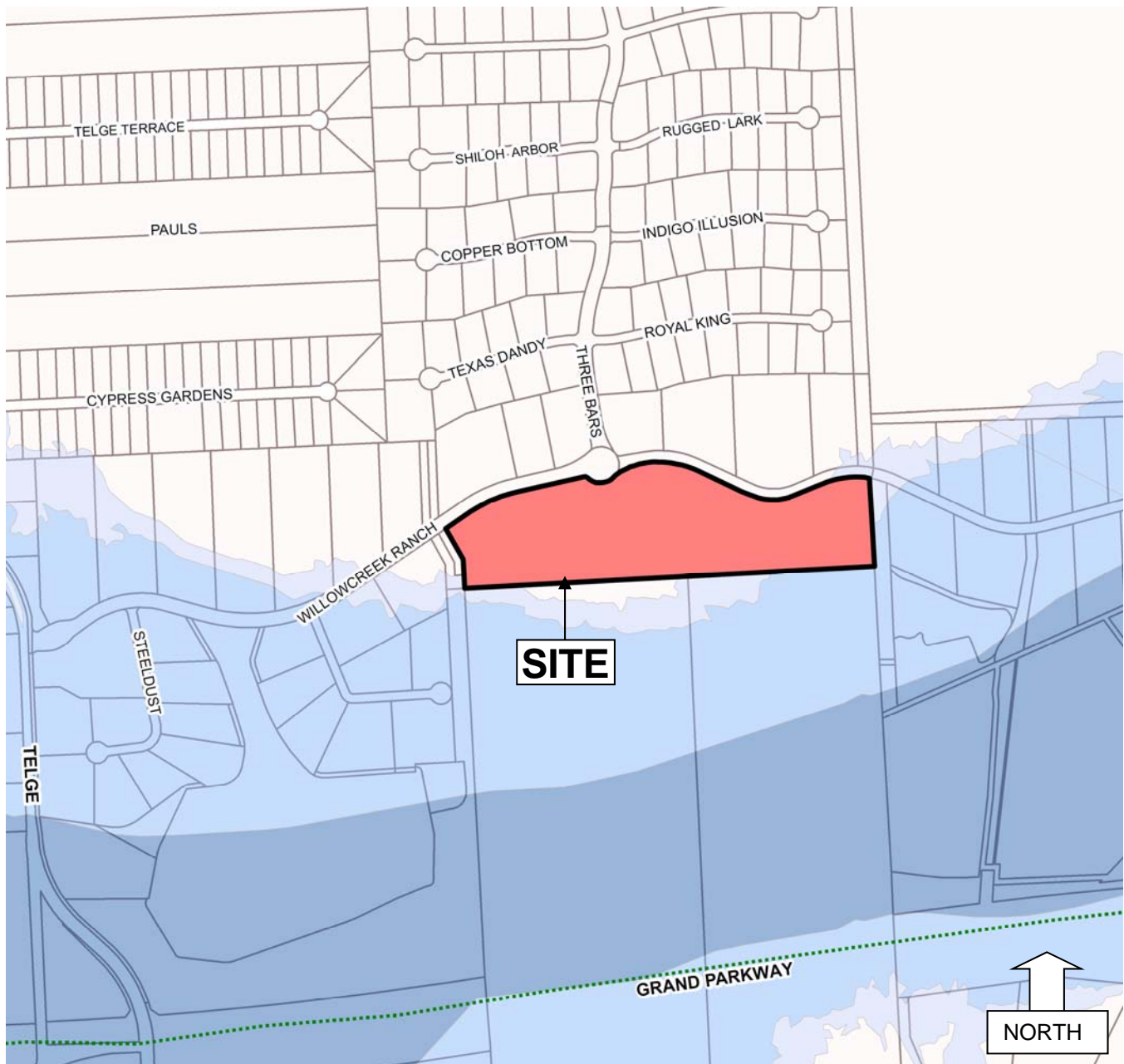
ITEM: 106

Planning and Development Department

Meeting Date: 08/08/2017

**Subdivision Name: Willowcreek Ranch Sec 1 partial replat no 2 and
Willowcreek Ranch Sec 4 partial replat no 1**

Applicant: EHRA



C – Public Hearings

Site Location

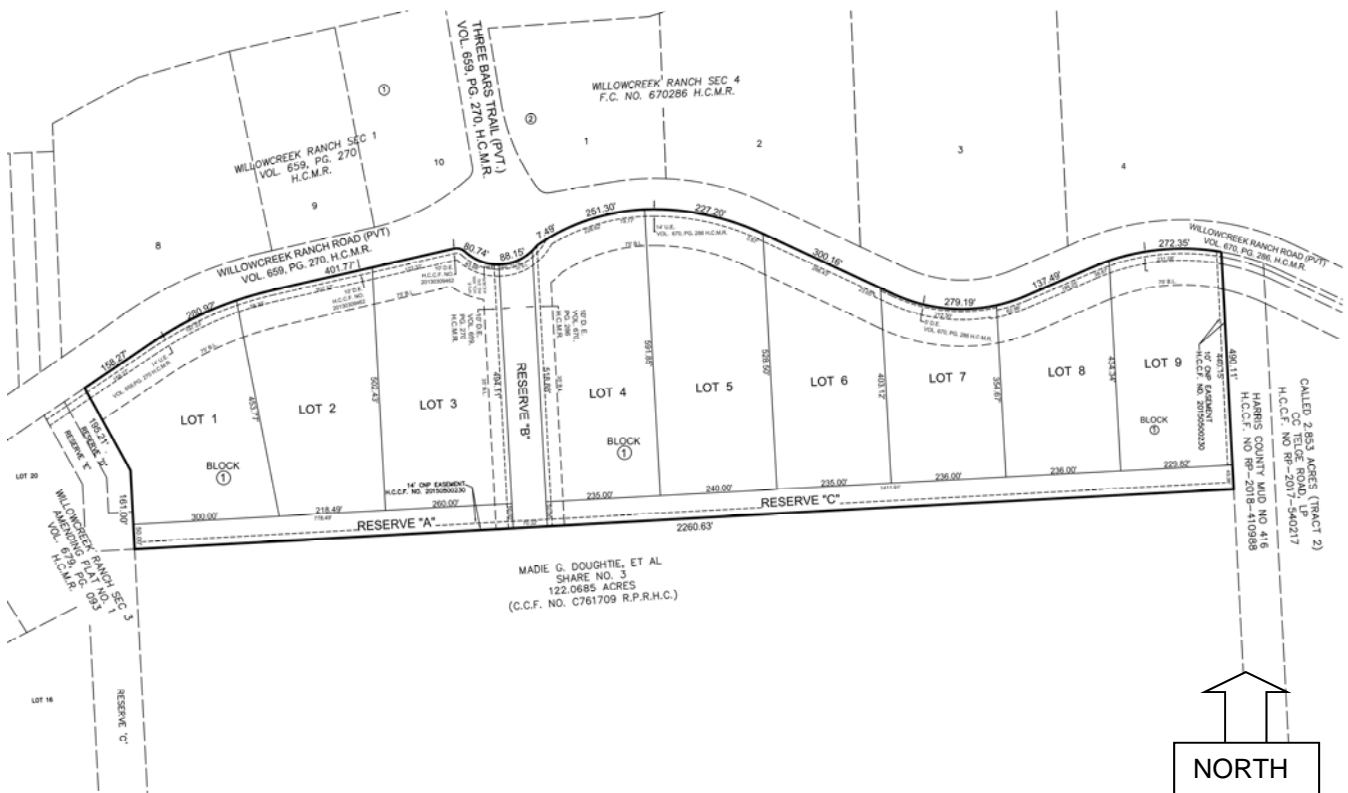
ITEM: 106

Planning and Development Department

Meeting Date: 08/08/2017

Subdivision Name: Wilowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1

Applicant: EHRA



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM:106

Planning and Development Department

Meeting Date: 08/08/2017

**Subdivision Name: Willowcreek Ranch Sec 1 partial replat no 2 and
Willowcreek Ranch Sec 4 partial replat no 1**

Applicant: EHRA



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 15, 2019

Dear Property Owner:

Reference Number: 2019-1092

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of **"Willowcreek Ranch Sec 1" and "Willowcreek Ranch Sec 4"**. This proposal includes the replatting of all of Lots 1-4, Block 2 as recorded at Film Code No. 59270 of the Harris County Map Records and all of Lots 1-6 and Reserve B as recorded at Film Code No. 670286 of the Harris County Map Records. The new subdivision name is **"Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1"**.

The property is located along and south of Willowcreek Ranch Road (PVT), east of Telge Road. The purpose of the replat is to create 9 single-family residential lots and three (3) restricted reserves. The applicant, Christopher Browne, with EHRA, can be contacted at 713-784-4500 Ext 2259.

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, August 8, 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.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107

Action Date: 08/08/2019

Plat Name: Arcade on Spencer

Developer: CE Engineers and Development Consultants, Incorporated

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2019-1345 C2R

Staff Recommendation:

Defer Applicant request

Total Acreage:	0.2226	Total Reserve Acreage:	0.0339
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater 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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. 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

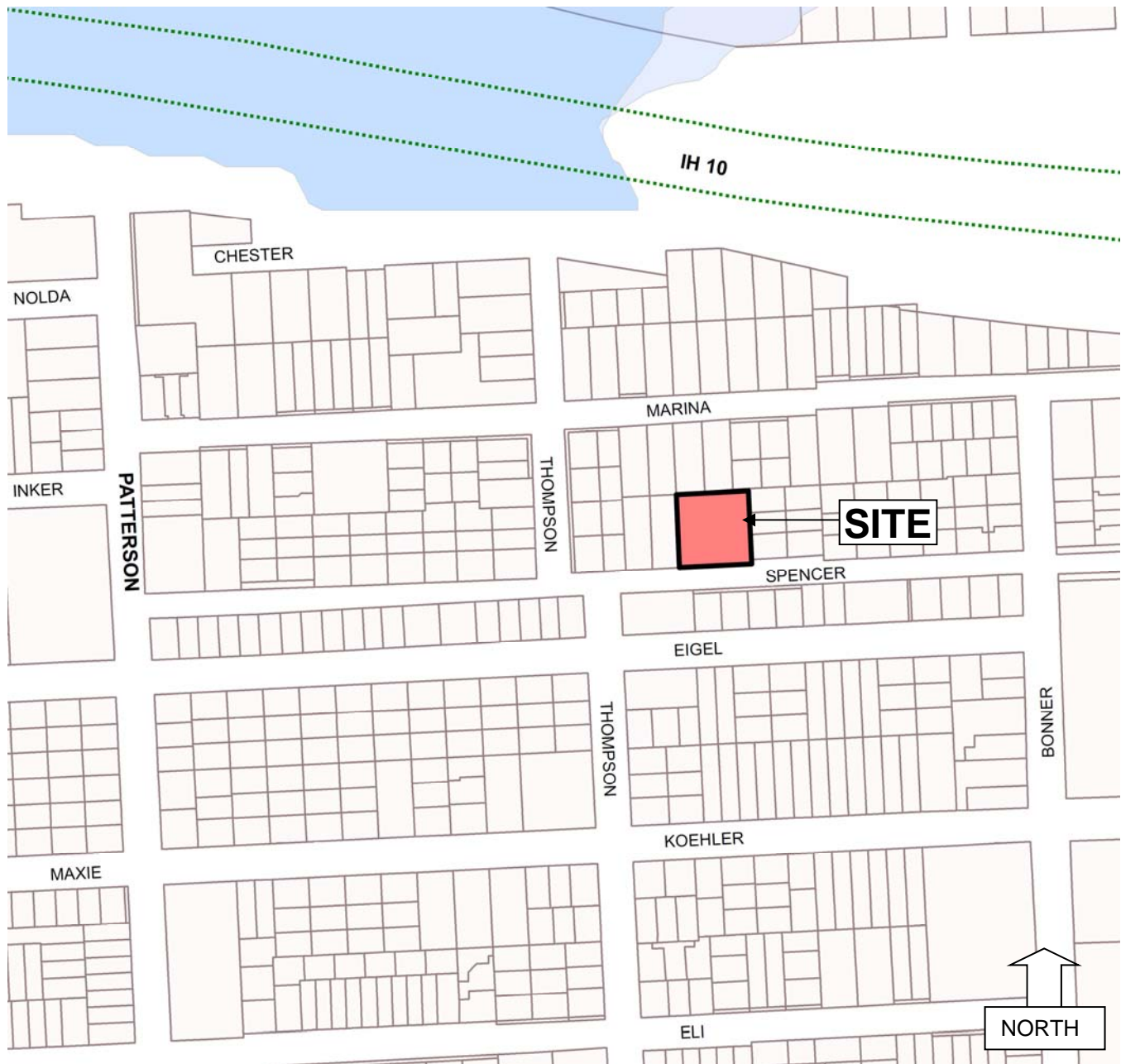
ITEM: 107

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Arcade on Spencer

Applicant: CE Engineers & Development Consultants, INC.



D – Variances

Site Location

Subdivision

Houston Planning Commission

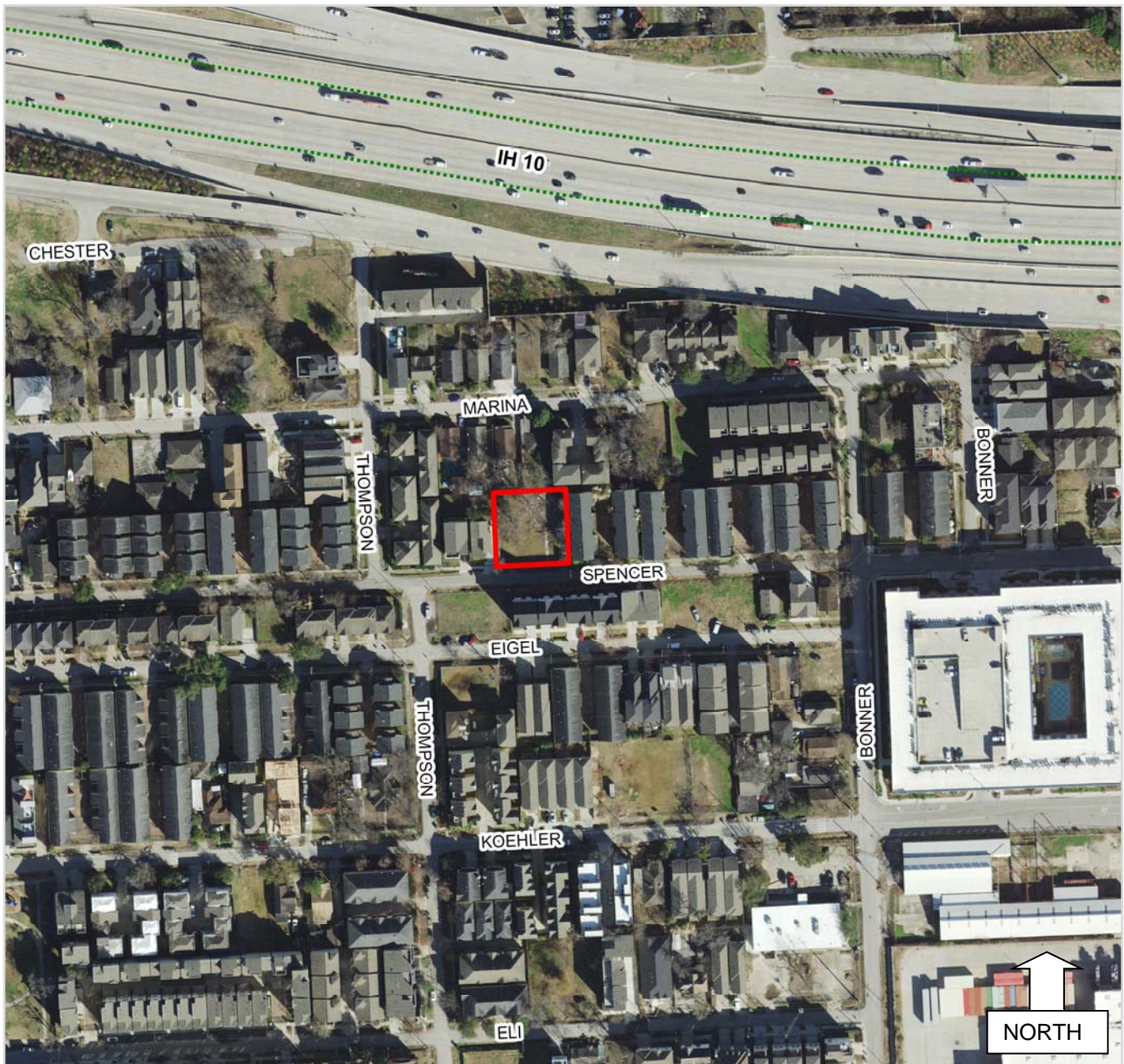
ITEM: 107

Planning and Development Department

Meeting Date: 08/08/2019

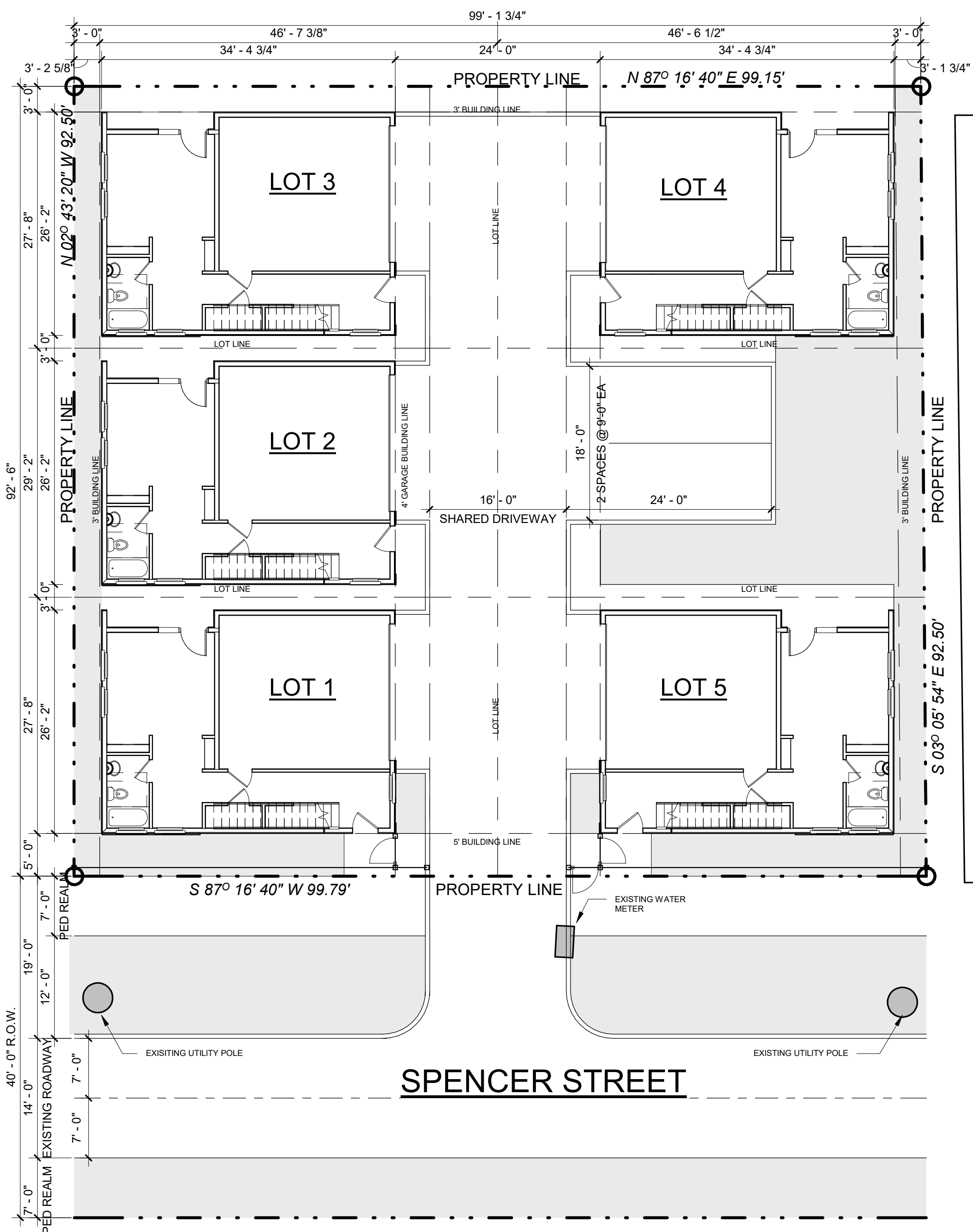
Subdivision Name: Arcade on Spencer

Applicant: CE Engineers & Development Consultants, INC.



D – Variances

Aerial



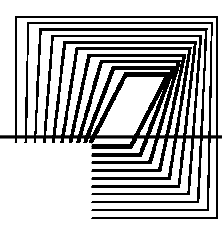
SPENCER STREET

SPENCER STREET

01-AUG-2019

Houston, TX

© 2019 WILSON SQUARED DESIGN, INC. Architect shall own the overall conceptual design prepared and developed for the project and the intangible exclusive rights or copyright therein.





Application Number: 2019-1345

Plat Name: Arcade on Spencer

Applicant: CE Engineers & Development Consultants, INC

Date Submitted: 07/28/2019

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

Specific Variance is being sought and extent of variance:

To dedicate 5' ROW to Spencer Street instead of the ordinance required dedicating 10' to Spencer Street.

Chapter 42 Section: 42-121

Chapter 42 Reference:

The reference is at Chapter 42, Section 121. (42-121) (a) The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

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

The developer is planning to build a five 3-story townhome development. Per the requirement of City of Houston Ordinance Chapter 42-121, Spencer Street is a local street. The development should be required to dedicate 10' on Spencer Street. The reason for the variance is because the Spencer Street currently has a varying R.O.W. width from 30', 35' to 40'. Most of the neighboring townhomes developments have already been built for many years with no dedication of R.O.W., the street itself cannot be widened enough in the near future to allow more capacity than what is currently allowed. Also, the developer had a conversation with Mr. Richard Smith in the traffic department back sometime and has been confirmed the street is in a hardship to widen. (there is no email exchange saved) We are proposing the 6' sidewalk along the property and this will enhance the walkability in the neighborhood as people prefer to walk and play in this beautiful street. Meanwhile, we would like to hear from the commission about any suggestions on the design of community and ROW. We comply to follow all those requirements. Hence, the developer is seeking the variance of dedicating 5' ROW to Spencer Street.

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

The developer has decided not to comply with the ordinance and would like to request the variance. The circumstances in that area are not caused by the result of a hardship created by the applicant. Due to the lack of R.O.W. width for the whole Spencer Street, dedicating R.O.W. for our development cannot benefit the whole street. For the aforementioned reasons we are requesting to dedicate 5' R.O.W. on the Spencer Street so that we are able to move forward with the project.

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

The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only construct a beautiful townhome community which will benefit the housing situation in the area, but also to comply with City's requirement and make it convenient and user-friendly for all the neighbors. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

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

We will not cause any injuries to the public health, safety and welfare because of this project. We are proposing 6' sidewalk along the property. Meanwhile, we would like to hear from the commission about any suggestions on the design of walkway and we comply to follow all those requirements.

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

The proposed plat will provide a better and more efficient development to which economic hardship is not the sole justification of the variance. The replat is in keeping with the residential character of the neighborhood. The existing character of this street network is the justification of this variance.



Application No: 2019-1345

Agenda Item: 107

PC Action Date: 08/08/2019

Plat Name: Arcade on Spencer

Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [42-121](#)

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

[To dedicate 5' ROW to Spencer Street instead of the ordinance required dedicating 10' to Spencer Street.;](#)

Basis of Recommendation:

The site is located within the city limits South of I 10 and east of Patterson. The applicant is proposing a shared driveway with five lots and a parking reserve and requesting a variance to dedicate 5 feet to the public right of way (ROW) of Spencer Street instead of the required 10 feet. Staff is in support of the request. The proposed replat is out of Harmony Place with a platted ROW of 30 feet for Spencer Street. In 2003 and 2015 the properties east and south of the subject site received a variance to only dedicate 5 feet to Spencer Street resulting in a maximum ROW width of 40 feet. Allowing a 5-foot dedication will keep a consistency in the ROW width for this portion of Spencer Street. Because the pavement section at this point varies from 13 to 14 feet, which is less than the required 18 feet by the ordinance for a shared driveway, the applicant has requested a two-week deferral period to meet with public works and engineering to see what would be the widening requirements for the pavement section of Spencer street at this location and to provide a revised site plan showing 5' sidewalks and 3 inch caliper trees. Therefore, staff recommendation is to defer the plat for two weeks per the applicant's request.

Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

August 8, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Arcade on Spencer

REFERENCE NUMBER: 2019-1345

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Spencer Street, west of Bonner Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

CE Engineers & Development Consultants, INC, the applicant, has filed the request on behalf of CE Engineers & Development Consultants, Incorporated, the developer of the subject site. The applicant is requesting a variance to allow 5' ROW dedication to Spencer Street in lieu of the required 10' ROW dedication for a proposed single-family residential development. 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, August 8th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Chen Wang with CE Engineers & Development Consultants, INC at 832-491-1458. You may also contact Tammi Williamson 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.**

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: 108
Action Date: 08/08/2019
Plat Name: Benders Creek GP
Developer: Benders Creek LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1258 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	53.8120	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375P	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.

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)

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

1. Coordinate with PWE Regarding Access and alignment across HCFCD property and possible additional ROW dedication for overpass to the west.

2. Coordinate with HCFCD regarding agency markup.

3. Address Minimum intersection spacing along Greens Road.

4. Provide release letter at recordation for ROW crossing Pipeline easement.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 108
Action Date: 08/08/2019
Plat Name: Benders Creek GP
Developer: Benders Creek LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1258 GP

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.

In the floodplain, need drainage plan.

Harris County Flood Control District: Flood Control review - There may be the need for more drainage ROW for the channels on the side of the plat. the plat must have channels ID numbers and top of banks (see uploaded PDF).

Parks and Recreation: Must include General Plan notes for Park Ordinance.

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

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

Houston Planning Commission

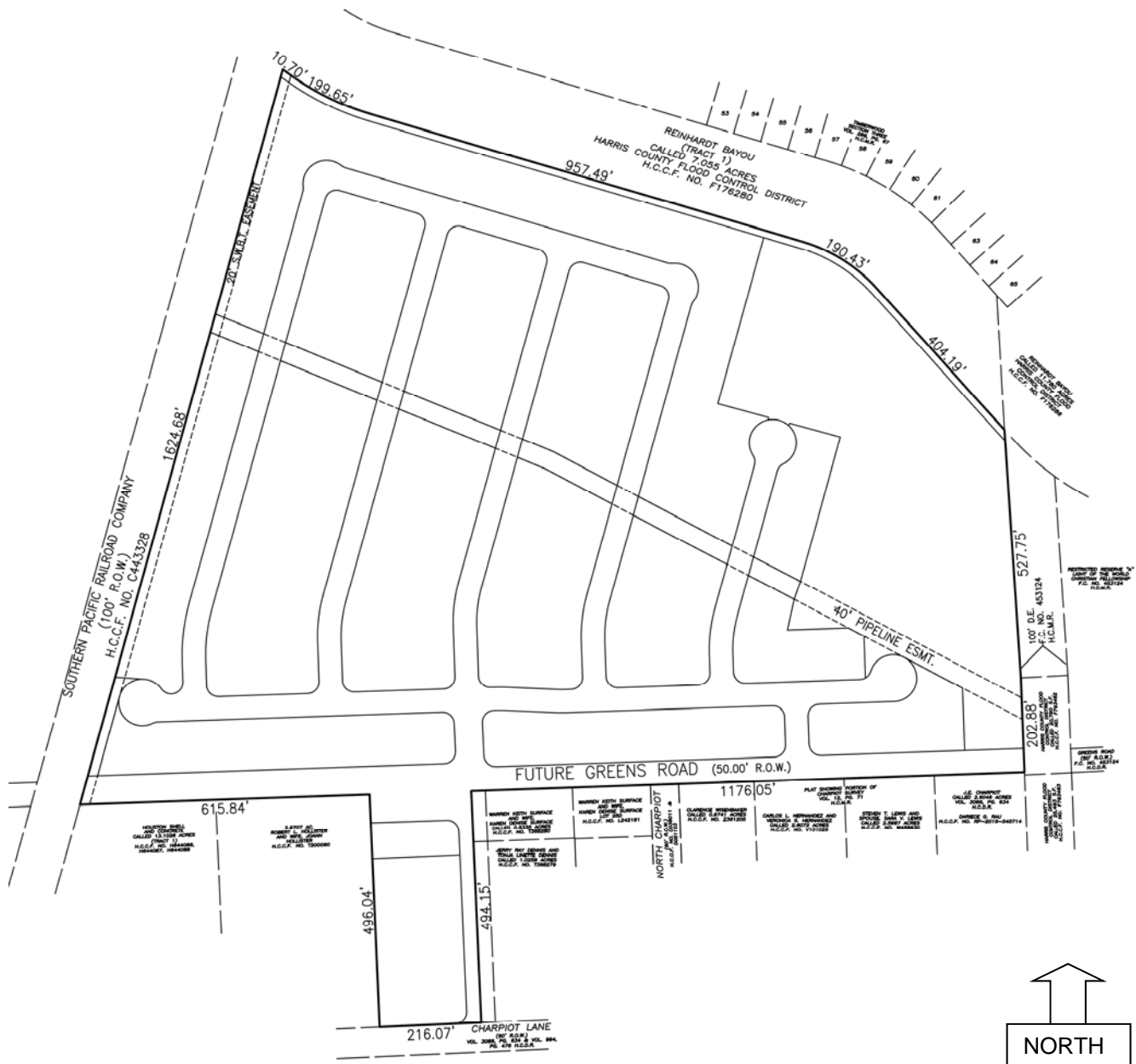
ITEM: 108

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Benders Creek GP (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 08/08/2019
Plat Name: Benders Creek Sec 1
Developer: Benders Creek LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1182 C3P

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

Total Acreage:	34.3200	Total Reserve Acreage:	8.8920
Number of Lots:	160	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375P	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.

052. Greens Road, east of the GP boundary to Old Humble Road must be recorded prior Final plat submittal.

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)

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.'

134.20. Add to general notes on face of plat: This property(s) is located in Park Sector number 20.

134.4. This percentage (___%) shall be applied to the then-current fee in lieu of dedication.

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

Applicant must meet Substantial Completion of the construction of the northern boulevard section of Greens Road between proposed Savacool Road and Old Humble Road prior to submission of vertical construction permits.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109

Action Date: 08/08/2019

Plat Name: Benders Creek Sec 1

Developer: Benders Creek LTD

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

App No/Type: 2019-1182 C3P

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

Parks and Recreation: Applicant must acknowledge 161 dwelling units and provide applicable parks table and corresponding notes on the face of the plat.

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

City Engineer: Make sure that the subdivision has detention.
In the floodplain, need drainage plan.

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

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

Houston Planning Commission

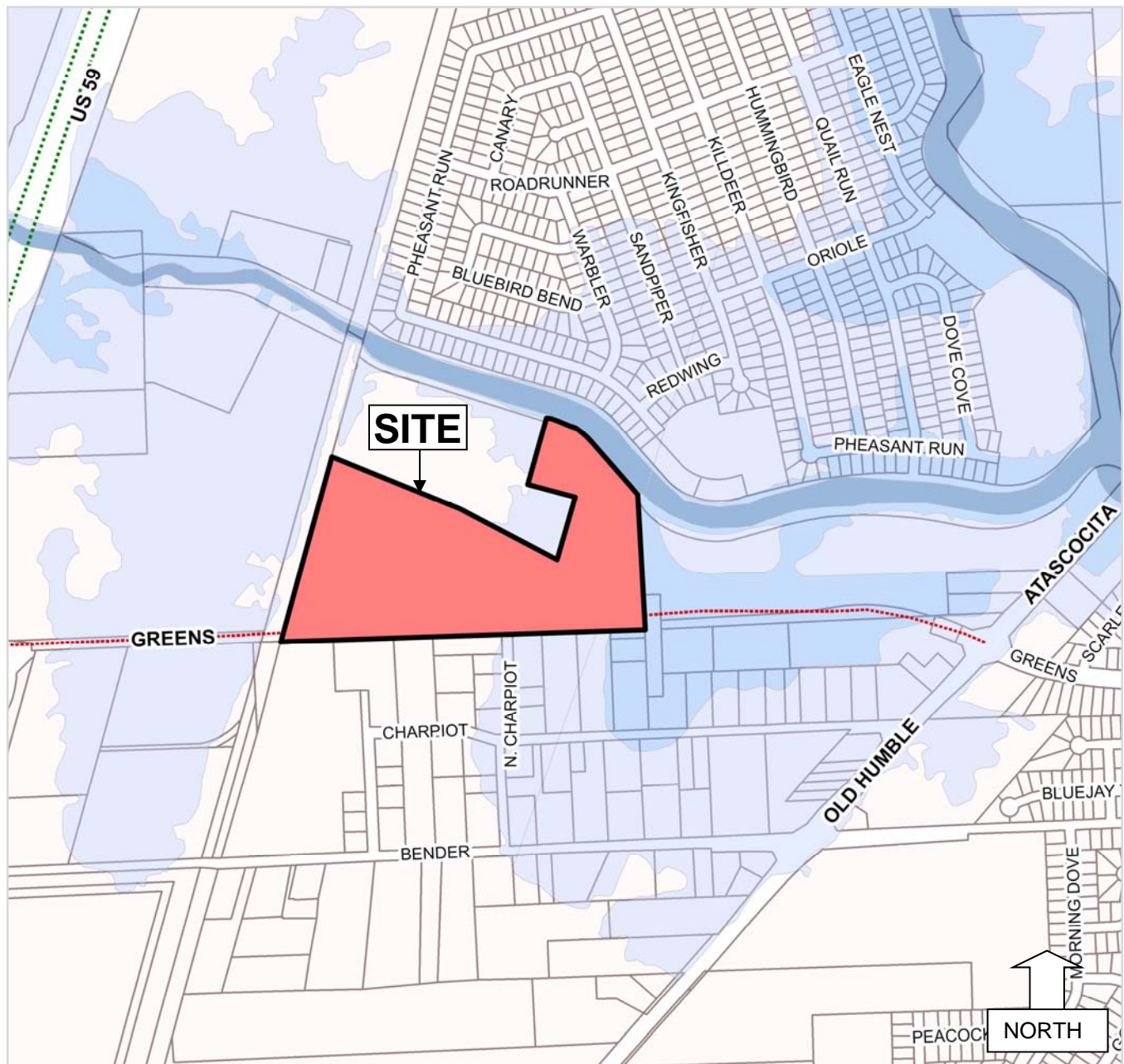
ITEM: 109

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Benders Creek Sec 1 (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

Site Location

Houston Planning Commission

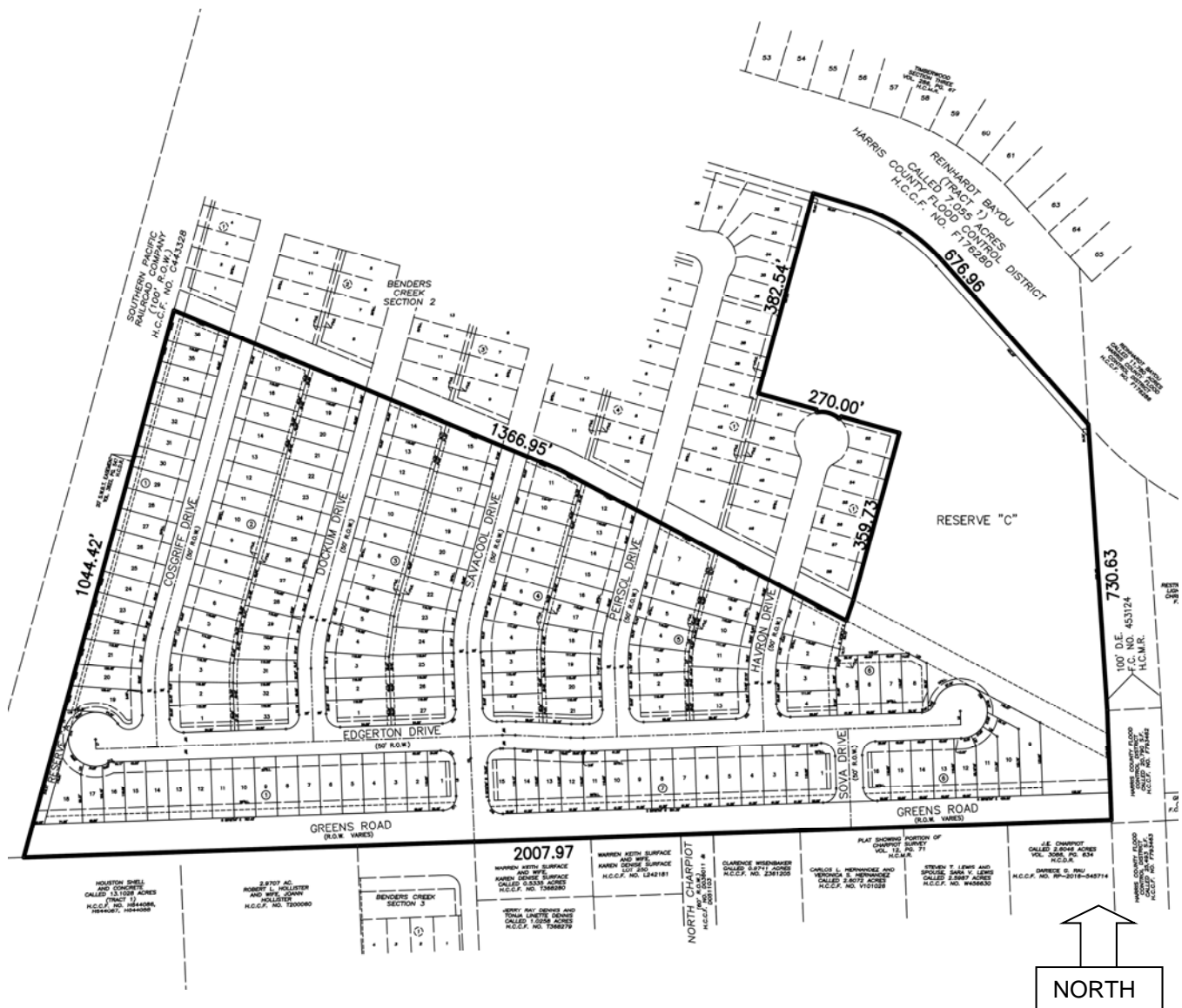
ITEM: 109

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Benders Creek Sec 1 (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Benders Creek Sec 1 (DEF 1)

Applicant: LJA Engineering, Inc.



D – Variances

Aerial



Application Number: 2019-1182

Plat Name: Benders Creek Sec 1

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

Date Submitted: 07/12/2019

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

Specific Variance is being sought and extent of variance:

To allow for a variance for the minimum intersection distance of 230 feet along proposed Greens Road, a major thoroughfare.

Chapter 42 Section: 127(b)

Chapter 42 Reference:

Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

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

N/A

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

Strict application of the requirements of this chapter would cause the development to be infeasible due to the existence of unusual physical characteristics as it would not be possible to be compliant with the regulation due to existing intersection spacing between North Charpiot Lane and the 60' unimproved right of way and the necessity to allow for a future overpass of the Southern Pacific Railroad. Benders Creek is a proposed development of 53.81 acres and will have approximately 285 single family residences when completed. It is located East of Hwy 59, South and West of Reinhardt Bayou, and North of Charpiot Lane. Additionally, it is bound on the west by Southern Pacific Rail Road and is to be a phased development of three sections. The southern boundary of the proposed Benders Creek Section 1 subdivision is the centerline of the proposed Greens Road which is designated as a major thoroughfare on the current Major Thoroughfare Plan. The eastern boundary of the proposed Benders Creek Section 3 was created by deed recorded at D238528 on December 29, 1970 and is unimproved 60' right of way of which the western 30' is to be dedicated by plat as public right of way. The western 802 feet of the proposed Greens Road that lies within the plat boundary opens to sixty feet of right of way to allow for the future construction of an overpass of the Southern Pacific Rail Road. To the south of the proposed subdivision are various property owners who take access to their properties from a network of roadways. Those roadways are Charpiot Lane, North Charpiot Lane, South Charpiot Lane, and West Charpiot Lane. North Charpiot Lane is a 60' Right of Way that has asphalt paving approximately 18 feet wide and extends from Charpiot Lane northerly to about fifteen feet south of the southern boundary of the deeded Right of Way for Greens Road. It was established by right of way deed recorded at D036011 on December 23, 1969. The eastern boundary of the existing 60' unimproved right of way is 350 feet west of the western boundary of the existing North Charpiot Lane.

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

The circumstances supporting the granting of the variance are based on existing physical characteristics that affect this property. The intersection spacing of 350 feet between the 60' public right of way (created by a deed recorded at D238528 on December 29, 1970) and the 60' Right of Way at North Charpiot Lane (created by deed recorded at D036011 on December 23, 1969) is not a hardship created by the applicant. By granting the variance, the property will be able to develop a street pattern that will provide efficient circulation of the area by utilizing Greens Road access to Old Humble Highway and minimize traffic on the existing rights of way to the south of the development. Additionally, it will allow for the proposed development to be compliant with Chapter 42-127(b) in that minimum intersection spacing will be achieved.

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

The intent and general purposes of this chapter will be preserved and maintained as the applicant is proposing to have intersection spacing to be a minimum of 600 feet from the eastern boundary of the existing 60' public access easement to the eastern entrance into Benders Creek Section 1. A second point of access will be established with the construction of the westerly entrance into Benders Creek Section 1 which is in alignment with the proposed Right of Way in Benders Creek Section 3.

(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.

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

The justification for granting the variance is based on the existing physical characteristics. Economic hardship is not the sole justification of the variance.



Application No: 2019-1182

Agenda Item: 109

PC Action Date: 08/08/2019

Plat Name: Benders Creek Sec 1

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

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

Chapter 42 Sections: 127(b)

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

To allow for a variance for the minimum intersection distance of 230 feet and 350 feet along proposed Greens Road, a major thoroughfare.;

Basis of Recommendation:

The site is located in the city, along and north of proposed Greens Rd between US 59 and Old Humble Rd. The applicant is proposing 160 single-family lots and 4 reserves and is requesting a variance to allow intersection spacing of 350' and 230' in lieu of the required 600' along proposed MTF Greens Rd. Staff is in support of the request.

The subject site is located directly south of Reinhardt Bayou and is bound on the west by the Southern Pacific Railroad. The site's main access is from proposed MTF Greens Road along the southern boundary. The western portion of Greens Road within the plat boundary must allow for the future construction and elevation of an overpass of the existing railroad.

In order to provide adequate access to the future residential subdivision, the applicant proposes two street connections along Greens Road with the intention of centerline tying to an existing ROW easement. The proposed connections create intersection spacing of 350' and 230' on either side of existing local street N. Charpiot Lane. Strict application of the ordinance would require the intersections along Greens Rd to be a minimum of 600' apart, which would be infeasible due to the future overpass and an existing pipeline easement.

The Houston Public Works Department has posed no objection to the proposed intersection spacing along Greens Road.

Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the following conditions:

1)The northern half of Greens Road east of the GP boundary to Old Humble Road must be recorded prior to final plat submittal to satisfy two points of access and

2)the applicant must meet Substantial Completion of the construction of the northern boulevard section of Greens Road between proposed Savacool Rd and Old Humble Rd prior to submission of vertical construction permits.

Statement of Facts

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

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

The site is bound by an existing bayou to the north and an existing railroad to the west. An existing pipeline easement runs along the northern boundary of Section 1. The only main access to the subdivision is from proposed Major Thoroughfare Greens Road. The western portion of Greens Rd within the plat boundary must allow for the future construction of an overpass. The applicant must provide two intersections to provide adequate access to the residential

subdivision and is proposing to centerline tie to an existing ROW easement to the south which lies 350' from existing N. Charpiot Ln.

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

The circumstances supporting the granting of the variance are based on existing physical characteristics affecting the subject site.

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

The intent and general purposes of this chapter will be preserved and maintained. The applicant is proposing the two entrances of the subdivision to be spaced more than 600' apart. The applicant is also providing two points of access to the future residential subdivision by recording and constructing the northern portion of Greens Road east to Old Humble Road.

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

The proposed subdivision will have adequate access through Greens Road and Houston Public Works has posed no objection to the placement of the proposed intersections.

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

The justification for granting the variance is based on the existing physical characteristics of the bayou, railroad, existing ROW, and future construction of an overpass.



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
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www.houstontx.gov

July 18, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Benders Creek Sec 1

REFERENCE NUMBER: 2019-1182

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along proposed Greens Road between US 59 and Old Humble Road. 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.

LJA Engineering, Inc. (West Houston Office), the applicant, has filed the request on behalf of Camillo Properties, Ltd, the developer of the subject site. The applicant is requesting a variance to allow an intersection spacing of approximately 230' along proposed Greens Road, a major thoroughfare in lieu of the required 600' for a proposed single-family development. Enclosed are copies of the variance request 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 25th, 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 George Dewey with LJA Engineering, Inc. at 713-953-5011. You may also contact Tammi Williamson 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.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **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.

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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: 110
Action Date: 08/08/2019
Plat Name: City of Houston Katy Addicks Well no 11
Developer: City of Houston
Applicant: BGE, Inc.
App No/Type: 2019-1216 C2

Staff Recommendation:
Withdraw

Total Acreage:	0.6922	Total Reserve Acreage:	0.6922
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	77079	448Y	City

Conditions and Requirements for Approval

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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.

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: 110

Planning and Development Department

Meeting Date: 8/08/2019

Subdivision Name: City of Houston Katy Addicks Well no 11 (DEF 1)

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

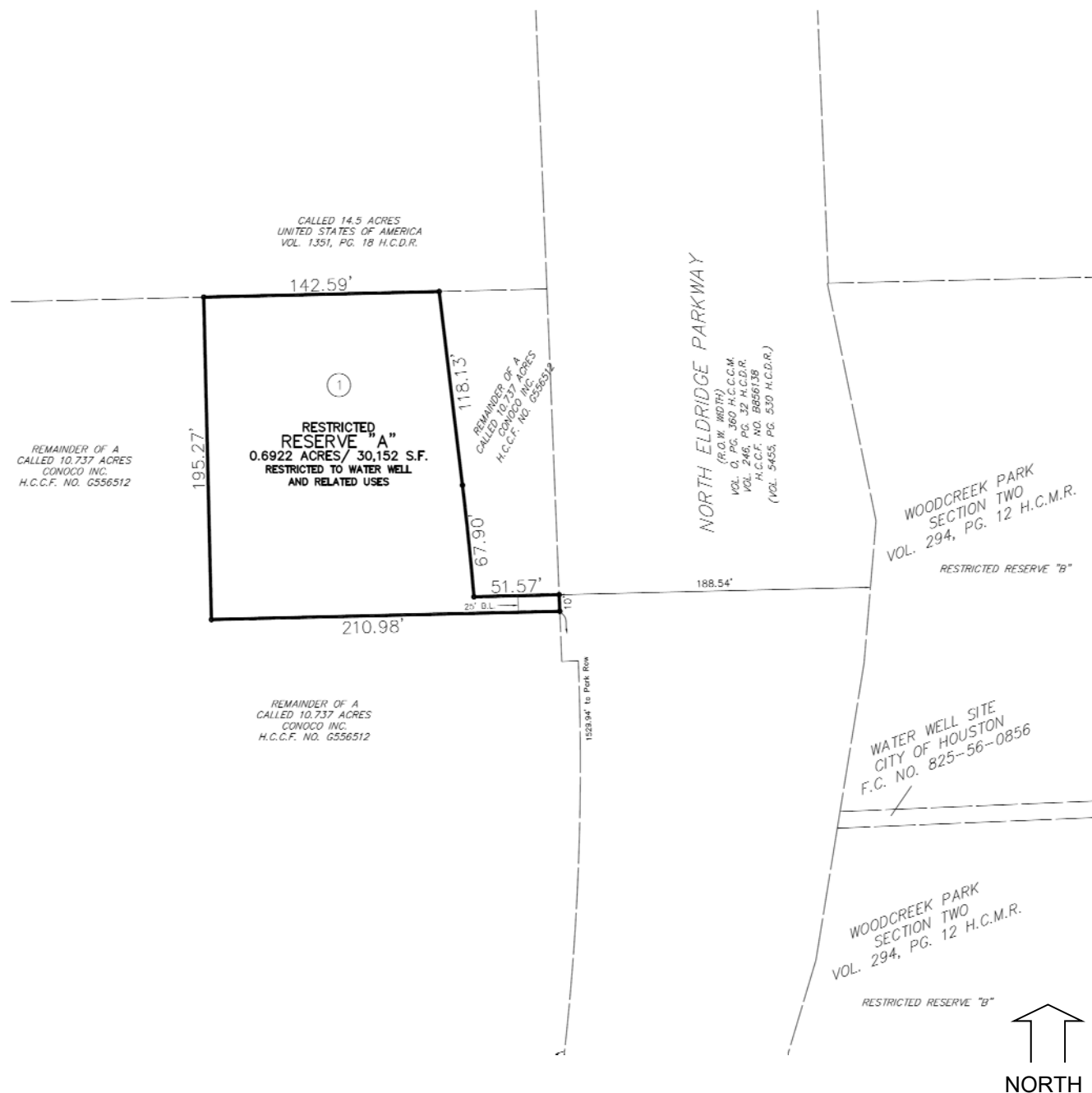
ITEM: 110

Planning and Development Department

Meeting Date: 8/08/2019

Subdivision Name: City of Houston Katy Addicks Well no 11 (DEF 1)

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

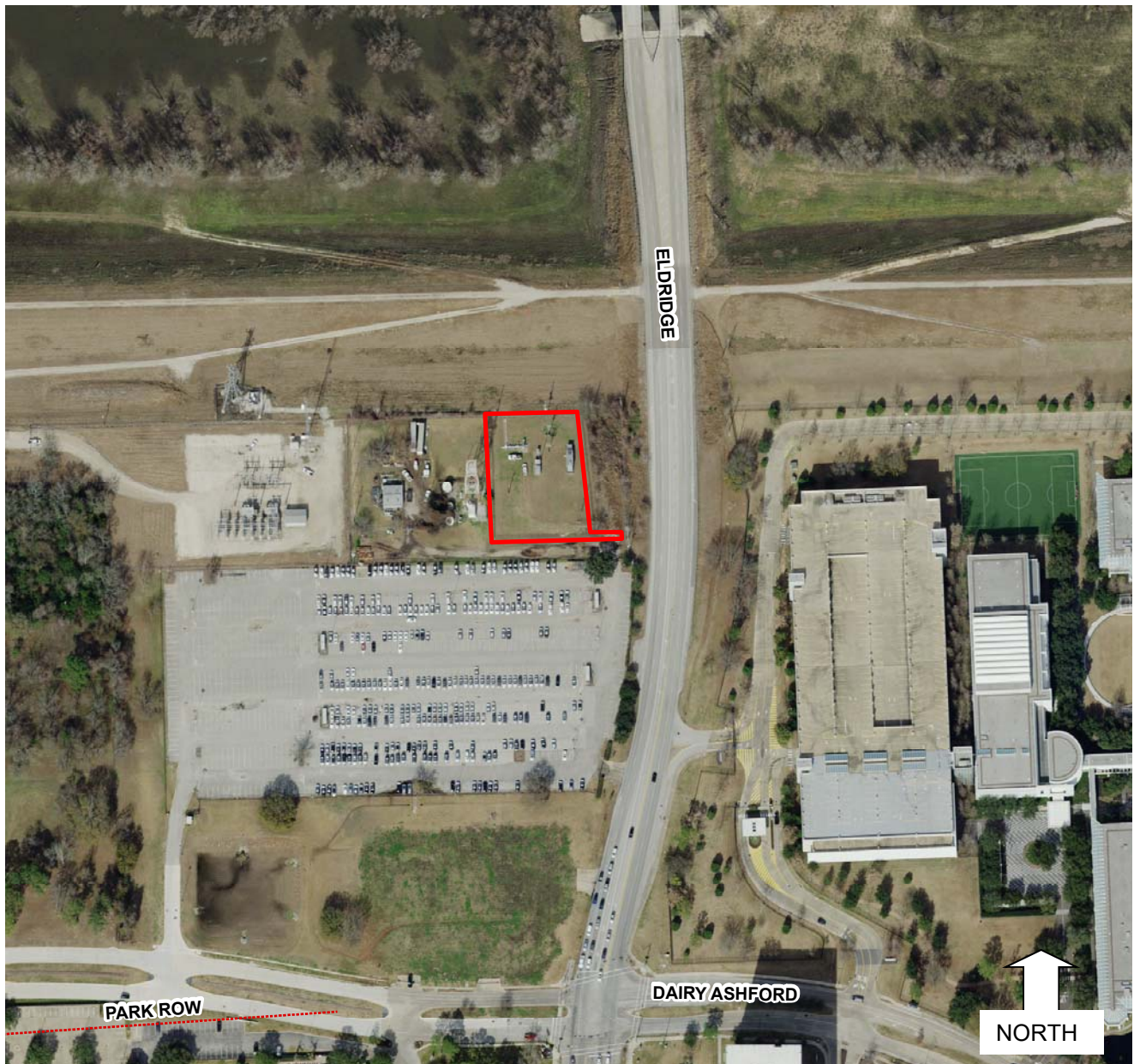
ITEM: 110

Planning and Development Department

Meeting Date: 8/08/2019

Subdivision Name: City of Houston Katy Addicks Well no 11 (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial



Application Number: 2019-1216

Plat Name: City of Houston Katy Addicks Well no 11

Applicant: BGE, Inc.

Date Submitted: 07/12/2019

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

Specific Variance is being sought and extent of variance:

To allow a reserve restricted to water well and related uses to have 10 feet of frontage in lieu of the required 50 feet.

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: Minimum size - 5,000 sq. ft.; Type of street or shared driveway – public street or type 1 permanent access easement; Minimum street or shared driveway width – 50 feet; Minimum street or shared driveway frontage – 50 feet.

Statement of Facts

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

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;

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The subject site is a ± 0.6922-acre tract located on the west side of North Eldridge Parkway, south and abutting the Addicks Reservoir. The subject site has been operating as a water well since approximately 1983. Addicks Reservoir is directly adjacent to the subject site, as well as a piece of property owned by Conoco Phillips, and a remainder of the Conoco property creates a "flag" condition between the well site and the North Eldridge right-of-way. The long-standing existing condition makes it impossible for the well site to meet the Chapter 42 requirements for right-of-way frontage for a reserve restricted to water production. Additionally, the "flag" portion of the reserve will contain an all-weather access road to accommodate the construction and maintenance traffic required for the well site.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The circumstances are not the result of a hardship created by the applicant; the circumstances are a result of the existing conditions created by the adjacent right-of-way and Addicks Reservoir.

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

The intent and general purposes of this chapter will be preserved and maintained; The intent and general purposes of this chapter will be preserved and maintained; the subject site will continue to function as it has since 1983, and the plat submittal is intended to document the current property configuration of the water well site.

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

The granting of the variance will not be injurious to the public health, safety or welfare; The granting of the variance will not be injurious to the public health, safety, or welfare as the well site has already been operating under the current site

conditions and this plat is intended to bring the current site into permitting compliance. The access road will be utilized by authorized construction and maintenance traffic only.

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

Economic hardship is not the sole justification of the variance. Economic hardship is not the justification of the variance; the proposed subdivision is for an existing water well operated by the City of Houston and is the result of existing property conditions.



Application No: 2019-1216

Agenda Item: 110

PC Action Date: 08/08/2019

Plat Name: City of Houston Katy Addicks Well no 11

Applicant: BGE, Inc.

Staff Recommendation: [Withdraw](#)

Chapter 42 Sections: 190

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

To allow a reserve restricted to water well and related uses to have 10 feet of frontage in lieu of the required 50 feet.;

Basis of Recommendation:

This application has been withdrawn.

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

July 18, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: City of Houston Katy Addicks Well No 11

REFERENCE NUMBER: 2019-1216

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the west side of North Eldridge Parkway, south of Addicks Reservoir and north of Park Row. 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.

BGE, Inc., the applicant, has filed the request on behalf of the City of Houston, the developer of the subject site. The applicant is requesting a variance to allow 10' of public street frontage in lieu of the required 50' of frontage required by the ordinance for a proposed Water Well site. 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 25th, 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 Ralph Lopez with BGE, Inc. at 281-558-8700. 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 Rodríguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

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: 111
Action Date: 08/08/2019
Plat Name: Espinoza Acres
Developer: Espinoza Acres
Applicant: C & C Surveying, Inc
App No/Type: 2019-1115 C2

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

Total Acreage:	4.9990	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323Y	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)

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111

Action Date: 08/08/2019

Plat Name: Espinoza Acres

Developer: Espinoza Acres

Applicant: C & C Surveying, Inc

App No/Type: 2019-1115 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.

Harris County Flood Control District: Flood Control review - Need to show and label Channel K172-00-00 with top of banks, crossing the plat north to south (see uploaded aerial PDF).

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

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

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

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

There are no objections to variance request.

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

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Espinoza Acres

Applicant: C & C Surveying, Inc



D – Variances

Site Location

Houston Planning Commission

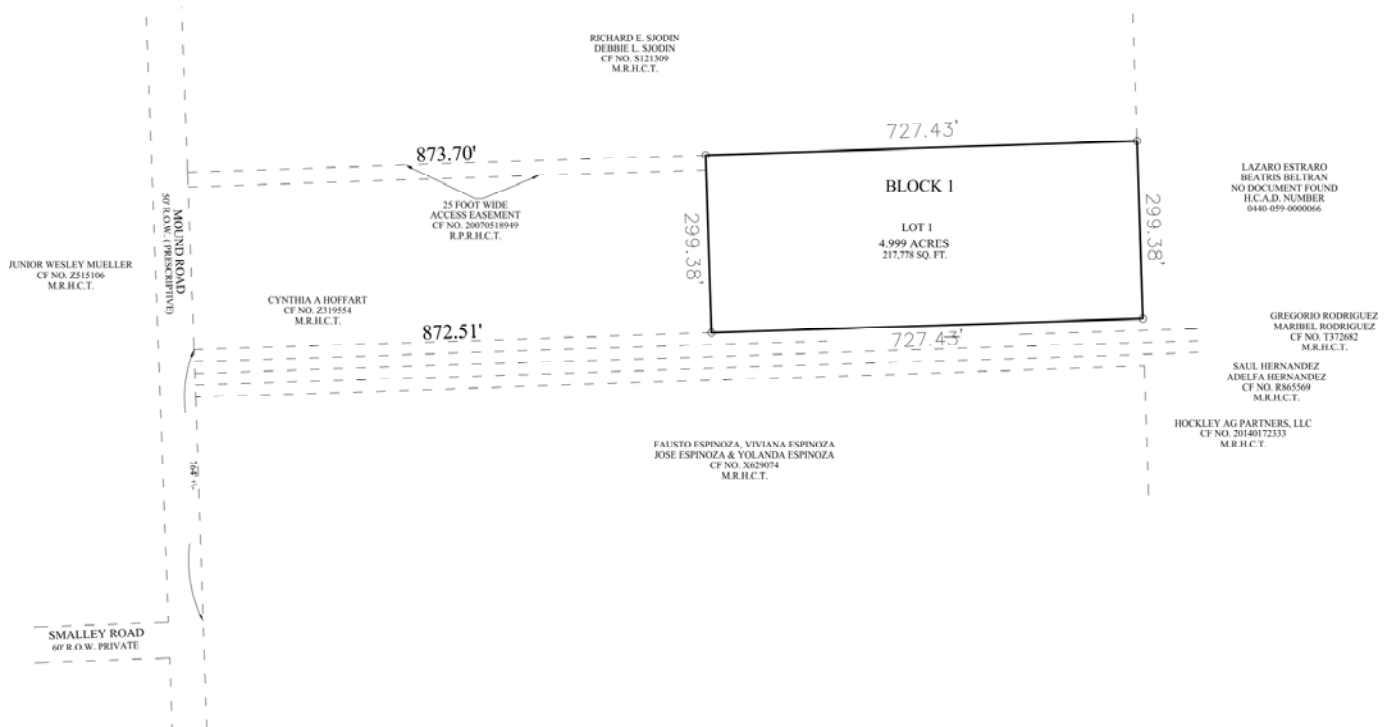
ITEM: 111

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Espinoza Acres

Applicant: C & C Surveying, Inc



D – Variances

Subdivision

Houston Planning Commission

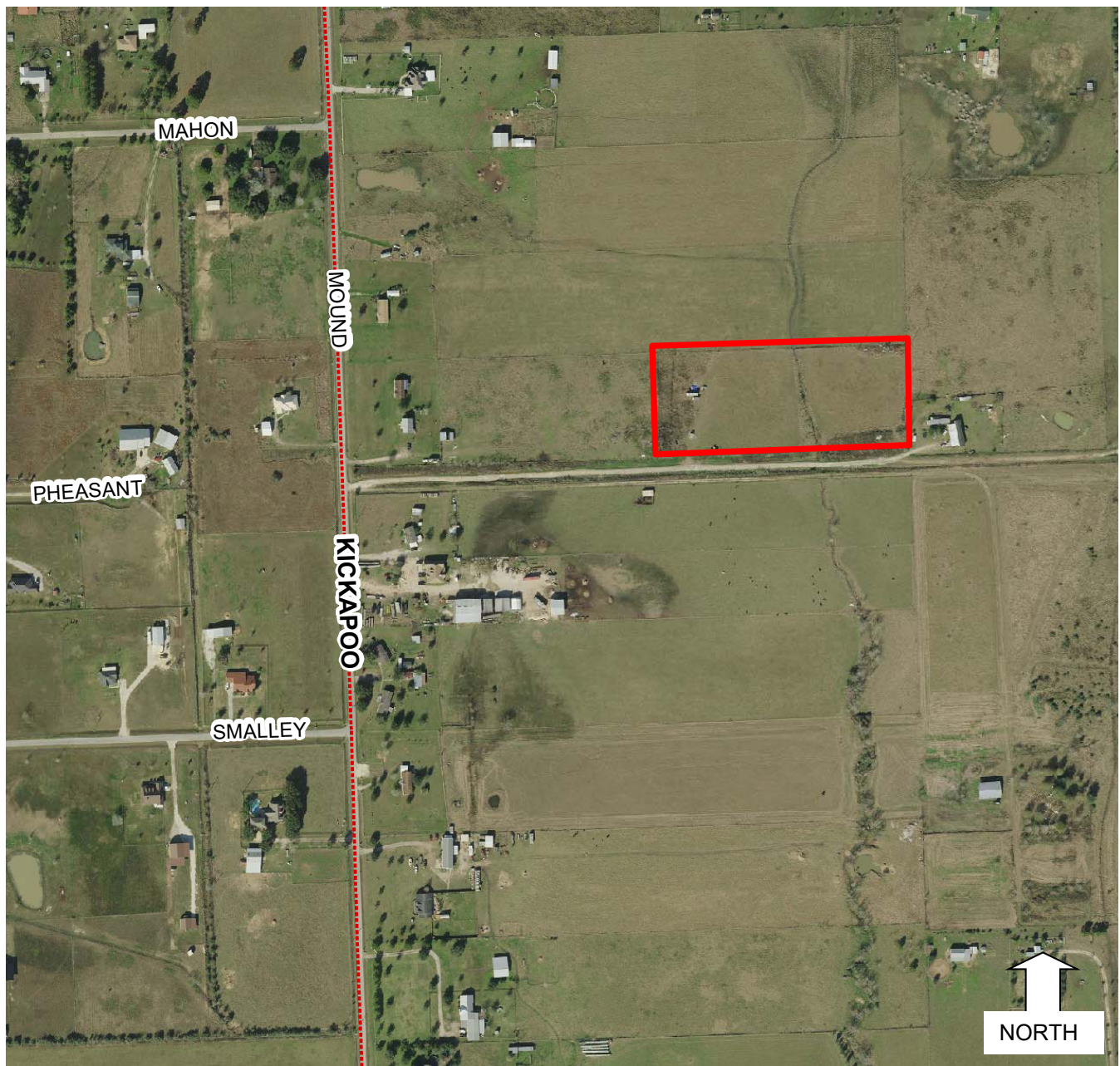
ITEM: 111

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Espinoza Acres

Applicant: C & C Surveying, Inc



D – Variances

Aerial



Application Number: 2019-1115

Plat Name: Espinoza Acres

Applicant: C & C Surveying, Inc

Date Submitted: 06/21/2019

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

Specific Variance is being sought and extent of variance:

Applicant is requesting a variance for a lot to not have direct access to a public street but instead to have access via a recorded access easement.

Chapter 42 Section: 188

Chapter 42 Reference:

42-188 (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual; subject to the limitations of this section.

Statement of Facts

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

The imposition of the terms, etc. would create a hardship in that the owners would not be able to obtain a septic permit for the existing mobile home, and therefore would not be able to occupy said mobile home as a residence. Residential use is a reasonable use of the land and the highest and best use for this property.

(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;

These tracts were land-locked with access only by the recorded easement when they were purchased by the owners. The owners did not create the hardship.

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

The granting of this variance will do nothing but allow the owners to plat their parcel with direct access only by a recorded access easement. This will not be adverse to the intent and general purpose of this chapter. Without a variance, the owners would never be able to occupy a residence on their property.

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

The granting of this variance will do nothing but allow the owners to plat their parcel with direct access only by a recorded access easement. This will not be injurious to the public health, safety or welfare.

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

The owners are simply attempting to plat their parcel by the letter of the law in order to obtain a septic permit so that they can occupy the existing mobile home on the property. Economic hardship is not a factor in their decision to plat. They are simply attempting to achieve the highest and best use for their property.



Application Number: 2019-1115

Plat Name: Espinoza Acres

Applicant: C & C Surveying, Inc

Date Submitted: 06/21/2019

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

Specific Variance is being sought and extent of variance:

Section 42-128(a)(1) - Applicant is requesting a variance for a lot not having an intersecting street within 1400 feet of the property being platted.

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128(a)(1) SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Section 42-128(a)(1) "Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet"

Statement of Facts

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

The imposition of the terms, etc. would create a hardship in that the owners would not be able to plat their parcel, a reasonable use of the land and the highest and best use for the property.

(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 tract was created by previous owners without being within 1400 feet of an intersecting street. The owners did not create the hardship. The creation of an intersecting street is impractical due to the location of the property.

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

The granting of this variance will do nothing but allow the owners to plat their parcel without having to create an intersecting street with little purpose for this tract or the surrounding tracts. This will not be adverse to the intent and general purpose of this chapter. Without a variance, the owners would never be able to develop or occupy their property.

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

The granting of this variance will do nothing but allow the owners to plat their parcel without having to create an intersecting street. Not only would an intersecting street be impractical, it would be of little use to this tract and the surrounding tracts due to the location of this tract and the character of the surrounding tracts. This will not be injurious to the public health, safety or welfare.

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

The owners are simply attempting to plat their parcel by the letter of the law so that they can obtain a septic permit and occupy a structure on the parcel. Economic hardship is not a factor in their decision to plat. They are simply attempting to achieve the highest and best use for their property.



Application No: 2019-1115

Agenda Item: 111

PC Action Date: 08/08/2019

Plat Name: Espinoza Acres

Applicant: C & C Surveying, Inc

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

Chapter 42 Sections: 188; 128

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

Applicant is requesting a variance for a lot to not have direct access to a public street but instead to have access via a recorded access easement. ;

Section 42-128(a)(1) - Applicant is requesting a variance for a lot not having an intersecting street within 1400 feet of the property being platted.;

Basis of Recommendation:

The site is located in Harris County ETJ's south of Mound Street and east of future Major Thoroughfare Kickapoo also known as Mound Street. The applicant is platting one lot in order to get permits to install a septic system for an existing manufacture home on the site and requesting two variances. Variance one, to not have frontage and access on a public right of way (ROW) but instead to have it via a 25-foot access easement. Variance two, to exceed intersection spacing along the north and south boundary of the plat by not providing a north – south street. Staff is in support of the requests. For variance one, the properties around the subject site access mound street via access easements. Allowing this lot to access mound street via a 25-foot access easement will not be injurious to the public health safety or welfare as it will not significantly increase traffic circulation on the area. For variance two, strict application of the ordinance requires a local street every 1400 feet. On this area, the access easements work as east – west streets connecting to Mound Street. The context of this area is rural with adequate vehicular circulation for its use due to the existing major thoroughfare grid. It will be premature to require a north – south street at this location at this time. Therefore, staff recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The properties on this area have access easements that work as streets to connect them to the major thoroughfare (MTF) grid. Strict application of the ordinance will make this project infeasible due to the lack of frontage on a public right of way (ROW). In addition to this it will be impractical to request a north – south street through the subject site as the context of the area is a rural context with adequate vehicular circulation for its use.

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

There are no local streets on this area. The surrounding properties use access easements to connect to the MTF grid.

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

The access easement for the proposed lot to get access to Mound street keeps the intent and general purpose of the chapter by providing a connection to a major road and assure the connectivity of the property to a public ROW. Not providing a north -south street at this location keeps the intent and general purpose of the chapter as the properties on this area use access easements to connect to the MTF grid.

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

Adding one lot to the MTF gird will not increase significantly vehicular circulation on the area. Due to the rural context of the area, not providing a north-south street at this location will not be injurious to the public health, safety or welfare.

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

The applicant is platting the subject site in order to get permits for a septic system from the County for an existing manufacture home on the site. Access via an access easement is the only way to get access to the site. Because of the rural context of the area, it will be too premature to require a north-south street at this location at this time.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 08/08/2019
Plat Name: Gutierrez Plaza
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-1159 C3P

Staff Recommendation:
Defer for further study and
review

Total Acreage:	2.2612	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	77373	333H	ETJ

Conditions and Requirements for Approval

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

050. Revise plat boundary 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)

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

193. Appendix I:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112

Action Date: 08/08/2019

Plat Name: Gutierrez Plaza

Developer: PRIME TEXAS SURVEYS LLC

Applicant: SEM SERVICES

App No/Type: 2019-1159 C3P

Staff Recommendation:

Defer for further study and review

PWE Utility Analysis: Approved

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

Harris County Flood Control District: Flood Control review - Include HCFCD Fee information on Lori Drive side of the plat (see uploaded PDF).

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

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

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

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

Plat is requested to be deferred. ROW dedication required is 30 feet which 2 lots can't be approved because of insufficient acreage

ROW dedication should be verified. Roadway should be paved to Harris County Standard before access will be 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

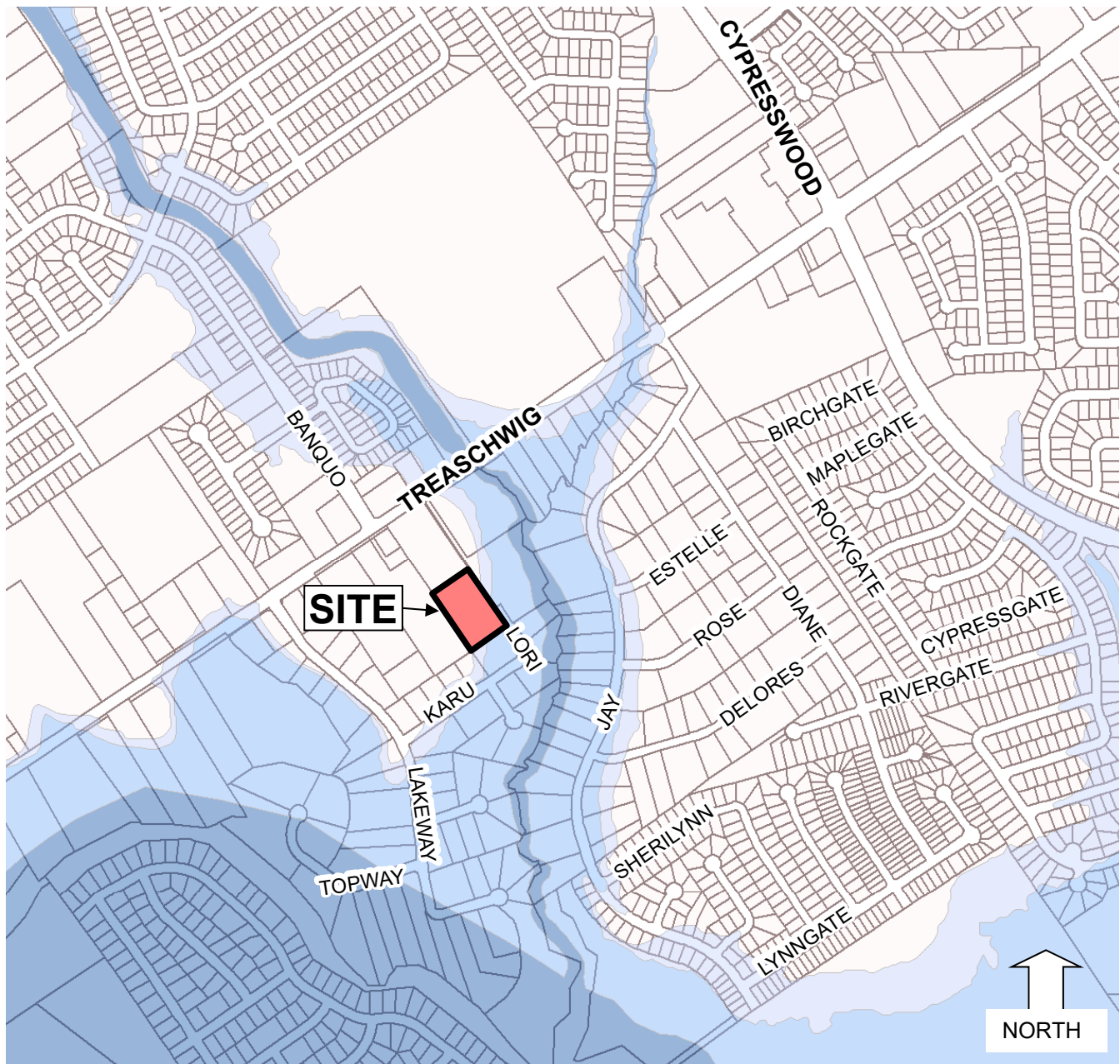
ITEM: 112

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Gutierrez Plaza

Applicant: SEM SERVICES



D – Variances

Site Location

Houston Planning Commission

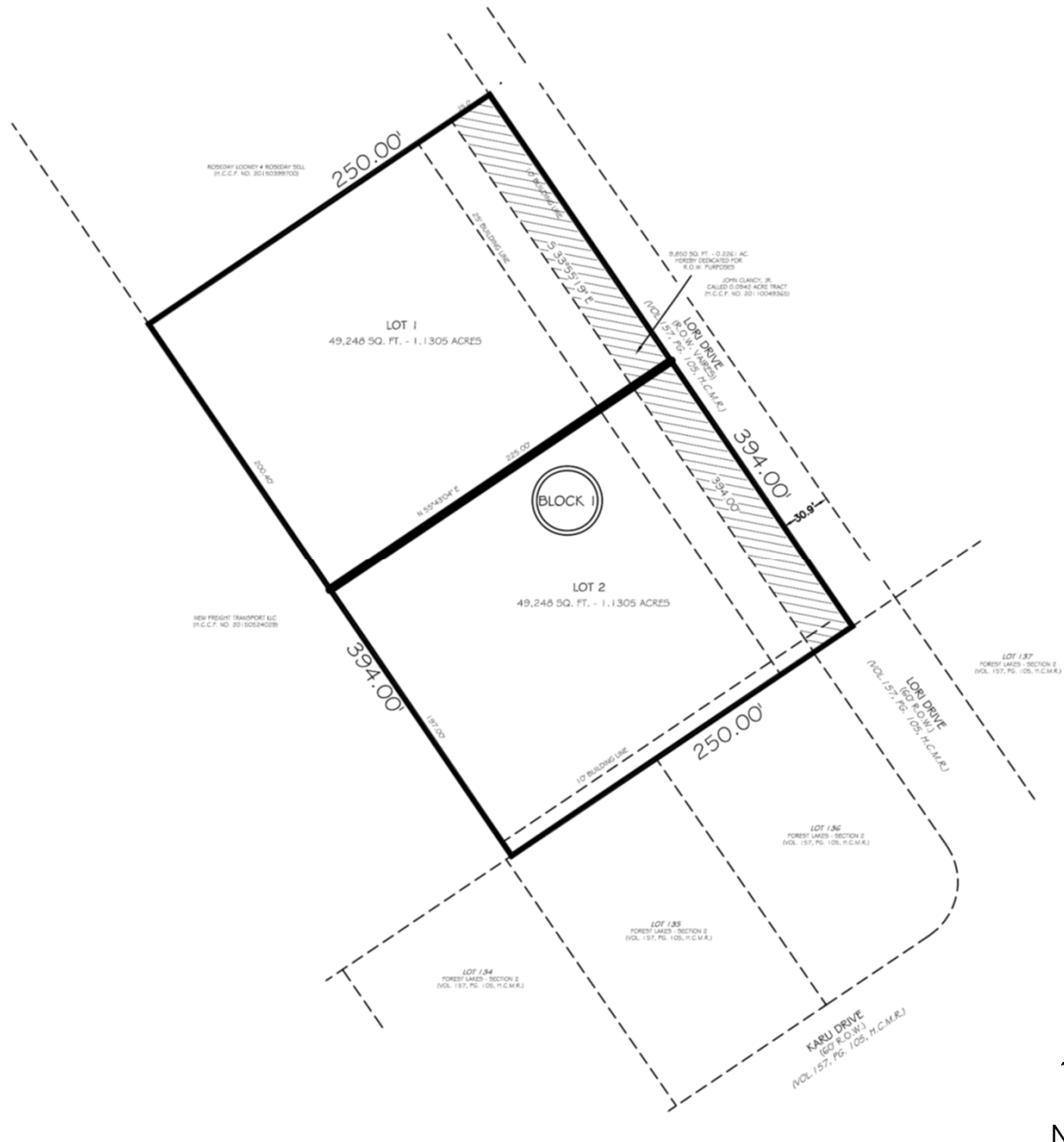
ITEM: 112

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Gutierrez Plaza

Applicant: SEM SERVICES



D – Variances

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Gutierrez Plaza

Applicant: SEM SERVICES



D – Variances

Aerial



Application Number: 2019-1159

Plat Name: Gutierrez Plaza

Applicant: SEM SERVICES

Date Submitted: 06/24/2019

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

Specific Variance is being sought and extent of variance:

A variance is sought for two single-family lots to have access to a 25'+ ROW, instead of the required 50' ROW.

Chapter 42 Section: 42-188

Chapter 42 Reference:

(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section. (b) Lots must have a 50' public ROW of frontage or shared driveway or permanent access easement.

Statement of Facts

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

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

The subject property is located in the extra-territorial jurisdiction of the City of Houston in Harris County. It is located near the intersection of Treaschwig Road and Lakeway Drive, along/dead ending on Lori Drive. The property owner is proposing a 2.2 + acre to be split into two single-family lots to build their residences for family members. The future single-family residences are located on dead-end public ROW that has been in this configuration with a 1' Reserve. Lots fronting on Lori Drive have been unplatted property/acreage since 1968, pre-dating the current ordinance. Lots fronting on Lori Drive have gotten access to said street since the inception of such ROW before the property owners bought the land in 2005, therefore predating the owner's history with this property long before the purchase of the land. The intent is to subdivide the land to allow a family member to live next door to their parents and meeting Harris County Wastewater Requirements. Strict application of the ordinance would make this single-family residences proposal unfeasible. Street Access to Lori Drive will be temporarily be issued through at least 25'+ of public ROW, the redevelopment of this rural property has a potential to allow for the additional ROW to be made up to 50' down the road. Harris County Engineering requirements office requirements would be met in terms of drainage/sewage paperwork. In addition to this, a Lori Drive connection to the major thoroughfare to the north would be practical to have more connectivity. This north-south connection will also improve circulation in this rural part of Harris County. Many of the properties to the north of the site already have access to the major thoroughfare. Lots within the Forest Lakes Sec 2 does not exceed 150 lots, as required per the ordinance, therefore no two points of access are required (no Lori Drive connection needed). But connecting Lori Drive will be in the spirit of the ordinance to allow these two lots and others to have proper frontage.

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

All of the properties, within the immediate northern boundary, are undeveloped and in a survey/abstract. A street connection/cul-de-sac through the 2.2+ acre site being proposed to be residential will improve traffic. Also by allowing these lots to have frontage on a 20'+ROW temporarily as it the area develops will help the safety of the lots for emergency access and for meeting the ordinance within the limitations of the land ownership. A 20'+ROW will allow for a one land street to allow traffic circulation for these two lots (single-family) to access the 50' ROW south of the site.

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

The intent and general purposes of this chapter will be preserved and maintained. The property owners are promoting other neighbors to meet Chapter 42 by dedicating the public ROW of Lori Drive to promotes safety and connectivity in the area.

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

The 2.2+ acre lots provide sufficient are for water well and septic. The proposed single-family residence will comply with all requirements per Harris County Engineering's Office as being requested.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The existing character of this rural street network is the justification of this variance. The proposed 20'+ROW dedication to Lori Drive will improve future connectivity and current safety and welfare for the Harris County neighbors and owners. Connecting property by the proper ROW and safety, meets the intent of the ordinance to give access to these two lots and future growth for the neighborhood.



Application No: 2019-1159

Agenda Item: 112

PC Action Date: 08/08/2019

Plat Name: Gutierrez Plaza

Applicant: SEM SERVICES

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: **42-188**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[A variance is sought for two single-family lots to have access to a 25'+ ROW, instead of the required 50' ROW.;](#)

Basis of Recommendation:

The site is located in Harris County ETJ's south of Treaschwig Road and west of Cypresswood. The applicant is proposing two lots and requesting a variance to have frontage and access from a 25 foot right of way (ROW) instead of the required 50 feet. Staff recommendation is to defer the plat for two weeks per County request. During this two week period the applicant will coordinate with the County for further study and review for the proposed right of way width for Lori Drive.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



Agenda Item: 113
Action Date: 08/08/2019
Plat Name: Hass Center
Developer: DOAN & ASSOCIATES, LLC
Applicant: Century Engineering, Inc
App No/Type: 2019-1381 C2

Staff Recommendation:
Defer notification
requirements.

Total Acreage:	5.0602	Total Reserve Acreage:	5.0602
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	77023	534C	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Parks and Recreation: Please provide Park Note "If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements..... and note with Park Sector.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Hass Center

Applicant: Century Engineering, Inc.



D – Variances

Site Location

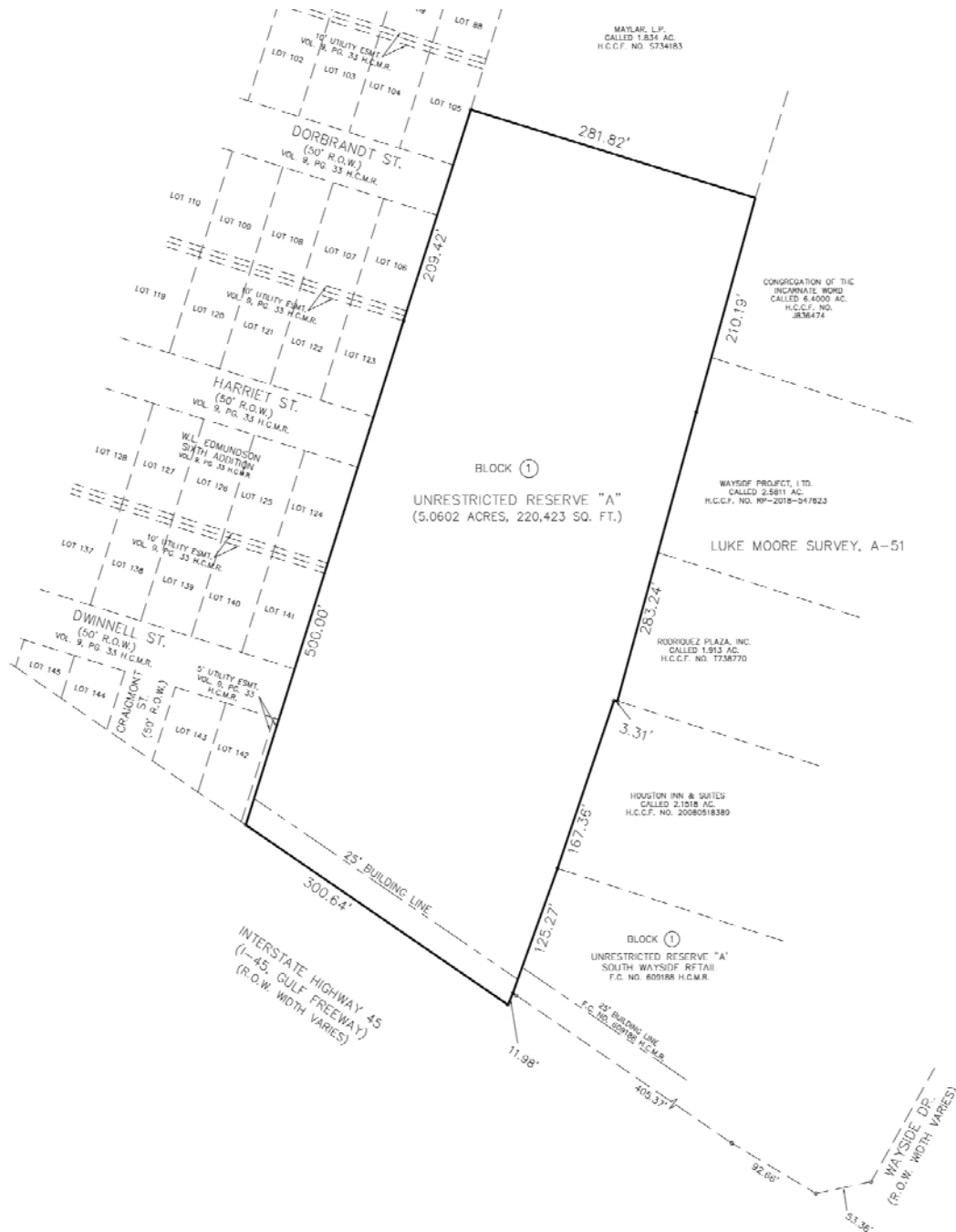
Houston Planning Commission

ITEM: 113

Planning and Development Department Meeting Date: 08/08/2019

Subdivision Name: Hass Center

Applicant: Century Engineering, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Hass Center

Applicant: Century Engineering, Inc.



D – Variances

Aerial

DORBRANDT ST

HARRIET ST

DWINNELL ST



I-45 SOUTH

LOT 107

LOT 106

LOT 132

LOT 125

LOT 138

LOT 124

LOT 140

LOT 141

LOT 143

LOT 142

N 19°46'41" E 204.42'

N 19°30'11" E 500.0'

N 53°25'00" W 300.64'

S 70°57'45" E 281.52'

FOR 8' DEEP
DRY TRENCH
VERTICAL WALL

PROP. RETAIL
BUILDING
1 STORY
16048 SQ. FT.

PROP. RETAIL-OFFICE
2 STORES BUILDING
TOTAL = 24,794 SQ. FT.

PARKING ANALYSIS:
TOTAL RETAIL-OFFICE = 24,794 S.F. X 4/1000 = 100 PARKING SPACES
TOTAL RETAIL = 16,048 S.F. X 4/1000 = 64 PARKING SPACES
TOTAL PARKING REQUIRED = 164 PARKING SPACES
TOTAL PARKING PROVIDED = 239 PARKING SPACES

REMARKS: 1. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 107. 2. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 106. 3. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 132. 4. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 125. 5. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 138. 6. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 124. 7. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 140. 8. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 141. 9. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 143. 10. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 142.

REMARKS: 1. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 107. 2. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 106. 3. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 132. 4. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 125. 5. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 138. 6. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 124. 7. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 140. 8. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 141. 9. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 143. 10. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 142.

REMARKS: 1. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 107. 2. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 106. 3. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 132. 4. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 125. 5. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 138. 6. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 124. 7. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 140. 8. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 141. 9. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 143. 10. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 142.

REMARKS: 1. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 107. 2. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 106. 3. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 132. 4. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 125. 5. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 138. 6. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 124. 7. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 140. 8. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 141. 9. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 143. 10. ALL LOT AREAS SHALL BE GRADED TO THE SAME ELEVATION AS THE ADJACENT LOT 142.



Application Number: 2019-1381

Plat Name: Hass Center

Applicant: Century Engineering, Inc

Date Submitted: 07/29/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of variance: Not to extend Dwinnell Street, Harriet Street and Dorbrant Street to the East and not to terminate with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (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 property owner intends plat all of the property he owns, to create an Unrestricted Reserve, the property will be developed as Commercial, therefore allowing these streets to be extended East and/or end in a cul-de-sac would create an undue hardship by depriving the applicant of the reasonable use of the land. The property served by the aforementioned streets is residential subdivision (W. L. Edundon Sixth Addition, platted in 1928), which takes access from Sunnyland Street.

(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;

Strict application would create an impractical development, it would create a burden to the residential neighborhood due to traffic from Single-Family and or Commercial Development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved and maintained, because the existing properties to the West have adequate access to and from their property from Sunnyland Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing this variance will not impact existing traffic flows and not impact the residential properties West of and adjacent to the subject property, the subject property has direct access to Interstate Highway 45 existing paved roads.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance, as discussed above with respect to adequate traffic circulation for the surrounding area.



Application No: 2019-1381

Agenda Item: 113

PC Action Date: 08/08/2019

Plat Name: Hass Center

Applicant: Century Engineering, Inc

Staff Recommendation: [Defer notification requirements.](#)

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[Specific variance is being sought and extent of variance: Not to extend Dwinnell Street, Harriet Street and Dorbrandt Street to the East and not to terminate with a cul-de-sac.;](#)

Basis of Recommendation:

The site is located within the city limits north of I 45 and west of Wayside. The applicant is proposing an unrestricted reserve and requesting a variance to not extend or end with a cul-de-sac Dorbrandt Street, Harriet Street and Dwinnell Street. Staff is in support of the request. The applicant is proposing an office retail center on the subject site. The streets requested to not be extended or end them with a cul-de-sac are not required for intersection spacing. The vehicular circulation in this area is adequate. People living on the streets abutting the site have the option to exit south to I 45 or north to Eskridge Street which connects to Wayside Drive a major thoroughfare (MTF). Staff recommendation is to defer the plat for two weeks due to an error on the notification letters that were sent to the neighborhood. Staff will resend the letters next week for the meeting of August 22nd.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

August 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Hass Center

REFERENCE NUMBER: 2019-1381

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east of Sunnyland Street, west of Wayside Drive, along the north side of IH 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.

Century Engineering, Inc., the applicant, has filed the request on behalf of DOAN & ASSOCIATES, LLC, the developer of the subject site. The applicant is requesting a variance to not extend nor terminate in a cul-de-sac Dwinnell Street, Harriet Street and Dorbrandt Street. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8th, 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 Daniel Massiatte with Century Engineering, Inc. at 281-558-8700. 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.**

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: 114
Action Date: 08/08/2019
Plat Name: Marina Place
Developer: BB RESIDENTIAL
Applicant: Level Up
App No/Type: 2019-1298 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.0980	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

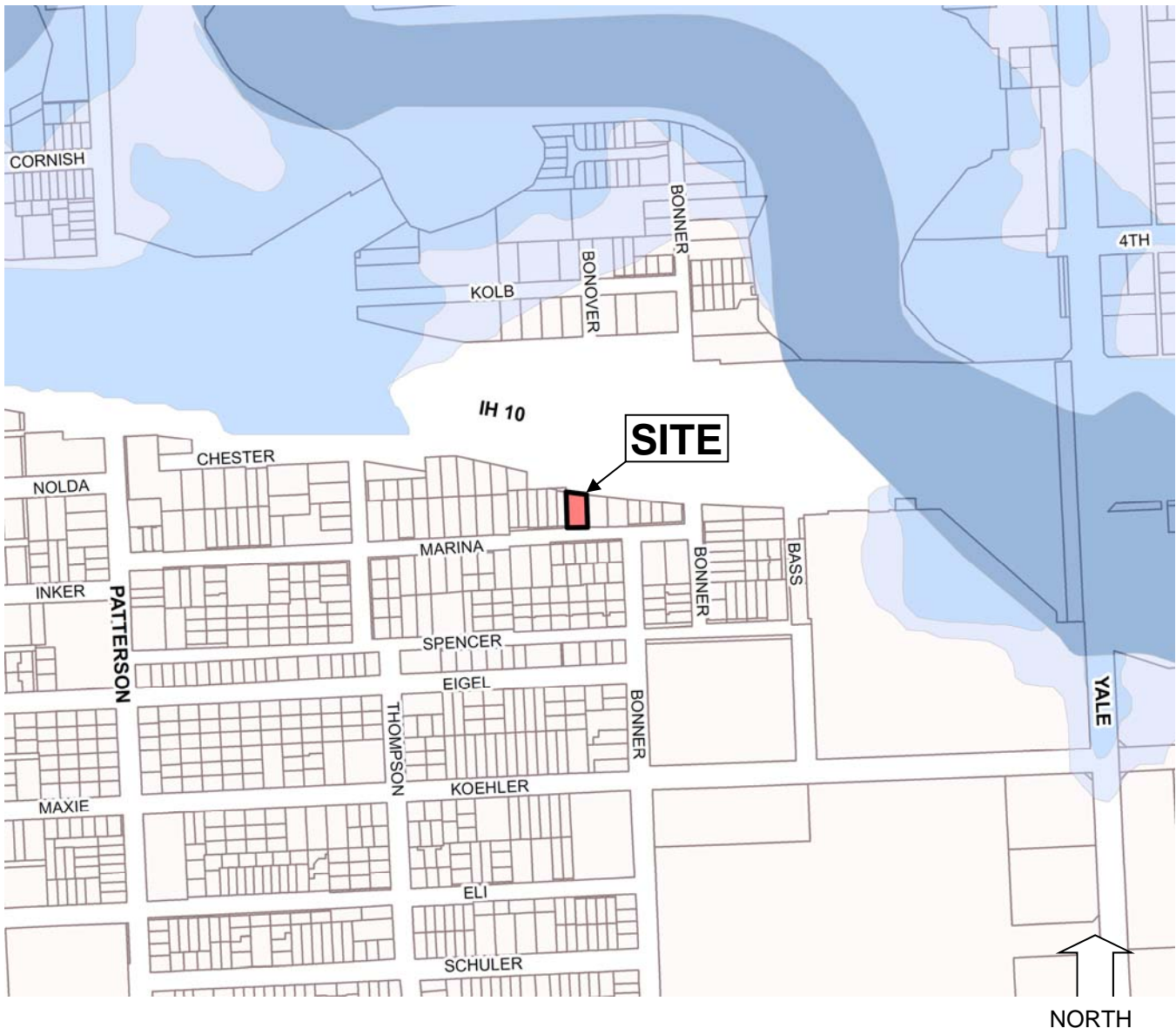
ITEM: 114

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Marina Place

Applicant: Level Up



D – Variances

Site Location

Houston Planning Commission

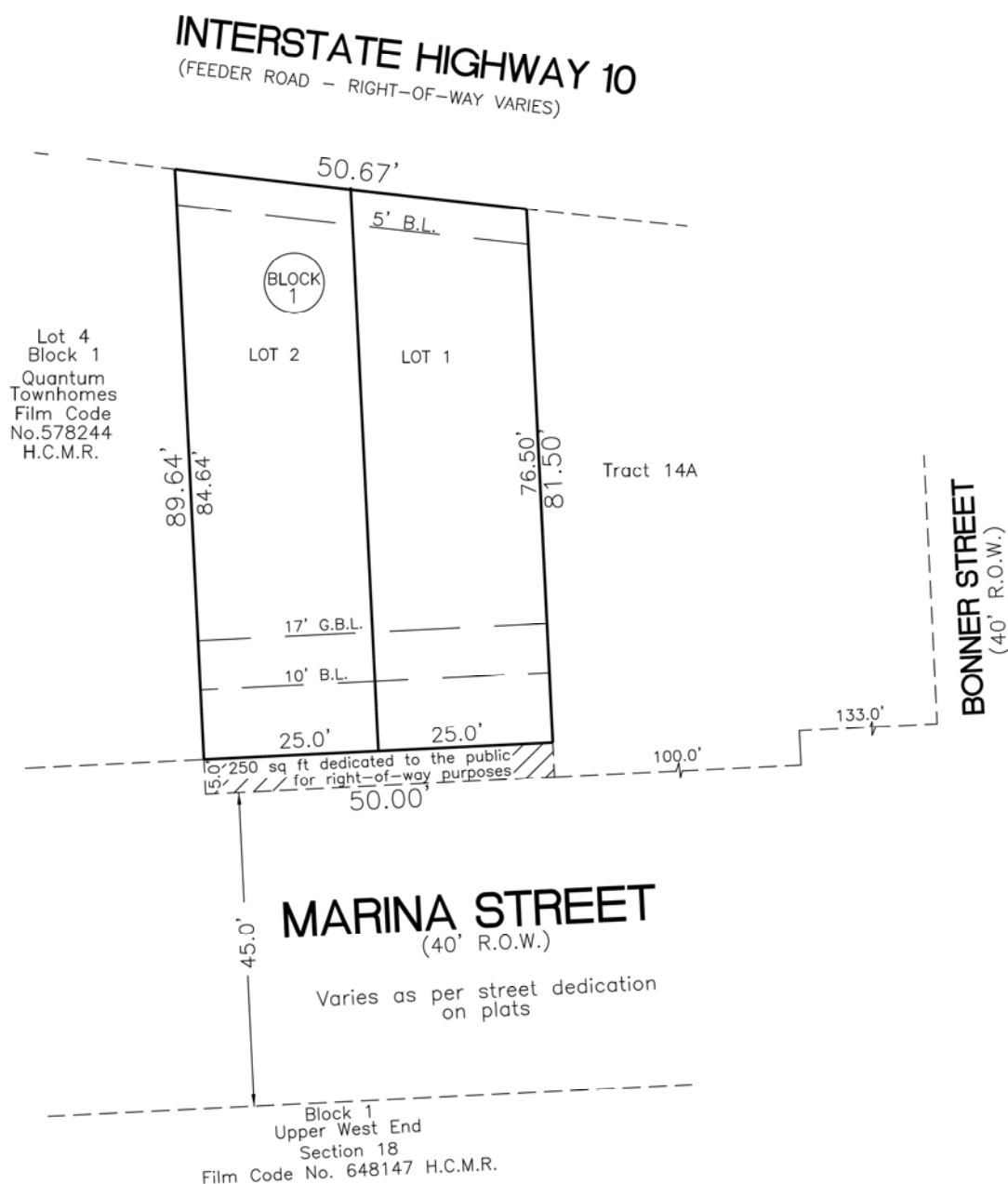
ITEM: 114

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Marina Place

Applicant: Level Up



D – Variances

Subdivision

Houston Planning Commission

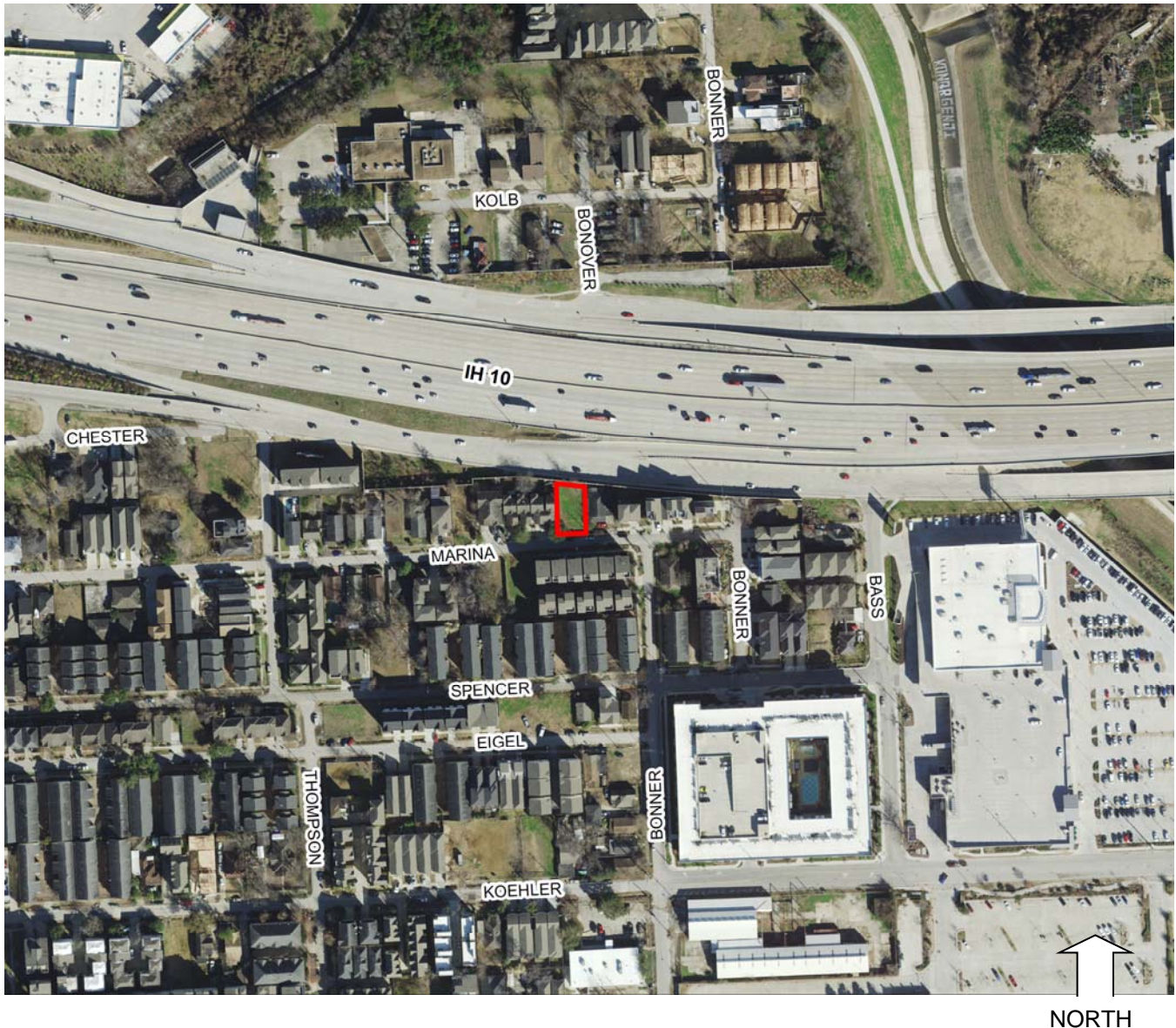
ITEM: 114

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Marina Place

Applicant: Level Up



D – Variances

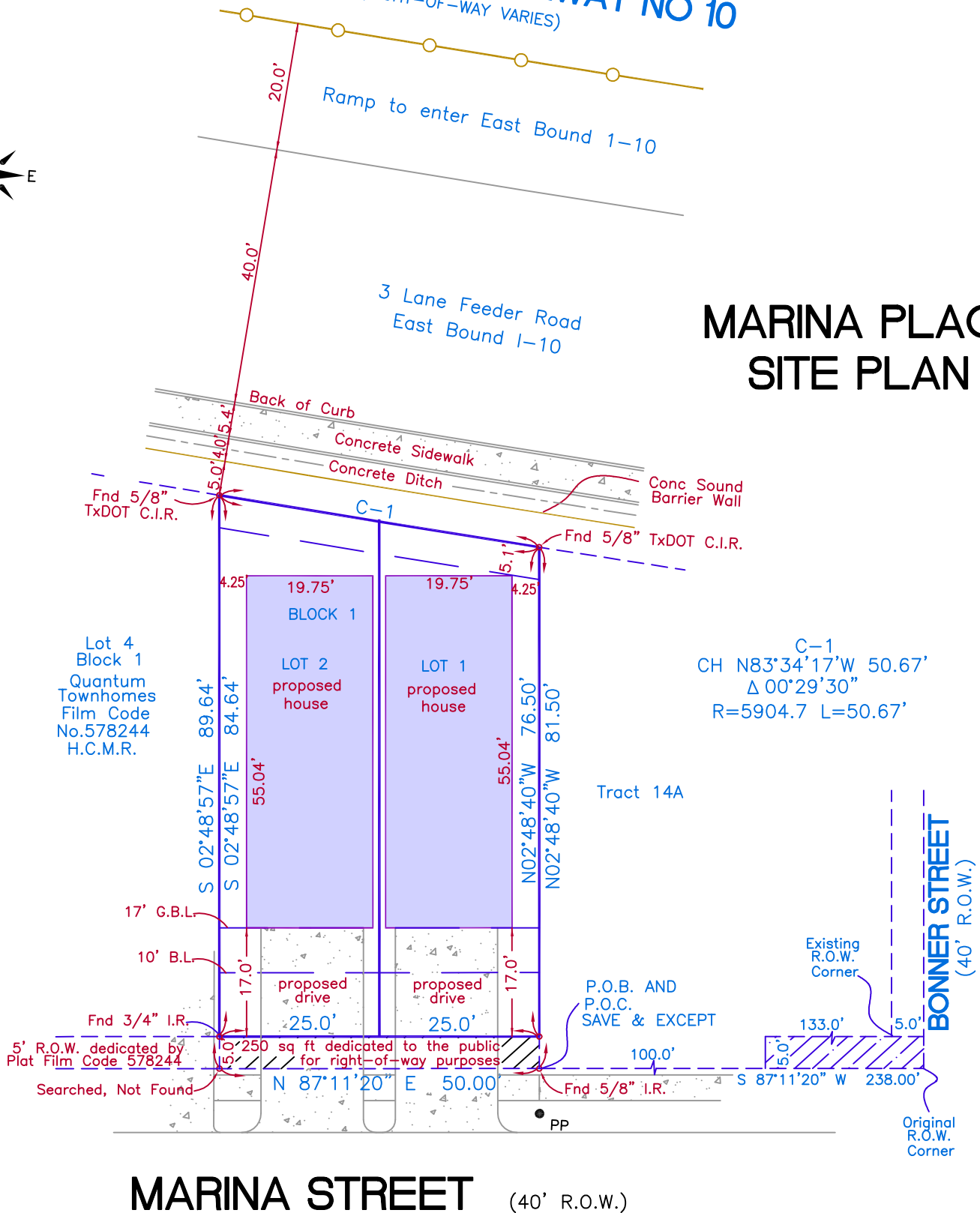
Aerial

(RIGHT-OF-WAY VARIES)

Ramp to enter East Bound 1-10

3 Lane Feeder Road
East Bound I-10

MARINA PLACE SITE PLAN





Application Number: 2019-1298

Plat Name: Marina Place

Applicant: Level Up

Date Submitted: 07/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 5 foot building line in the rear along the I-10 feeder instead of the required 25 foot building line

Chapter 42 Section: 152

Chapter 42 Reference:

Chapter 42-152 - Residential rear building line along highway is a required 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

Subject tract has previously dedicated 685.49 feet to the right-of-way of Interstate Hwy 10 from the northerly line (rear). 5 feet will have to be dedicated on the southerly line (front) for right-of-way on Marina Street. An additional 25 feet from the rear would leave an unreasonable amount for building.

(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 applicant purchased the vacant property with the 685.49 square feet already dedicated to complete the street with new single family homes in mind

(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, other new developments on the street were granted this same variance not to have the 25 foot building line

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. There is a 25 foot high concrete sound barrier wall 5 feet north of the rear of the property and a 4 foot concrete ditch and 5.4 foot concrete sidewalk and then 40 foot, 3 lane feeder to get to the 20 foot ramp so the new structures, even at the 5 foot rear building line, will be at a safe distance from the interstate.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, the applicant would like to build single family homes that fit the design of the neighborhood.



Application No: 2019-1298

Agenda Item: 114

PC Action Date: 08/08/2019

Plat Name: Marina Place

Applicant: Level Up

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 5 foot building line in the rear along the I-10 feeder instead of the required 25 foot building line;

Basis of Recommendation:

The site is located within the city limits east of Thompson Street and north of Marina Street backing onto the I-10 feeder road. The applicant is proposing two lots with a 10/17 building line and dedicating 5 feet for right of way (ROW) widening along Marina Street. The applicant is requesting a variance to allow a 5-foot building line along I-10 feeder road instead of the required 25-foot building line. Staff is in support of the variance. This variance was granted by planning commission in 2017. The plat was never recorded, and it expired. Strict application of the ordinance would make this project have a 10/17 building line in the front and a 25-foot building line in the rear with additional 5 feet dedicated for ROW widening. The property does not take access to the freeway feeder road and is separated by a concrete sound barrier wall in the back. Due to these specific conditions surrounding the site, staff supports the 5-foot building line as requested.

Staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would make this project have a 25' BL in the rear and 10/17 BL in the front with additional 5' dedicated for ROW widening. Due to the existence of concrete sound barrier wall in the back separating the property from the freeway feeder road, it may be excessive to require a 25' BL.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. The property does not take any access to the feeder road and is separated from the feeder road by a concrete sound barrier wall. This is an existing condition not created by the applicant. The property fronts on Marina street with 45' ROW and required ROW widening is being provided with this plat.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved as the property is separated from the freeway road by a concrete sound barrier wall and it backs onto the feeder road without any access to it.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to public health and safety as the property is separated from the freeway feeder road by a concrete sound barrier wall. Property does not have access to the feeder road.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of this variance. It is due to the conditions surrounding the site and that the property backs on to the feeder road without any access to it.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

August 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Marina Place

REFERENCE NUMBER: 2019-1298

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and south of Interstate Highway 10 feeder road and west of Yale Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Level Up, the applicant, has filed the request on behalf of BB Residential, the developer of the subject site. The applicant is requesting a variance to allow a 5' building line along Interstate Highway 10 in lieu of the required 25' building line for a proposed single family residential development. Enclosed are copies of the variance request 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, August 8th, 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 Debi Tribble with Level Up at 281-636-6270. You may also contact Tammi Williamson 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 Rodríguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

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.
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- **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: 115
Action Date: 08/08/2019
Plat Name: Mesa Drive IOV
Developer: IOV 11022 Mesa, LLC.
Applicant: M2L Associates, Inc.
App No/Type: 2019-1301 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	106.2210	Total Reserve Acreage:	106.2210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ

Conditions and Requirements for Approval

001. Provide no objection letter from PWE utility analysis for the portion of Little York that is being abandoned by plat.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)
- 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: 115

Action Date: 08/08/2019

Plat Name: Mesa Drive IOV

Developer: IOV 11022 Mesa, LLC.

Applicant: M2L Associates, Inc.

App No/Type: 2019-1301 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.

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

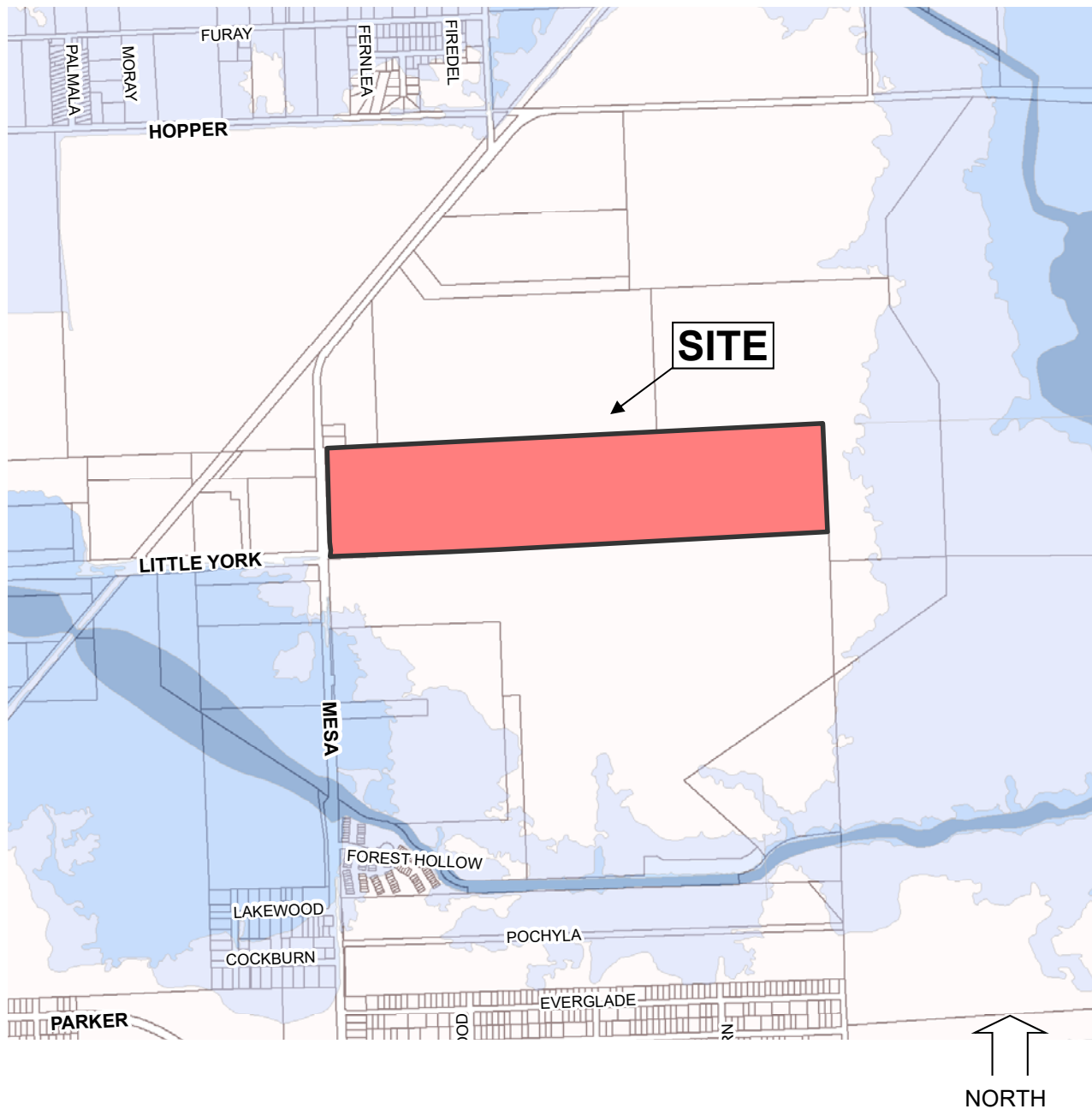
ITEM: 115

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Mesa Drive IOV

Applicant: M2L Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

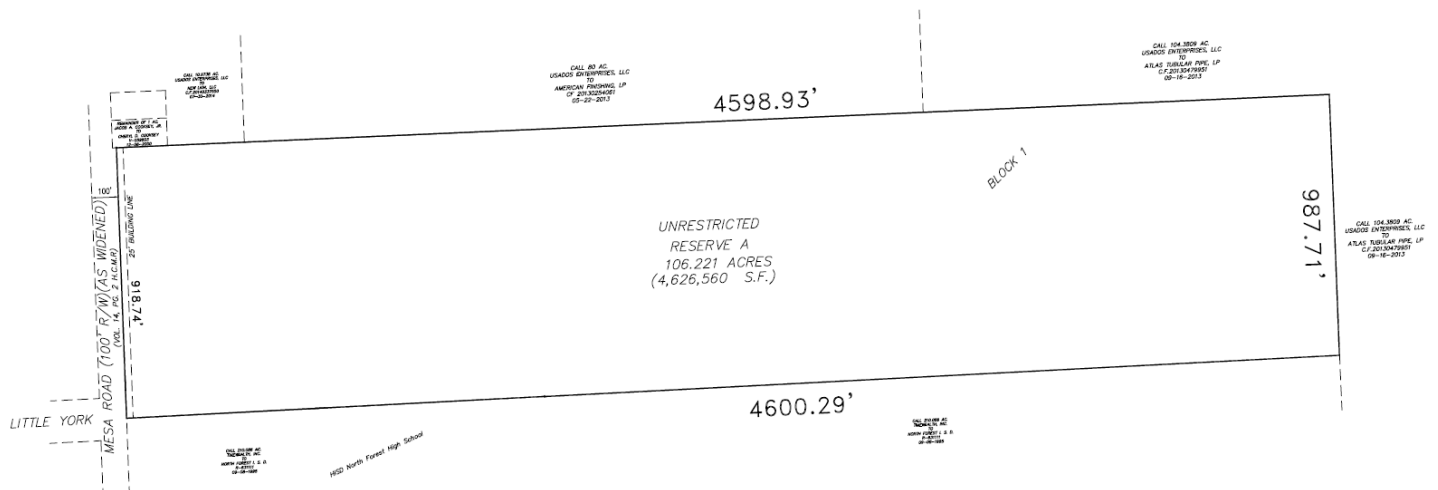
ITEM: 115

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Mesa Drive IOV

Applicant: M2L Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Mesa Drive IOV

Applicant: M2L Associates, Inc.



D – Variances

Aerial



Application Number: 2019-1301

Plat Name: Mesa Drive IOV

Applicant: M2L Associates, Inc.

Date Submitted: 07/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along on the northern boundary and not to extend nor terminate in a cul-de-sac, Little York

Chapter 42 Section: 128,124

Chapter 42 Reference:

42-128 Intersections of Local Streets: Each local street shall intersect with a street that meets the requirements of subsection(b) at least every 1,400 feet; 42-134 A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Mesa Drive IOC is a replat of Traylor Field Section One recorded in 1995. This plat fronts on Mesa Drive also being its west border. On its north and east border is unplatted acreage with industrial /storage use and further to the east is HCFCD property and Greens Bayou. On its southern border is HISD North Forest High School property and the north half of Little York dedication adjacent to Reserve A of Traylor Field Section One. As HISD North Forest High School property was granted a variance for excessive block length north of this section, providing this roadway could not continue to the south. Station Facility and Harris County Flood Control District property to the north east and east. As HISD North Forest High School property was granted a variance for excessive block length north of this section, providing this roadway could not continue to the south.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

As HISD North Forest High School property was granted a variance for excessive block length south of this proposed plat, providing two 1400 ft block lengths for local streets could not continue to the south. Per City of Houston Major Thoroughfare Plan. Little York was to end at the west right of way line of Mesa Drive. Per my conversations the Department, the City does not have any intention of changing the MTF plan to extend Little York to the east and across Greens Bayou, therefore further extension along our south boundary.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The granting of HISD North Forest High School variance for excessive block length south of this plat in 2014 is an existing condition and not a self imposed hardship. If we provide the block length it could not continue to the south of our southern property line. Additionally since City MTF plan stops Little York at Mesa Drive and the City has no plans or desires to continue it East and build bridge across Greens Bayou, no further dedication is necessary in fact the City did not require HISD to provide the other half dedication of Little York east of Mesa Drive with their plat in 2014.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general intent and purpose is to provide connectivity and internal circulation for the proposed development and surrounding area. The surrounding area has ample circulation and connectivity for the existing properties and should not have industrial traffic connect on local streets. Providing two 1400 ft block lengths for local streets cannot extend to the south. North would only bisect other industrial manufacturing and storage land uses and not serve local circulation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The manufacturing uses to the north currently have adequate circulation and access for connectivity as does HISD to the south. To provide two 1400 ft block lengths does not serve the circulation to the north or south of this property, therefore not providing these streets through industrial / manufacturing and storage uses would not serve the interest of public health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

The proposed plan provides adequate circulation and access for connectivity and therefore is not injurious to the public health, safety and welfare. The variance previously granted and the City's MTF plan are existing Conditions that affect this proposed development.



Application No: 2019-1301

Agenda Item: 115

PC Action Date: 08/08/2019

Plat Name: Mesa Drive IOV

Applicant: M2L Associates, Inc.

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 128,124

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed intersection spacing along on the northern boundary and not to extend nor terminate in a cul-de-sac, Little York ;

Basis of Recommendation:

The site is located within the city limits along Mesa Drive north of Little York. The applicant is proposing an unrestricted reserve. Originally the applicant was requesting two variances. To not extend or terminate with a cul-de-sac Little York and to exceed intersection spacing along the northern boundary of the plat. At this time the applicant has decided to withdraw the variances for the following reasons. The portion of Little York highlighted in yellow was dedicated with the plat Traylor Field Section One recorded in 1995 to comply with the major thoroughfare plan MTFP of that year. In 2005, the portion of Little York between Mesa Drive and John Ralston was removed. The applicant agreed to include the ROW within the plat boundary to remove that portion of Little York because is not required any more by the MTFP. As a result, no variance is required. For the second variance, to exceed intersection spacing along the northern boundary, the GP HISD North Forest High School south of the subject site got a variance in 2014 to exceed intersection spacing by not providing any north – south streets. As a result, no variance is required for the subject site for intersection spacing. The proposed plat meets all Chapter 42 requirements. Therefore, staff recommendation is to approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

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F. 832.393.6662
www.houstontx.gov

August 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Mesa Drive IOV

REFERENCE NUMBER: 2019-1301

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south of Mount Houston Road, north of Tidwell Road, along the east side of Mesa 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.

M2L Associates, Inc., the applicant, has filed the request on behalf of IOV 11022 Mesa, LLC, the developer of the subject site. The applicant is requesting a variance to not extend nor terminate in a cul-de-sac Little York Road and to exceed intersection spacing by not providing a north south street through the subject site. 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, August 8th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Karen Rogers with M2L Associates, Inc. at 713-722-8897. 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.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 116
Action Date: 08/08/2019
Plat Name: Morris Villas
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1350 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	0.2229	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	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.

190. Appendix F: Certification for Planning Commission 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)

Condition of approval is to deny access to Chestnut Street

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houston.tx.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%.

Harris County Flood Control District: Flood Control review - No comments.

Houston Planning Commission

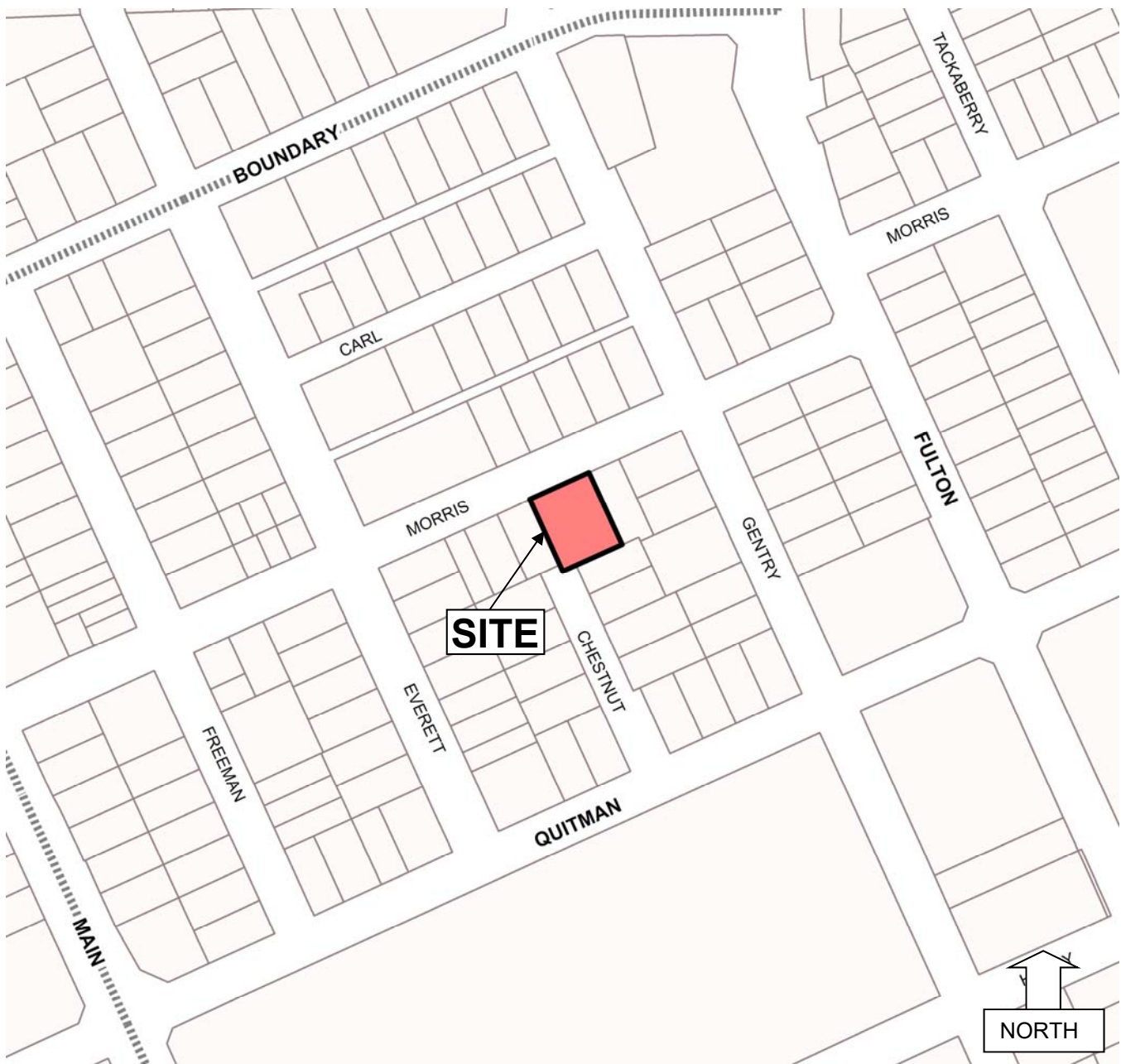
ITEM: 116

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Morris Villas

Applicant: PLS Construction Layout, Inc.



D – Variances

Site Location

Houston Planning Commission

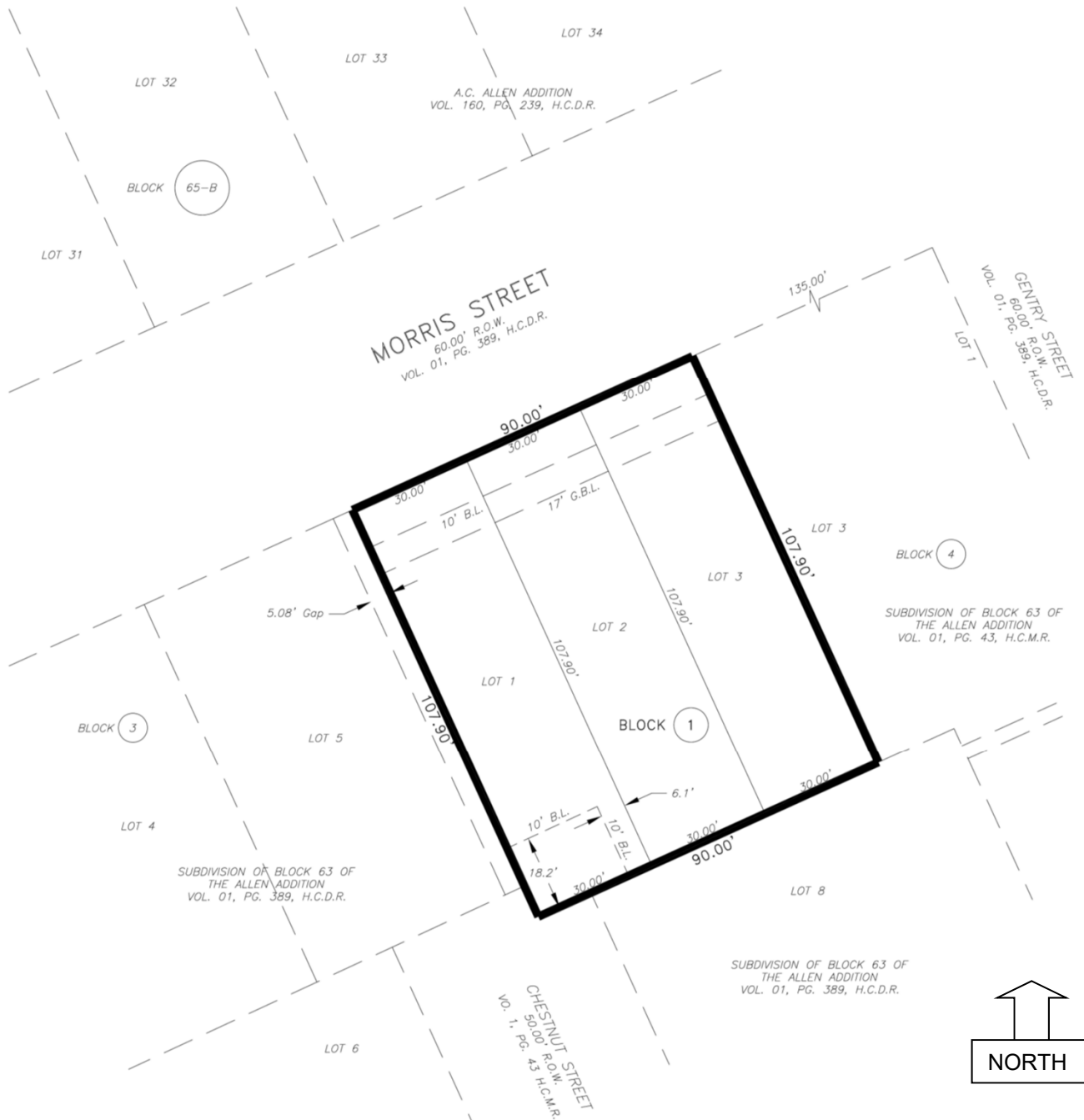
ITEM: 116

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Morris Villas

Applicant: PLS Construction Layout, Inc.



D – Variances

Subdivision

Houston Planning Commission

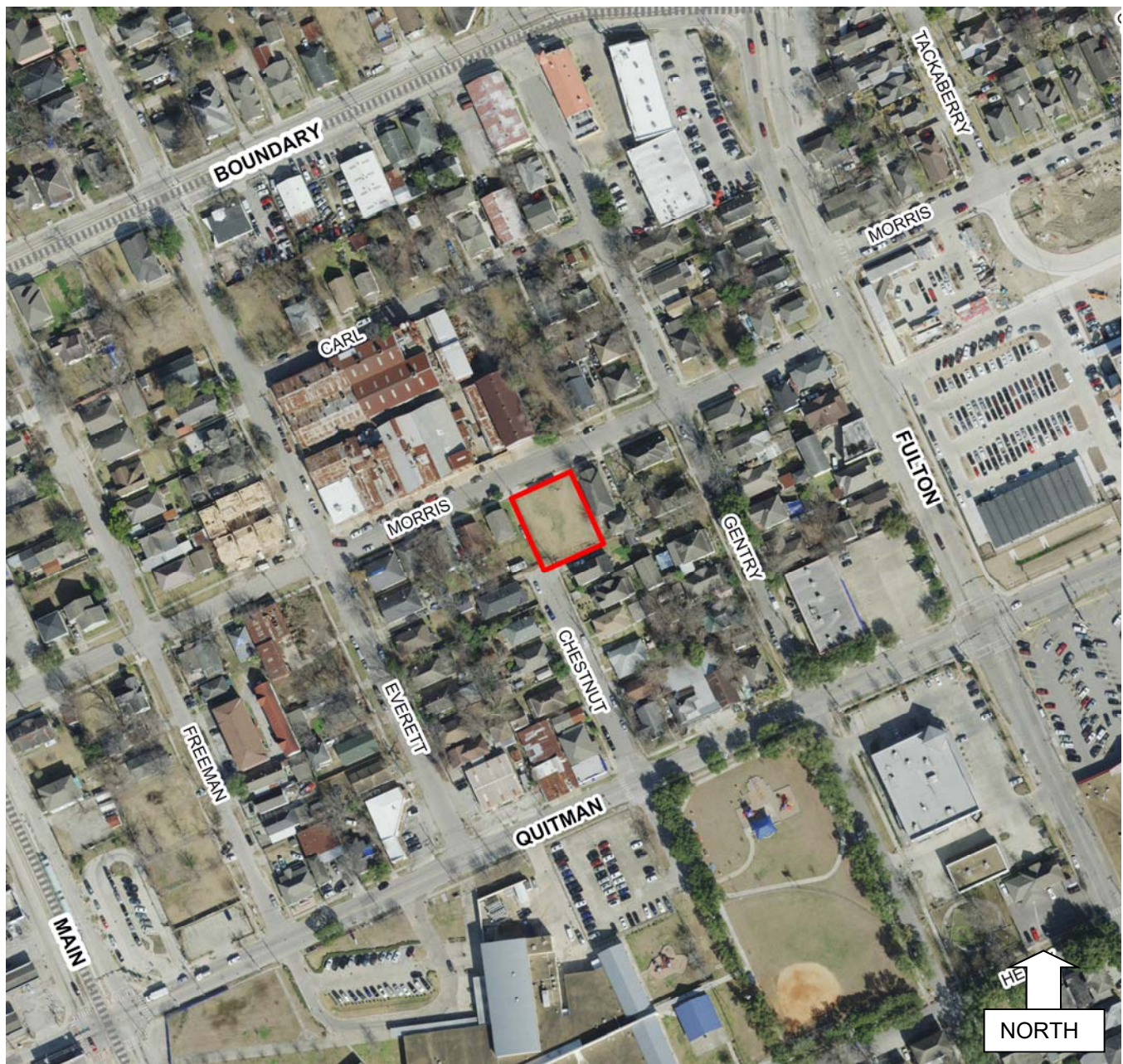
ITEM: 116

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Morris Villas

Applicant: PLS Construction Layout, Inc.



D – Variances

Aerial

MORRIS VILLAS

□□ Morris Street
Houston, TX □□ 009

REV	DATE	DESCRIPTION
0	10/19	FOR REVIEW

METRO
LIVING

9610 Long Point Rd Suite 100
Houston, Texas 77055
832.653.6611
jose@metrolivingstudio.com
metrolivingstudio.com

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Reason for Request:
to create 3 lots

SHEET TITLE:
SITE PLAN

SHEET NO.:
A1.00



Application Number: 2019-1350

Plat Name: Morris Villas

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 07/29/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Not to terminate Chestnut Street with a cul-de-sac

Chapter 42 Section: 134

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development, and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Chapter 42 would require the dedication of Chesnut St.. through the subject tract as a street extension or as dedication of a cul-de-sac. Chesnut St. is a 50' ROW. The extension of Chesnut St.. would create undue hardship by depriving the applicant reasonable use of the land. The subject site is merely 90' wide by 107.9' deep. When building line setbacks are added to the site, the applicant would be completely deprived of reasonable use of the land, as greater than 2,590 sf (nearly 25%) of the 9,675 sf. subject site would be dedicated to ROW or setbacks for Chesnut St. in addition to the setback along Morris St.. The additional easements requirements that would be necessary would render the site unusable. Requiring a cul-de-sac on the subject site would create undue hardship by depriving the applicant reasonable use of the land because the cul-de-sac would render the subject site equally unusable based on the required geometrics of a partial cul-de-sac bulb that would not be feasible.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The Allen Addition Subdivision was platted in Vol. 1, Page 43 of the Harris County Map Records. The street geometry and lot configurations met the requirements the governing planning body at that time. Lots 4 and 5, of which the subject site is a partial replat, was originally platted as 90 feet wide. The width of the subject site has remained the same since it was platted. Chesnut Street was developed in the wrong place...instead of being build on the west line of lot 5 it was built between the south line of lot 5 and lot 4 there by making it a dead end street. Now at the present time Chesnut street is running into the southwest 14' of the back of lot 4 of the subject site. The history of plats in this area suggests that Chesnut. was dedicated as public ROW in order to provide access to the lots south of the subject site. Chesnut. was not needed to address circulation since it was initially dedicated, and circulation will continue to be maintained should the Planning Commission approve this variance request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The Allen Addition Subdivision was platted in Vol. 1, Page 43 of the Harris County Map Records. The street geometry and lot configurations met the requirements the governing planning body at that time. Lots 4 and 5, of which the subject site is a partial replat, was originally platted as 90 feet wide. The width of the subject site has remained the same since it was platted. Chestnut St.) later was built as a dead-end street running into the southwest 14' of the back of the subject

site in Volume 1, Page 43 of the Harris County Map Records. Arguably Chestnut St. was never intended to extend to Morris St. Instead, the history of plats in this area suggests that Chestnut St. was dedicated as public ROW in order to provide access to the lots south of the subject site. Chestnut St. was not needed to address circulation since it was initially dedicated, and circulation will continue to be maintained should the Planning Commission approve this variance request. If a cul-de-sac were required at this location, there would be no public benefit to the existing 8 other existing lots fronting onto this short, dead-end street.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Area traffic circulation for the surrounding properties will not be affected and has been adequate for many years. This replat will not have any additional impact to the area traffic circulation. The street circulation pattern has been maintained utilizing the existing local street intersection spacing standards without the extension of any stub streets between Gentry St. and Everett St, which are approximately 400' apart and are well within the street intersection spacing requirements of Chapter 42. Instead, the dedication of Chestnut St. to Morris St. would eventually lead to potential increased cut-through traffic on along Chestnut St.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance does not alter the existing traffic conditions of the surrounding areas, nor is it injurious to the public health, safety or welfare of this area. There are sufficient streets to serve the existing neighborhood, and the net one (1) additional proposed single family lot would create no concerns that would be injurious to public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the only justification of this variance, is also the ability to use the land in a reasonable way that is beneficial to the public as well as the owner.



Application No: 2019-1350

Agenda Item: 116

PC Action Date: 08/08/2019

Plat Name: Morris Villas

Applicant: PLS CONSTRUCTION LAYOUT, INC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to terminate Chestnut Street with a cul-de-sac;

Basis of Recommendation:

The site is located east of Main Street, north of Quitman Street, along the south side of Morris Street. The applicant is requesting a variance to not terminate in a cul-de-sac, Chestnut Street. Staff in support of the request. The applicant is proposing 3 single family front loading lots along the south side of Morris Street. Currently, Chestnut Street stubs into a portion of the southern boundary of the site and has been in this configuration since the early 1900's. The portion of the street that stubs into the property boundary is approx. 14' in width. Providing a cul-de-sac would not drastically enhance traffic movement and would result in a substandard cul-de-sac. In addition, Chestnut street is only 280' in length, serving 8-10 properties and is not required to be extended as intersection spacing is met with the existing grid network.

Therefore, staff recommends granting the requested variance subject to adding a denied access note to Chestnut Street on the face of the plat. Staff would like to note that we did ask the applicant if they would be willing to provide a shared driveway development to reduce the number of curb cuts but requested we proceed as is.

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;

Chestnut Street was dedicated in the early 1900's and has functioned as a stub street ever since. Providing a cul-de-sac would create a substandard cul-de-sac and would not enhance traffic movement

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the variance are based on existing physical conditions not created by the applicant. The stub street has been in place since the early-mid 1900's and could create a substandard cul-de-sac due to the location of the stub

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be maintained as the existing condition has been in place since the early-mid 1900's and a cul-de-sac would not drastically enhance traffic flow

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to public health, safety or welfare as the street is only 280' in length and serves 8-10 properties.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as the existing physical conditions are the main reasoning.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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Interim Director
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www.houstontx.gov

August 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Morris Villas

REFERENCE NUMBER: 2019-1350

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east of Everett Street, west of Gentry Street, along the south side of Morris 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.

PLS CONSTRUCTION LAYOUT, INC., the applicant, has filed the request on behalf of Metro Living, the developer of the subject site. The applicant is requesting a variance to not extend nor terminate in a cul-de-sac Chestnut Street. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8th, 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 Uriel Figueroa with PLS CONSTRUCTION LAYOUT, INC. at 713-480-4075. 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.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **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: 117
Action Date: 08/08/2019
Plat Name: Northcrest Industrial
Developer: Sage Interests, Inc.
Applicant: Windrose
App No/Type: 2019-1304 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	64.5660	Total Reserve Acreage:	64.5660
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	290M	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

If variances are granted, add plat note:

"The Planning Commission granted a variance to allow excessive intersection spacing by not providing an east-west nor a north-south street, subject to specific conditions on 08/08/2019. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat."

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 08/08/2019
Plat Name: Northcrest Industrial
Developer: Sage Interests, Inc.
Applicant: Windrose
App No/Type: 2019-1304 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

City Engineer: Detention is required.

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris County Flood Control District: Flood Control review - correct the information for the existing detention pond at the southeastern corner of the plat (see uploaded PDF).

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

County has no objections to variances

Label 25 foot building line along Grand Parkway as well as Spring Stuebner Road and 10 foot building line along Northcrest Drive

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 for making right turn on red by SB traffic on Northcrest Drive onto Spring Stuebner Road.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, widening of Northcrest Drive to create left turn lanes, impact at the intersection of Northcrest Drive and Spring Stuebner 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

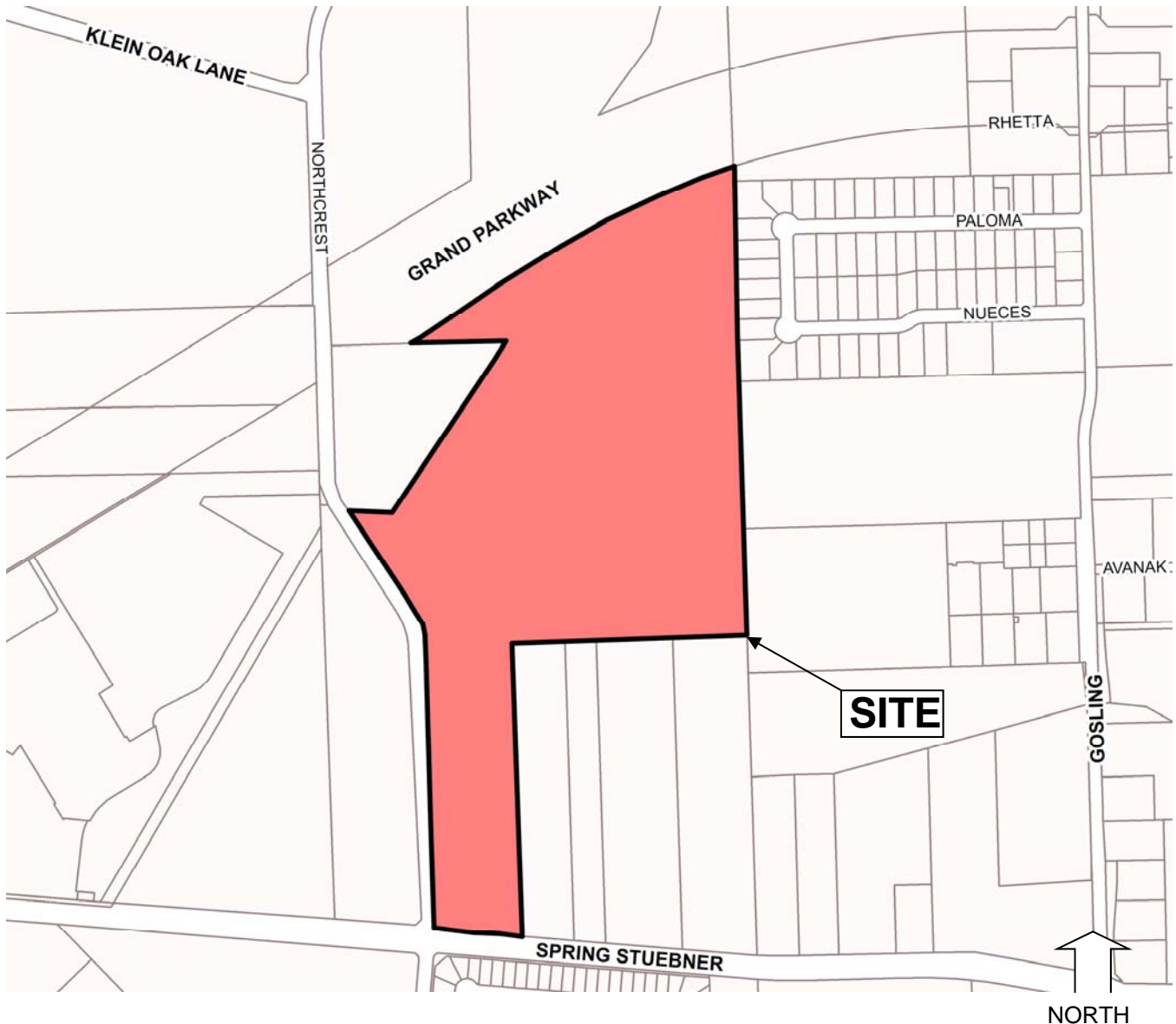
ITEM: 117

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Northcrest Industrial (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

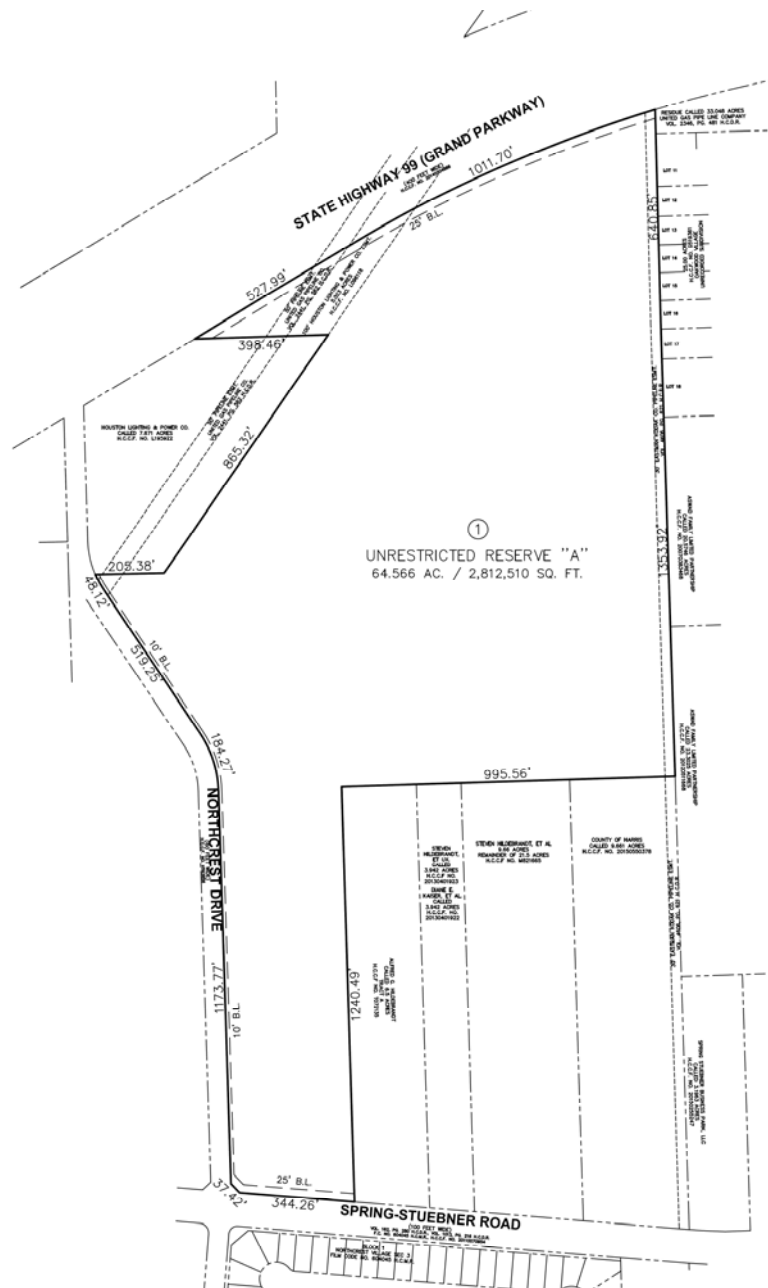
ITEM: 117

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Northcrest Industrial (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

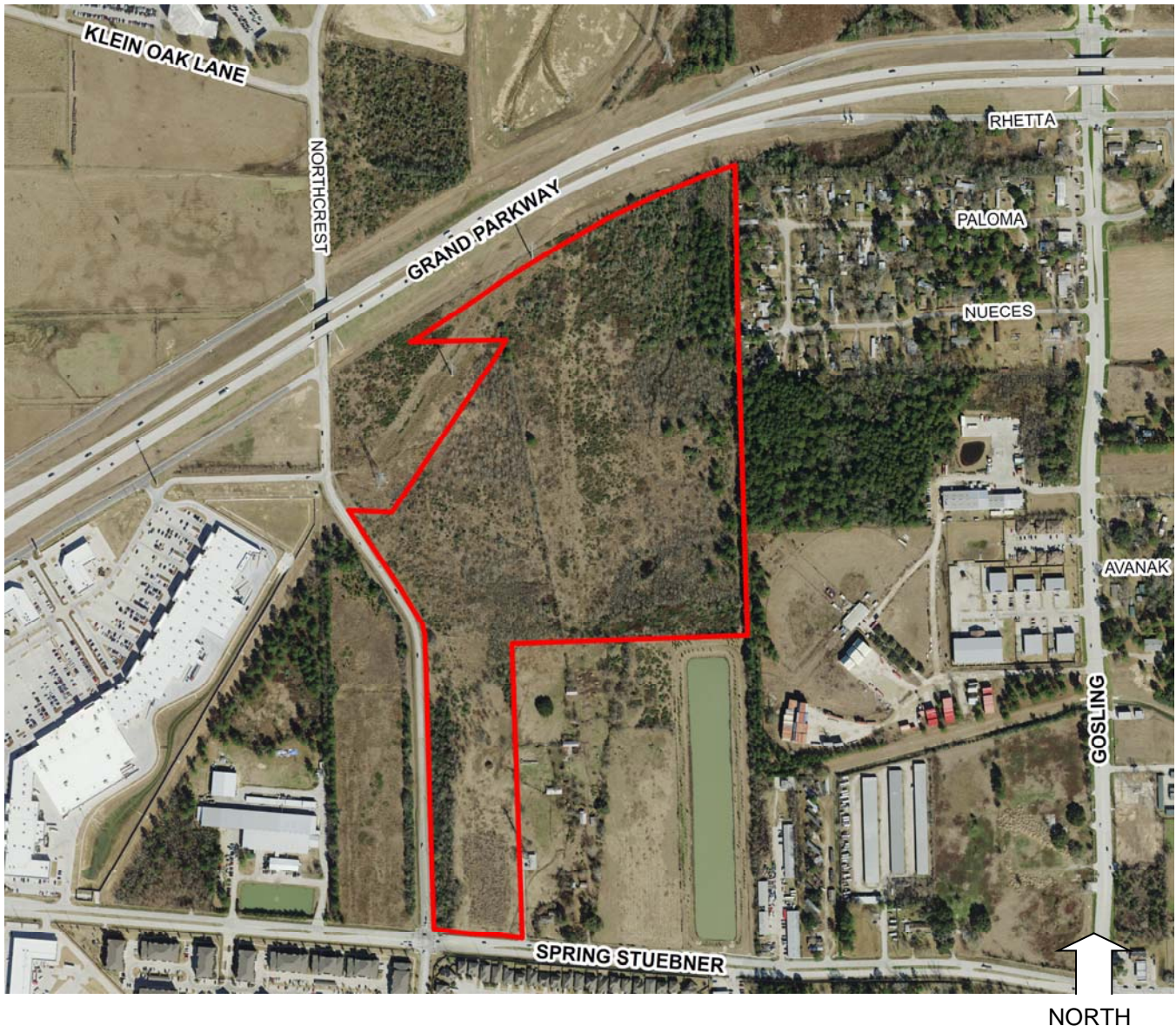
ITEM: 117

Planning and Development Department

Meeting Date: 08/08/2019

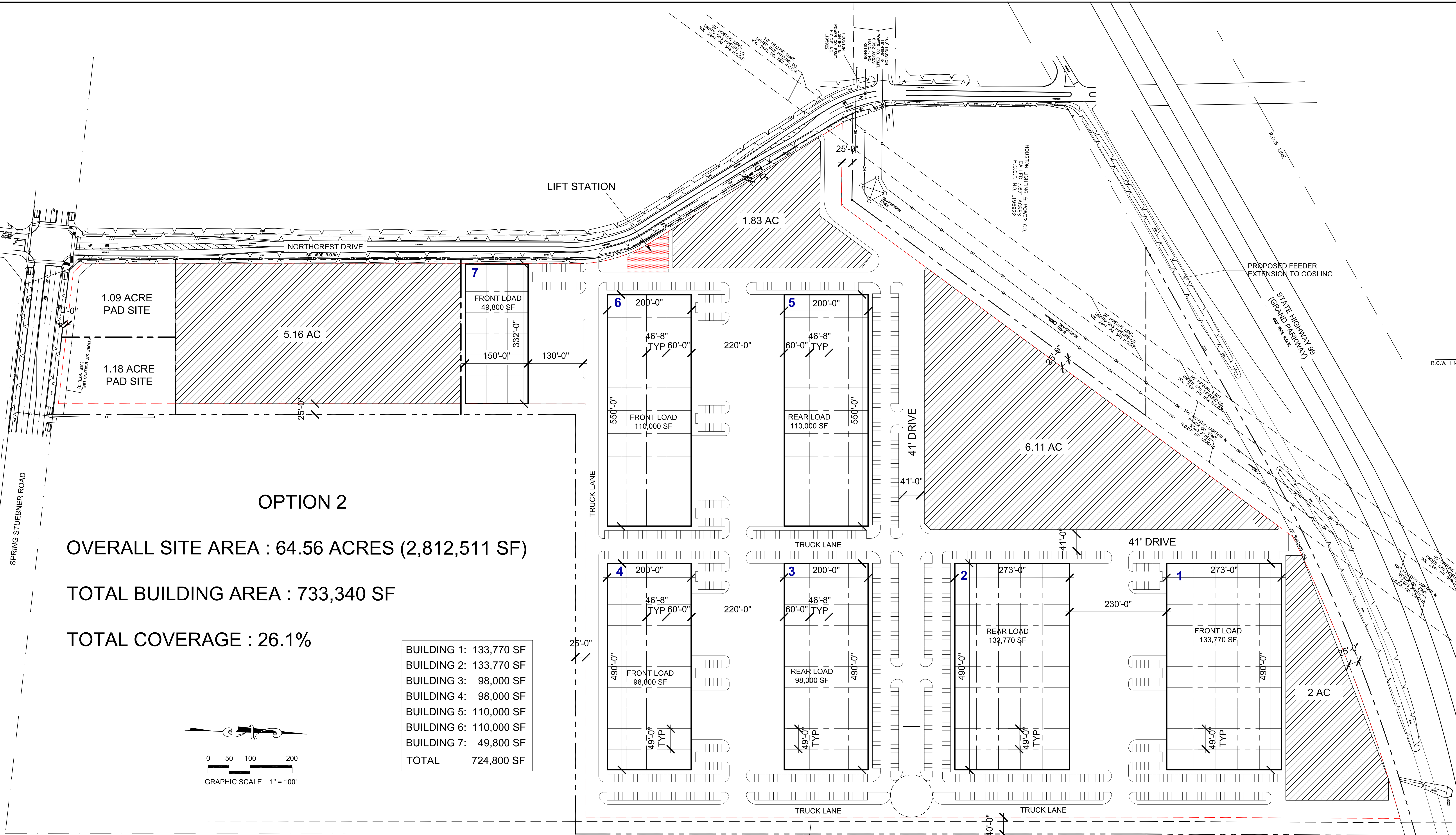
Subdivision Name: Northcrest Industrial (DEF 1)

Applicant: Windrose



D – Variances

Aerial





Application Number: 2019-1304

Plat Name: Northcrest Industrial

Applicant: Windrose

Date Submitted: 07/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not provide an east-west street through the subject property to meet local street intersection requirements and to not provide a north-south street through the subject property to meet major thoroughfare intersection requirements.

Chapter 42 Section: 127, 128

Chapter 42 Reference:

Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1) states, "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet."

Sec. 42-127, Intersections of major thoroughfares, Paragraph (a), states, "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet."

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 64 acres located on the east side of Northcrest Drive between the Grand Parkway (State Highway 99) and Spring Stuebner Road. The applicant is proposing to develop a logistics facility consisting of 7 buildings and 733,340 square feet. This site is very viable for a logistics facility given its proximity to the Grand Parkway, Interstate 45, and the growing north Houston/Spring corridor. City of Houston regulations require an east-west street through the middle of the property to meet intersection spacing requirements. Regulations also require a new north-south major thoroughfare somewhere in eastern portion of the site if measured from Gosling Road. Measuring from Kuykendahl Road would put the required thoroughfare off the site to the east. Because of the unusual physical characteristics associated with the surrounding area, neither an east-west street nor a north-south arterial is not necessary or nor in the public's best interests. The Grand Marketplace retail power center is located adjacent to and immediately west of the subject property across Northcrest Drive. This power center's configuration, including large detention ponds and multi-tenant retail buildings, prevents any possible extension of a street to the west. Even if the power center did not exist, the respective alignments of the Grand Parkway and Spring Stuebner Road, which taper down going westward, prevent any extension of another east-west street coming from the subject site. To the east, a street extension is also prevented by existing development conditions. A regional detention pond, cell phone towers, several commercial businesses (Titan Industries, Spring Stuebner Storage), and an industrial park leave no path for the prospective street. A north-south arterial situated through the eastern portion of the site would also not be viable or logical. It would have no path further to the south beyond Spring Stuebner Road because of an existing single-family residential subdivision. There is also no logical path northward because a new flyover would need to be constructed that crosses the Grand Parkway, a regional detention pond, and finally a Union Pacific railroad right-of-way. Northcrest Drive, if it was spaced appropriately and classified as a future major thoroughfare, would not be viable for reclassification because it terminates so quickly to the south at Kuykendahl Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The hardship for the variance is created by the surrounding development conditions. A new street within the subject property cannot be extended beyond the site because of existing development and alignment issues associated with the

Grand Parkway and Spring Stuebner Road. These conditions existed prior to the applicant's development plans and are not self-imposed.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Requiring the applicant to construct either of the code-required streets is unnecessary and counter to the public interest. The streets would split the applicant's site in half, provide no benefit to traffic mobility in the area, and create unnecessary maintenance liability for the county. If the City required a new east-west street bisecting the site, it would only serve to channel logistics facility traffic to Northcrest Drive. This purpose can be accomplished with private interior drives without creating unnecessary right-of-way that the County will have to maintain indefinitely. If the City required a new north-south major thoroughfare, it would only provide an expensive and useless cut-through from Spring Stuebner Road to the Grand Parkway. This is unnecessary as Northcrest Drive currently provides more than sufficient mobility between these two roadways.

(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 adequate traffic circulation exists in the surrounding area. The large-footprint developments that characterize this region, including the proposed logistics facility and existing commercial developments, have safe and convenient access to Northcrest Drive and several major thoroughfares (Grand Parkway, Gosling Road, Spring Stuebner Road). An additional local street or major thoroughfare through the subject site, even if it could be extended, would provide no benefit to traffic movement or emergency vehicle access.

(5) Economic hardship is not the sole justification of the variance.

The conditions supporting the variance are the unique physical characteristics of the surrounding development environment. The existing uses to the east, and west, north and south, as well as the tapered alignment of the Grand Parkway and Spring Stuebner Road, prevent any possible logical street extensions of the of the code-required streets. Because the proposed local east-west street and north-south major thoroughfare are not necessary to facilitate traffic movement and they provide no tangible benefit to the public or applicant, the requested variance is justified and should be granted by the Planning Commission.



Application No: 2019-1304

Agenda Item: 117

PC Action Date: 08/08/2019

Plat Name: Northcrest Industrial

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127, 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not provide an east-west street through the subject property to meet local street intersection requirements and to not provide a north-south street through the subject property to meet major thoroughfare intersection requirements.;

Basis of Recommendation:

The site is located within Houston's ETJ, in Harris County, south of State Highway 99, west of Gosling Road, and north of Spring Stuebner Road.

The applicant is requesting 2 variances:

1. To exceed local intersection spacing by not providing an east-west street; and
2. To exceed intersection spacing along State Highway 99 for approximately 3,400 feet by not providing a north-south street.

Staff is in support of both variance requests.

The 64 acre site is being platted as an unrestricted reserve and the applicant is proposing a multi-building logistics facility.

Variance 1: the applicant is requesting to exceed local intersection spacing by not providing an east-west street through the subject site. The current intersection spacing from State Highway 99 to Spring Stuebner along Northcrest Drive is approximately 2,460 feet and along the eastern plat boundary is approximately 2,000 feet. Strict application of the ordinance would require at least one east-west street between Northcrest and the eastern plat boundary. Much of the area within the current street grid is already developed, and providing a local street east of Northcrest would not substantially improve traffic circulation.

Variance 2: Along State Highway 99, the distance between Gosling Road and Northcrest Drive is approximately 3,400 feet. Because State Highway 99 is not grade-separated at this location, strict application of the ordinance requires a public street intersection at least every 2,600 feet; however, this portion is a controlled-access freeway, so requiring another connection is infeasible.

Harris County Engineering Department has voiced no objection for staff's recommendation. Therefore, staff recommends to grant the requested variances and approve 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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Providing additional public rights-of-way through the subject property would be contrary to sound public policy, as additional public rights-of-way would primarily serve the subject tract and would not substantially improve traffic circulation.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This segment of State Highway 99 is a controlled-access freeway without a frontage road. An additional street connection would not be permitted. Further, the surrounding area within the existing street grid is mostly developed.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained, as both the proposed development and the surrounding area have adequate access to major thoroughfares and freeway.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variances would not be injurious to the public's health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

The primary justification of the variances is the characteristic of the existing street grid and surrounding development.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 08/08/2019
Plat Name: Penn City Road Reserve
Developer: TDWP Terminals 1 LLC
Applicant: BGE, Inc.
App No/Type: 2019-1328 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3807	Total Reserve Acreage:	0.3807
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	497V	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 08/08/2019
Plat Name: Penn City Road Reserve
Developer: TDWP Terminals 1 LLC
Applicant: BGE, Inc.
App No/Type: 2019-1328 C2R

Staff Recommendation:
Defer Applicant request

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 .

Cul-de-sac with 60' ROW radius will be required at the dead end for turn around.

Traffic Impact Analysis will be required before the review of site development plan

Plat is requested to be deferred.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

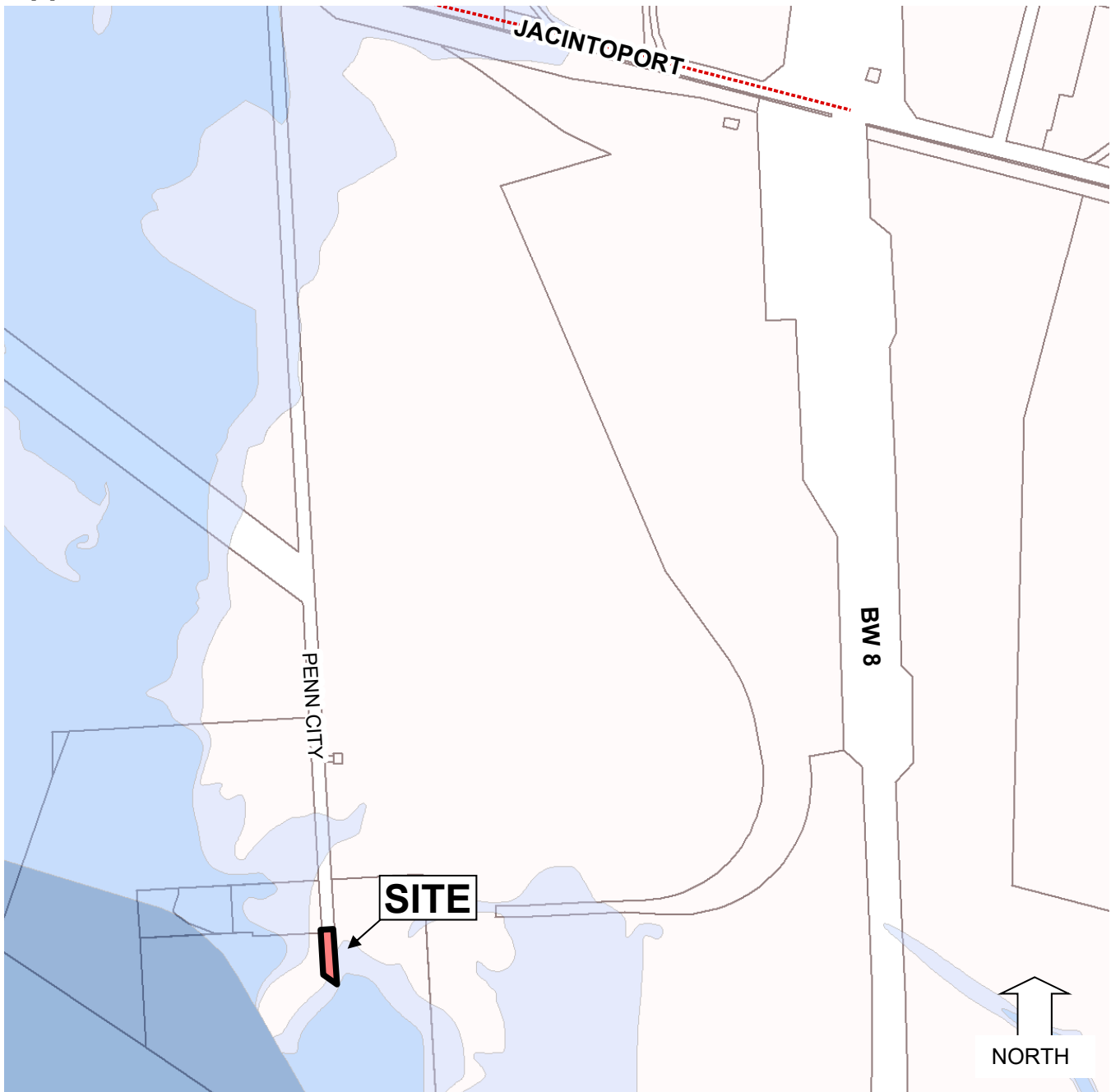
ITEM: 118

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Penn City Road Reserve

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

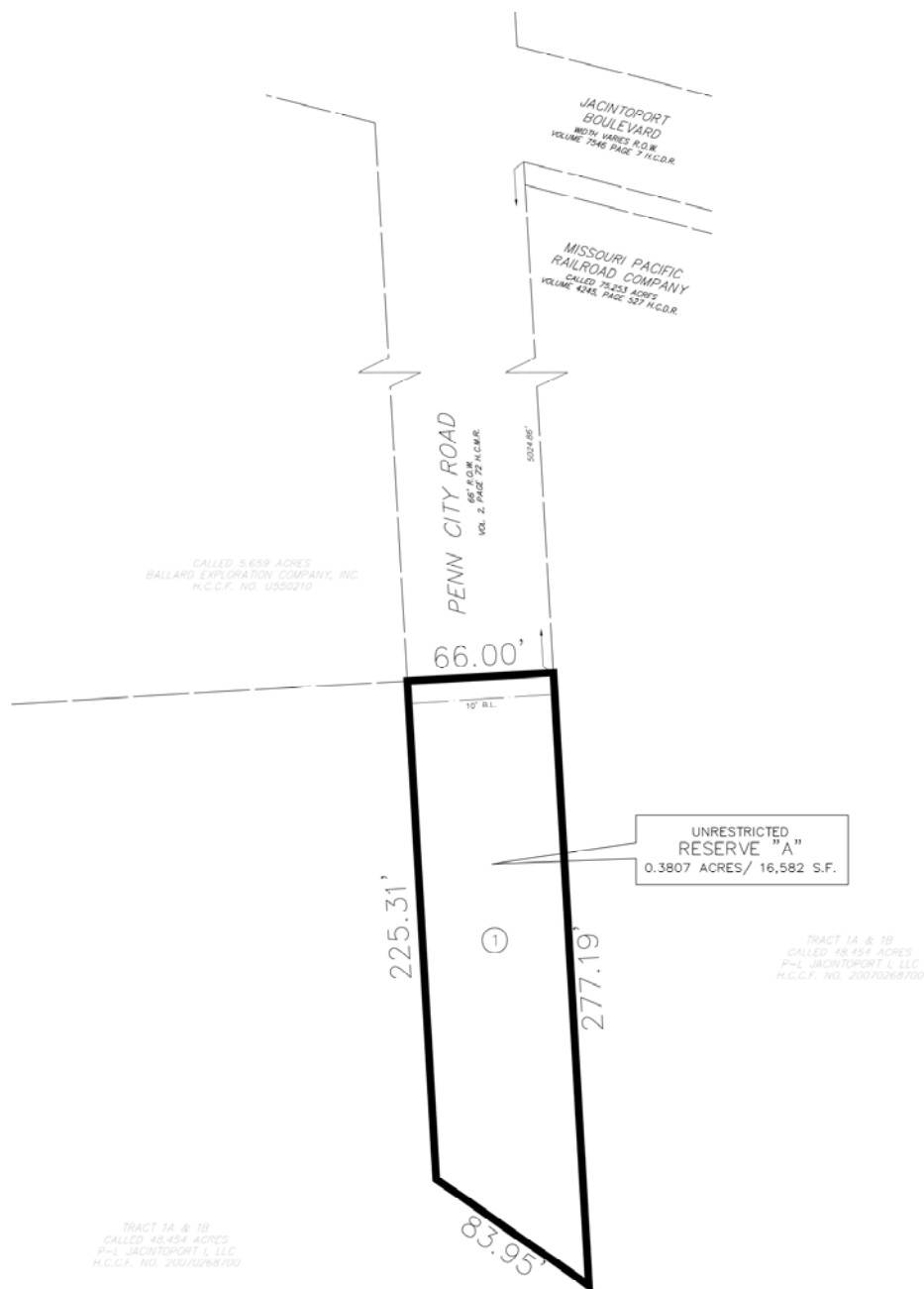
ITEM: 118

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Penn City Road Reserve

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 118

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Penn City Road Reserve

Applicant: BGE, Inc.



D – Variances

Aerial



Application Number: 2019-1328

Plat Name: Penn City Road Reserve

Applicant: BGE, Inc.

Date Submitted: 07/26/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not terminate Penn City Road with a cul-de-sac and to allow access from the stub street.

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turn around shall be extended in the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of requiring a cul-de-sac at the stub of Penn City Road and denying access to the stub of Penn City Road would create an impractical development due to the existence of unusual physical characteristics. The subject site currently a 66-foot wide public right of way with a gated gravel driveway at the termination of the stub street. The right of way has not been accepted by Harris County. There are five property owners adjacent to Penn City Road. The total length of Penn City Road adjacent to property owned by TDWP TERMINALS 1 LLC, is approximately 5,300 feet comprised of mostly asphalt paving. The southernmost \pm 540 feet of right of way is comprised of gravel. The \pm 0.38 acre plat proposes to abandon \pm 277 feet of gravel covered right of way. TDWP TERMINALS 1 LLC property is bound to the north by Missouri Pacific Railroad, to east by grade separated Beltway 8 which is currently under construction to double its width, to the south by the Houston Ship Channel and to the west by Penn City Road. Today, Penn City Road functions mainly as a driveway to the 5 adjoining property owners.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are based upon the physical characteristics adjacent to and surrounding Penn City Road. Penn City Road is not required to extend south due to the Houston Ship Channel and the current improvements within the Penn City Road would not improve access or circulation.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained; the subject right of way will continue to function as it has for 110 years.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Penn City Road will continue to function as it has since its dedication in 1909. Granting of the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance; the proposed plat will abandon 277 feet of unimproved right of way removing any burden on the public to maintain public right of way.



Application No: 2019-1328

Agenda Item: 118

PC Action Date: 08/08/2019

Plat Name: Penn City Road Reserve

Applicant: BGE, Inc.

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [42-134](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To not terminate Penn City Road with a cul-de-sac and to allow access from the stub street.;](#)

Basis of Recommendation:

The site is located west of E Sam Houston Parkway, south of Jacintoport Blvd and north of Houston Ship Channel in Houston's ETJ Harris County. The applicant is requesting a variance to not terminate Penn City Road with a cul-de-sac and to allow frontage & access from the end of the stub street. Staff recommends deferring the application for two weeks per the applicant's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119

Action Date: 08/08/2019

Plat Name: Pinto Business Park Drainage Detention Sec 2

Developer: Harris County MUD No 406

Applicant: BGE, Inc.

App No/Type: 2019-1387 C2

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	16.1700	Total Reserve Acreage:	16.1700
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	77038	372X	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.

190. Appendix F: Certification for Planning Commission 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)

31.1. Add the following building line note to the face of the plat. The building lines, 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.

Add note if variance is granted: The Planning Commission granted a variance to not terminate in a cul-de-sac, Ella Blvd (Ella Falls) subject to specific conditions on 08/08/2019. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119

Action Date: 08/08/2019

Plat Name: Pinto Business Park Drainage Detention Sec 2

Developer: Harris County MUD No 406

Applicant: BGE, Inc.

App No/Type: 2019-1387 C2

Staff Recommendation:

Grant the requested variance(s) and 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 plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.

County has no objections to variance as Fallbrook Drive is not built.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

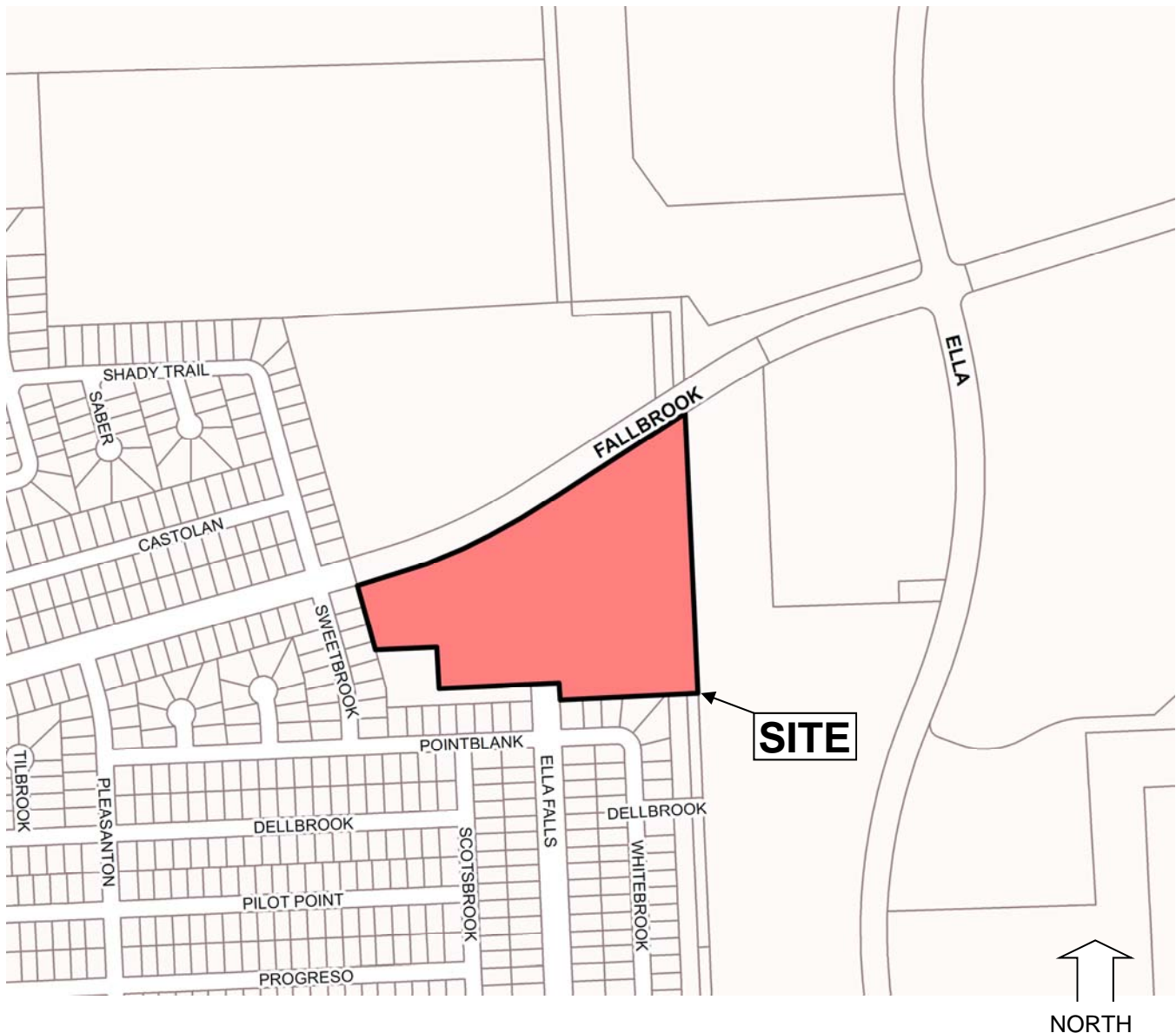
Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Pinto Business Park Drainage Detention Sec 2

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

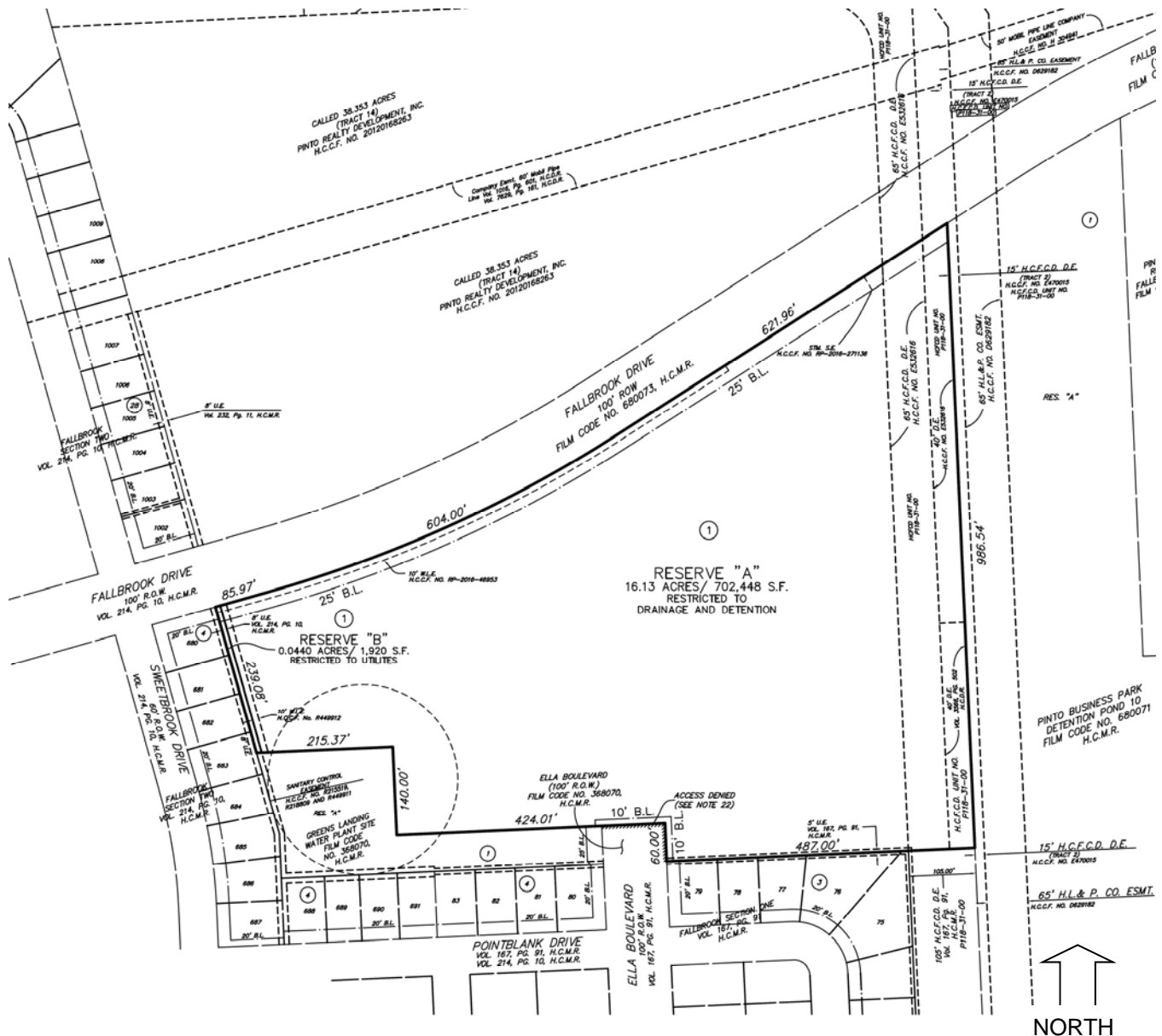
ITEM: 119

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Pinto Business Park Drainage Detention Sec 2

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Pinto Business Park Drainage Detention Sec 2

Applicant: BGE, Inc.



D – Variances

Aerial



Application Number: 2019-1387

Plat Name: Pinto Business Park Drainage Detention Sec 2

Applicant: BGE, Inc.

Date Submitted: 07/29/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not provide an extension nor a cul-de-sac for Ella Falls Boulevard formerly known as Ella Boulevard, recorded within Fallbrook Section One (Vol. 167, Pg. 91, H.C.M.R.)

Chapter 42 Section: 134

Chapter 42 Reference:

Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of requiring a street or a cul-de-sac through the subject tract would create an impractical development due to the immediate surrounding physical characteristics. The subject site is a contemplated 16.17-acre reserve proposed for drainage and detention development with access from Fallbrook Drive recorded in Film Code No. 680075, H.C.M.R., a designated major thoroughfare per the 2018 City of Houston Major Thoroughfare and Freeway Plan. The subject tract is bound on the east by a detention pond recorded in Pinto Business Park Detention Pond 10, Film Code No. 680071 H.C.M.R. The southern boundary abuts a single-family subdivision recorded in Fallbrook Section One, Vol. 167, Pg. 91 H.C.M.R. and Greens Landing Water Plant Site, Film Code No. 368070 H.C.M.R. West of the subject tract is a single-family plat recorded in Fallbrook Section Two, Vol. 214, Pg. 10 H.C.M.R. Extension of Ella Falls Boulevard formerly known as Ella Boulevard or providing a cul-de-sac at this location will be impractical to the overall development of the subject area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are based upon the physical characteristics adjacent to and surrounding the subject tract. The subject tract is located within the Pinto Business Park General Plan (2011-1185), an established master plan of multiple industrial distribution centers as well as detention ponds, lift stations and water plants. The major thoroughfares within this GP consist of; Ella Boulevard, Fallbrook Drive, Deer Trail and Greens Crossing Boulevard providing sufficient access to the subject tract and Fallbrook Section One Vol. 167, Pg. 91 H.C.M.R. Ella Boulevard has been in this configuration since 1970. However, through Commissioner's Court action, Ella Boulevard, as delineated on the 2018 City of Houston Major Thoroughfare and Freeway Plan was realigned/ re-located to its present location.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained; the existing network of major thoroughfares, Ella Boulevard, Fallbrook Drive, Deer Trail and Greens Crossing Boulevard addresses the traffic circulation in the immediate area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare as the existing street pattern in the immediate area addresses both the public and emergency vehicle circulation.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance; the existing physical conditions of the surrounding area and the conflicting uses justify the variance request.



Application No: 2019-1387

Agenda Item: 119

PC Action Date: 08/08/2019

Plat Name: Pinto Business Park Drainage Detention Sec 2

Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not provide an extension nor a cul-de-sac for Ella Falls Boulevard formerly known as Ella Boulevard, recorded within Fallbrook Section One (Vol. 167, Pg. 91, H.C.M.R.);

Basis of Recommendation:

The site is located west of Ella Blvd, east of Veterans Memorial Road, along the south side of Fallbrook Drive in Houston's ETJ Harris County. The applicant is requesting a variance to not terminate in a cul-de-sac, Ella Falls Blvd. Staff is in support of the request.

The site is located within Pinto Business Park General Plan, which is bounded by Sam Houston Parkway to the north, West Road to the south and I 45 to the east. The developer, Harris County MUD no 406 is developing the site for drainage and detention purposes. Currently, Ella Falls Blvd stubs into the subject property from the south. From the 1960's up until 2007, the MTFP proposed Ella Blvd to bisect the subject tract. During that approved MTFP stretch, Fallbrook Sec 1 dedicated Ella Blvd north of West Road to their most northern boundary. Then in 1995, Greens Landing Water Plant Site extended Ella Blvd adjacent to its site, creating the stub street into the proposed drainage site. In 2008, an amendment to MTFP relocated Ella Blvd approx. 1,000' to the east. Since then, the original Ella Blvd has been renamed to Ella Falls and is a 100' wide residential local street. The street is not required to be extended as intersection spacing along Fallbrook is met. Since the stub street is only 150' in length and is solely accessed by the Fallbrook Water Plant Site, providing a cul-de-sac will not enhance traffic movement. The proposed site will take its access from Fallbrook Drive to the north and will be denied access to the stub street.

Harris County Engineering Department has voiced no objections, therefore Staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The stub street is only 150' in length and only serves the Fallbrook UD for the Water Plant Site. Providing a cul-de-sac will not enhance traffic circulation for the neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant has not created the hardship as the MTFP amended the location of Ella Blvd in 2008 after dedication of the street had been provided for to the south.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved as the stub street is only 150' in length and is only accessed by the Water Plant Site. Also, the subject tract will be denied access.

(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 and the existing street network provides sufficient circulation for the area.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as the MTFP amendment in 2008 and the length of the stub street are the main reasoning.



Agenda Item: 120
Action Date: 08/08/2019
Plat Name: PRH Preservation Hadley
Developer: PRH Preservation, Inc.
Applicant: Texas Engineering And Mapping Company
App No/Type: 2019-1003 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	1.4348	Total Reserve Acreage:	1.4348
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190. Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Traffic: 08/01/19:

No comments.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.

Parks and Recreation: Please provide park sector note. Must provide proof that two of the existing dwelling units are in fact four.

Houston Planning Commission

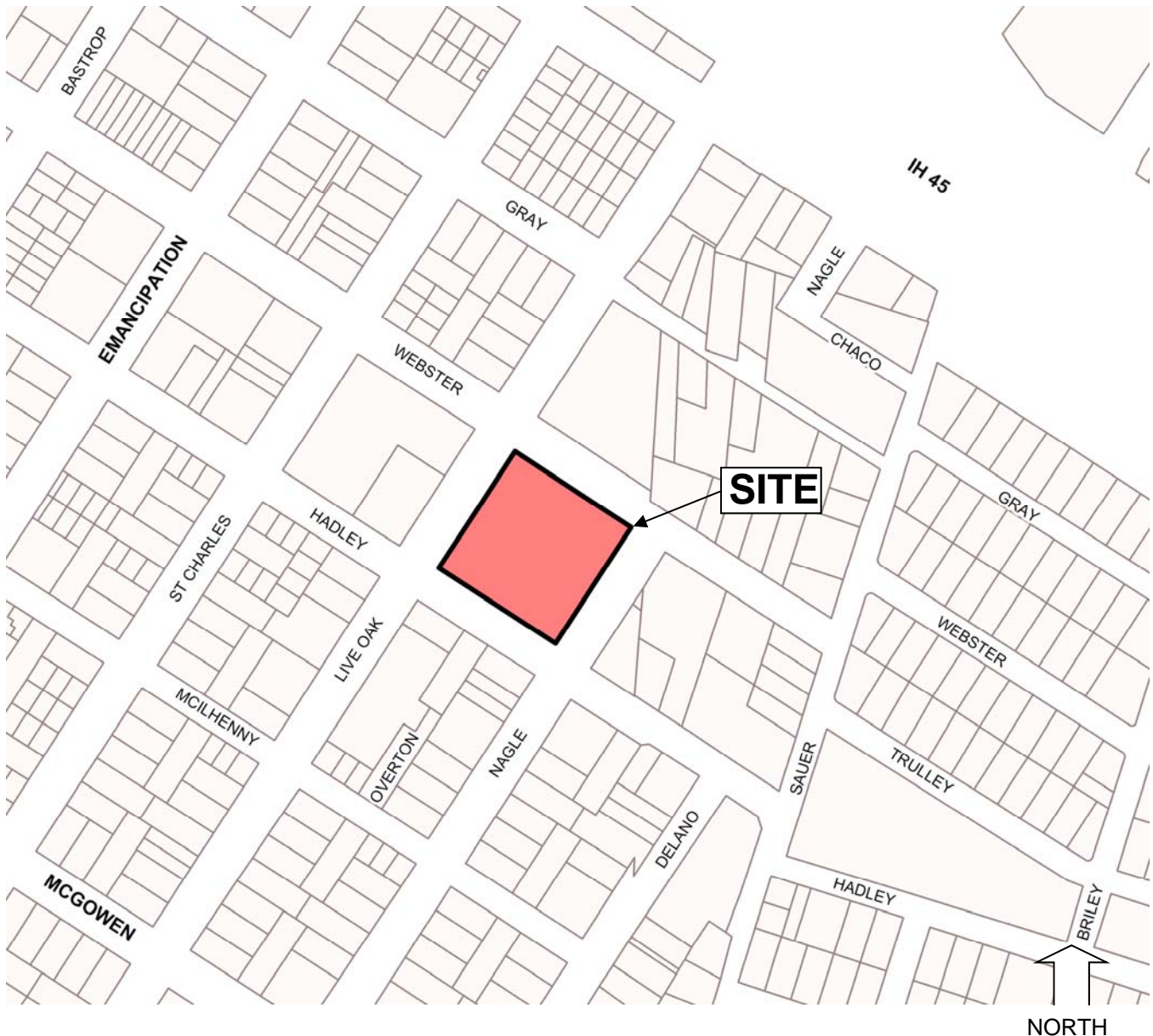
ITEM: 120

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: PRH Preservation Hadley

Applicant: Texas Engineering And Mapping Company



D – Variances

Site Location

Houston Planning Commission

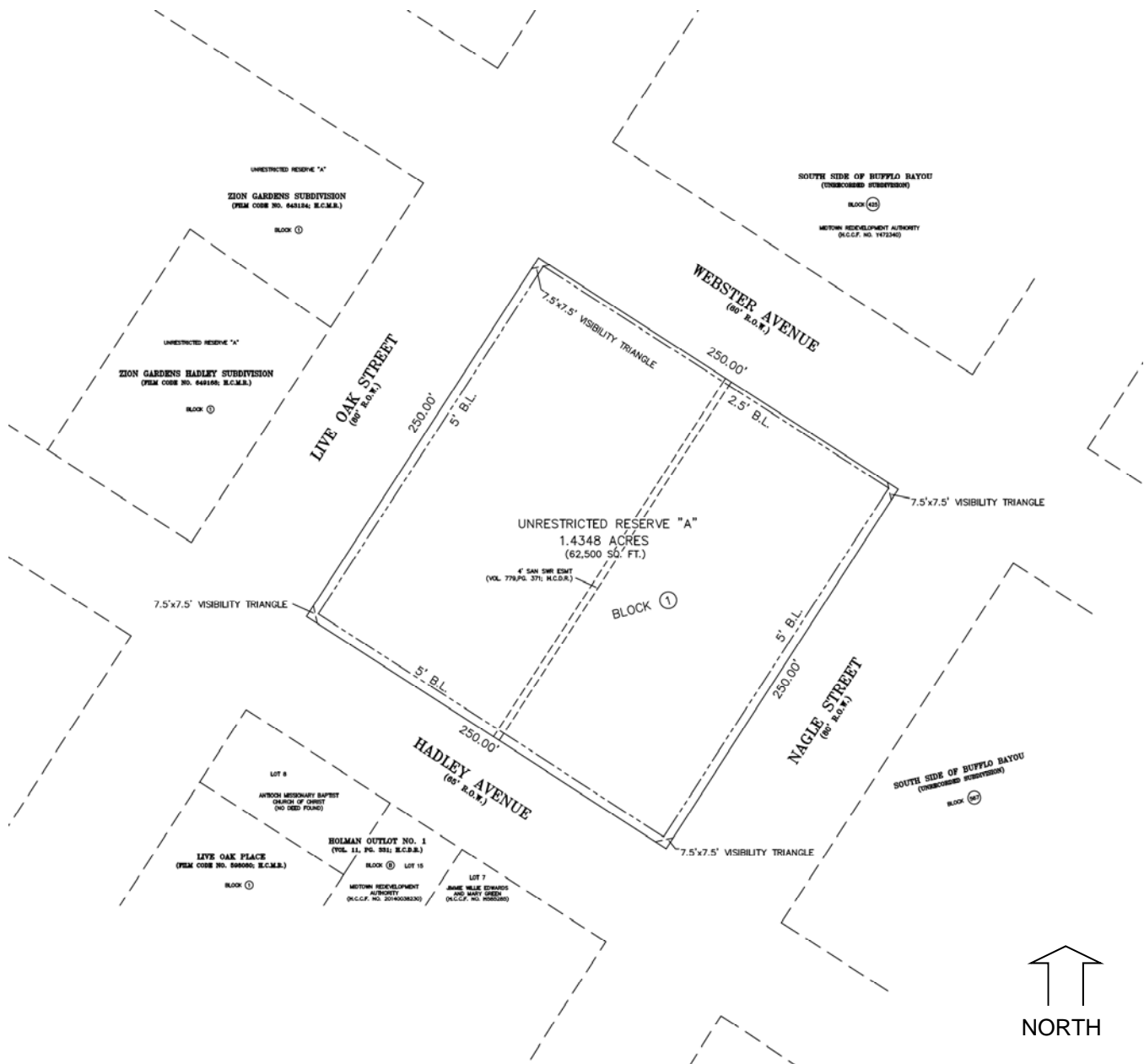
ITEM: 120

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: PRH Preservation Hadley

Applicant: Texas Engineering And Mapping Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 08/08/2019

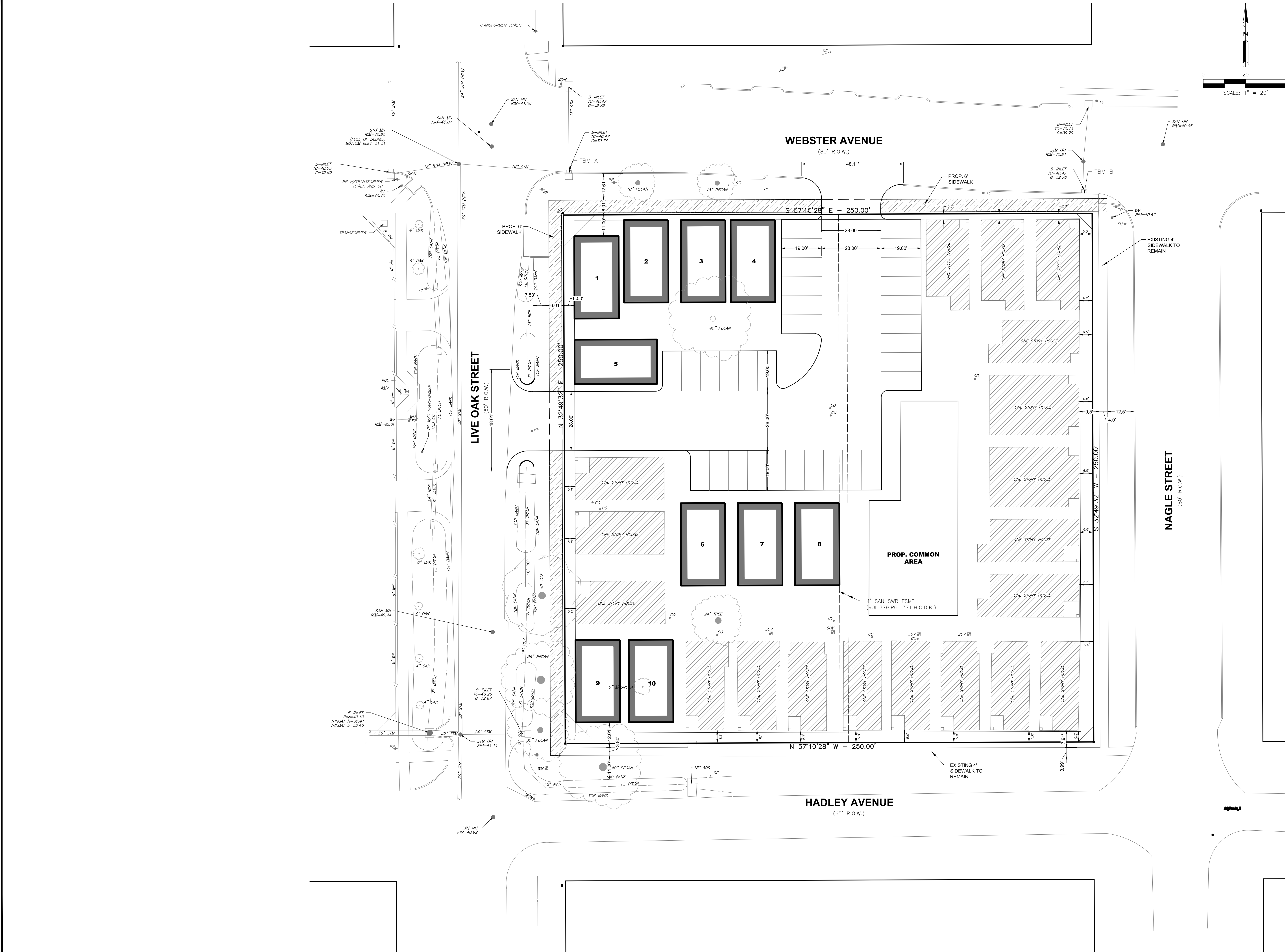
Subdivision Name: PRH Preservation Hadley

Applicant: Texas Engineering And Mapping Company



D – Variances

Aerial



BENCHMARKS:

PRIMARY BENCHMARK
PUBLISHED ELEVATION - 37.36'
FLOODPLAIN REFERENCE MARK NO. 040075 IS AN HCFCD BRASS DISK STAMPED "D100-BM10" LOCATED ON THE SOUTHEAST SIDE OF BRIDGE ON ARDMORE STREET OVER BRAYS BAYOU (STREAM D100-00-00) BETWEEN NORTH MACGREGOR WAY AND SOUTH MACGREGOR WAY. IN THE BRAYS BAYOU WATERSHED IN KEYMAP NO. 533G. (NAVD 88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A"
ELEVATION - 40.49'
BOX CUT ON B-INLET LOCATED ON THE SOUTH CORNER OF THE INTERSECTION OF LIVE OAK ST. AND WEBSTER AVE. AS SHOWN.

TEMPORARY BENCHMARK "B"
ELEVATION - 40.49'
BOX CUT ON B-INLET LOCATED ON THE WEST CORNER OF THE INTERSECTION OF WEBSTER AVE. AND NAGLE ST. AS SHOWN.

FLOOD PLAIN NOTE:

THIS SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN (0.1% ANNUAL FLOODPLAIN CHANCE) AS DELINEATED ON THE FLOOD INSURANCE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48201C0880M MAP REVISED JANUARY 6, 2017.

REV	DESCRIPTION	DATE

INTERIM REVIEW ONLY
Document incomplete, not intended for regulatory approval, permit or construction.
TALIA DELOS SANTOS
134827
Registration Number
7/10/19

WGA

CONSULTING ENGINEERS

TEXAS REGISTERED ENGINEERING FIRM F-9756

2500 Tanglewilde, Suite 120
Houston, Texas 77063
713.789.1900

PRH RESERVATION

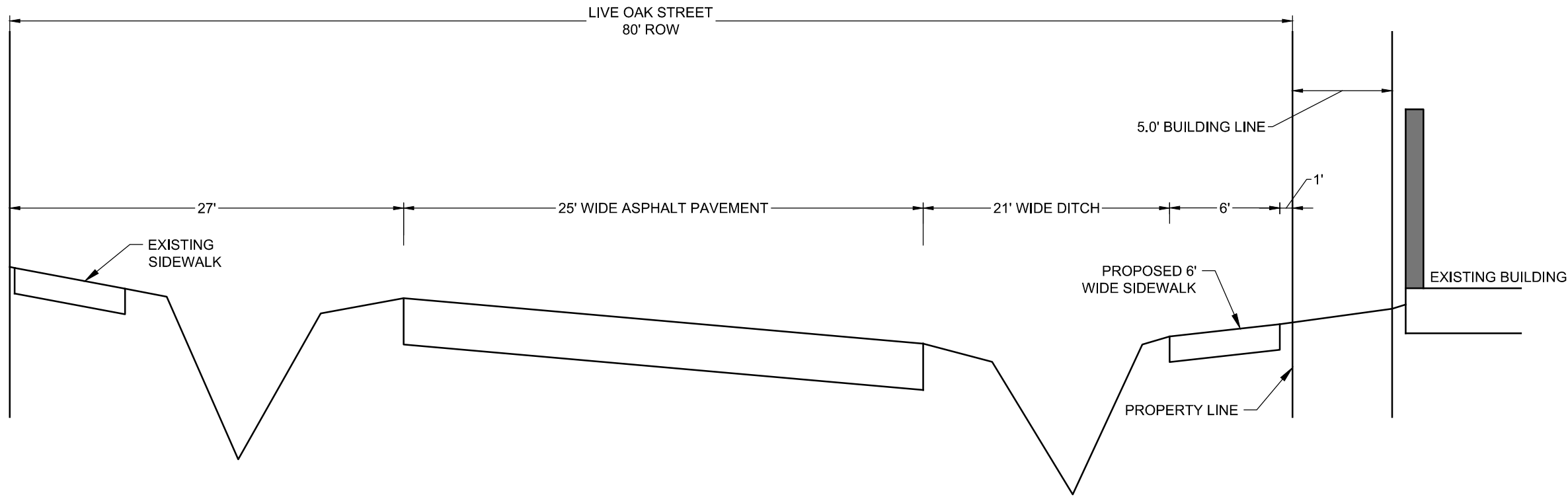
OVERALL SITE PLAN

SCALE
1"=20'

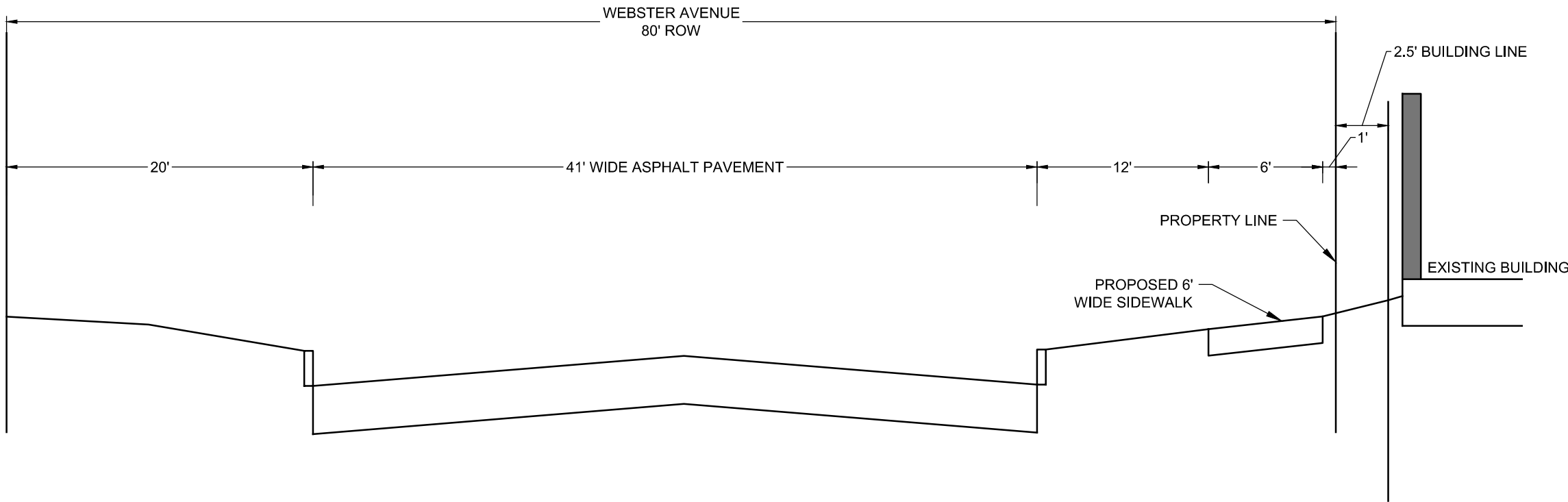
DESIGN
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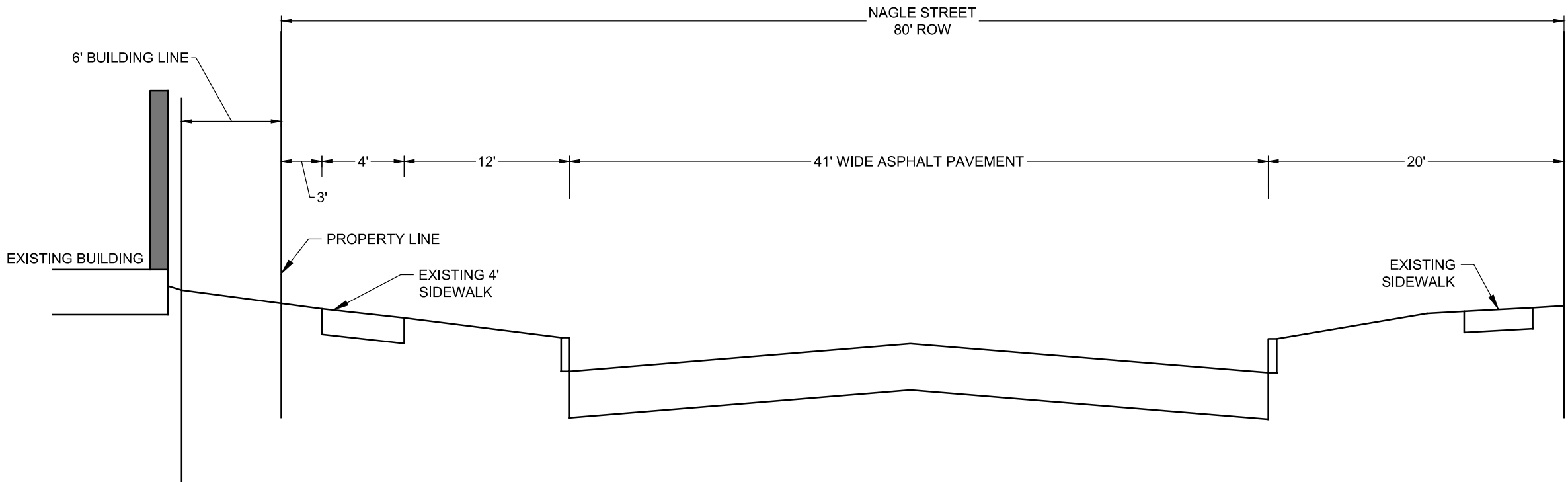
SHEET
1



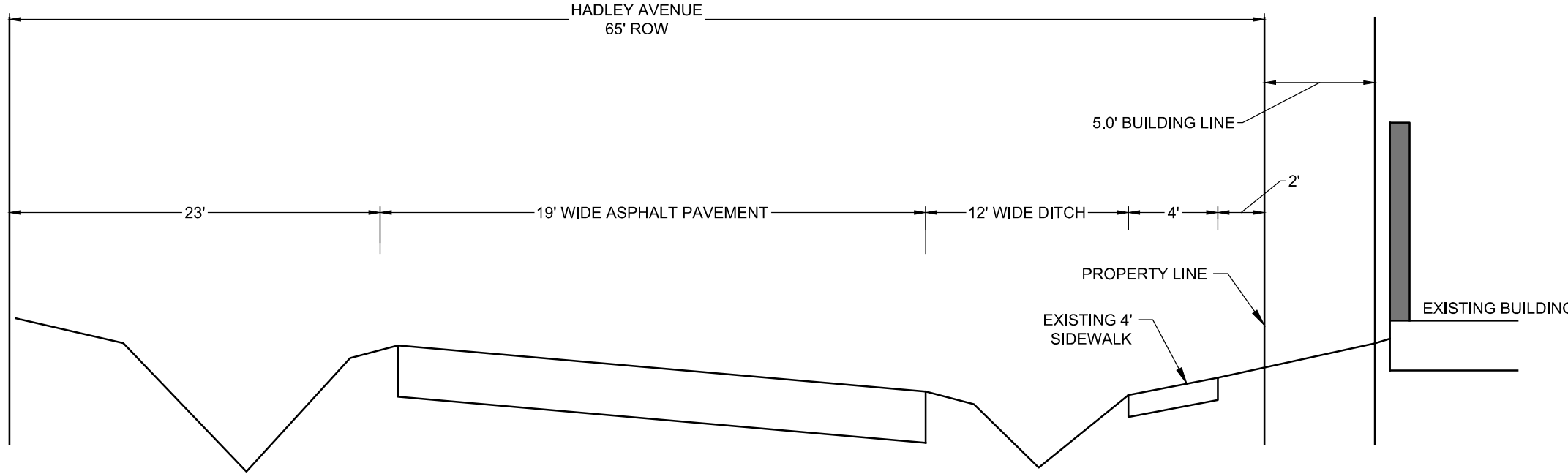
LIVE OAK STREET CROSS SECTION
NTS



WEBSTER AVENUE CROSS SECTION
NTS



NAGLE STREET CROSS SECTION
NTS



HADLEY AVENUE CROSS SECTION
NTS

BENCHMARKS:

PRIMARY BENCHMARK
PUBLISHED ELEVATION - 37.36'
FLOODPLAIN REFERENCE MARK NO. 040075 IS AN HCFCD BRASS DISK
STAMPED "D100-BM10" LOCATED ON THE SOUTHEAST SIDE OF
BRIDGE ON ARDMORE STREET OVER BRAYS BAYOU (STREAM
D100-00-00) BETWEEN NORTH MACGREGOR WAY AND SOUTH
MACGREGOR WAY. IN THE BRAYS BAYOU WATERSHED IN KEYMAP NO
533G, (NAVD '88, 2001 ADJUSTMENT
TEMPORARY BENCHMARK "A"
ELEVATION - 40.49'
BOX CUT ON B-INLET LOCATED ON THE SOUTH CORNER OF THE
INTERSECTION OF LIVE OAK ST. AND WEBSTER AVE, AS SHOWN.
TEMPORARY BENCHMARK "B"
ELEVATION - 40.49'
BOX CUT ON B-INLET LOCATED ON THE WEST CORNER OF THE
INTERSECTION OF WEBSTER AVE. AND NAGLE ST. AS SHOWN.

FLOOD PLAIN NOTE:

THIS SUBJECT TRACT LIES WITHIN UNSHADED ZONE "X" AREAS
DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN (0.1%
ANNUAL FLOODPLAIN CHANCE) AS DELINEATED ON THE FLOOD
INSURANCE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED
AREAS, MAP NO. 48201C0880M MAP REVISED JANUARY 6, 2017.

REV	DESCRIPTION	DATE

INTERIM REVIEW ONLY

Document incomplete, not intended for
regulatory approval, permit or construction.
TALIA DELOS SANTOS
134827
Registration Number
8/1/19

WGA

CONSULTING ENGINEERS

TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, Texas 77063
713.789.1900

PRH RESERVATION

SCALE	DESIGN RE	DRAWN RE
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SHEET
EXHIBIT



Application Number: 2019-1003

Plat Name: PRH Preservation Hadley

Applicant: Texas Engineering And Mapping Company

Date Submitted: 05/28/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

PRH Preservation, Inc. ("PRH"), a charitable organization and the owner of the subject property, is seeking a variance from the 10-foot building line requirement in order to maintain the character of the existing homes and to add additional homes according to the site plan in similar fashion. The mission of PRH is to maintain and enhance existing buildings in Houston's Northern Third Ward to ensure long-term, safe, and affordable housing for its residents. This block currently consists of 19 wood-frame homes constructed between 1930 and 1950. These structures have been renovated with major updates for the health, welfare and safety of the occupants. PRH plans to add 10 additional homes with a similar style within the block. Due to the location of the existing homes within 10-feet of the adjacent right-of-way, PRH requests a variance to provide the following reduced building lines: - Webster Avenue – 2.5-foot Building Line (the closest existing building is at 2.7 feet); - Nagle Street – 5-foot Building Line (the closest existing building is at 6.2 feet); - Hadley Avenue – 5-foot Building Line (the closest existing building is at 5.3 feet); and - Live Oak Street – 5-foot Building Line (the closest existing building is at 5.1 feet).

Chapter 42 Section: 42-150

Chapter 42 Reference:

42-150 (d) Type of Street, Local streets; Tract Description, All others; Minimum Building Line Requirement; 10 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 existing homes are located within 10 feet of the street rights-of-way. A variance is needed to prevent the owner from an undue hardship from not complying with 10-foot building lines even though these homes have existed in this manner for many years. Additionally, only seven (7) homes are planned to be added in this block along the street right-of-ways. These homes are planned to be substantially in line with the existing homes to preserve the character of the block.

(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;

PRH did not create this situation as the character of these homes have been existing for many years, long before PRH purchased the property to further its charitable mission. The existing homes are located closer to the street rights-of-way than 10 feet. To the best of PRH's knowledge, the location of the existing homes pre-dates the Chapter 42 requirements of building lines for this area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The low traffic volume on the streets that surround this block combined with the extra wide right-of-way widths of the streets (80 feet for Live Oak Street, Webster Avenue, and Nagle Street; and 65 feet for Hadley Avenue) mitigate the impact of reduced building lines. These local characteristics will preserve and maintain the intent and general purpose for building lines in this instance. Furthermore, this block is near the central business district (CBD) and is part of South Side Buffalo Bayou (SSBB). No building lines are required in the CBD within the SSBB.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing homes have existed for many years in this current location without any injurious impact to the public health, safety, or welfare of the area. The granting of this variance will have no impact.

(5) Economic hardship is not the sole justification of the variance.

The granting of this variance will acknowledge the grandfathered existing conditions of the homes on this block and will preserve the character of this community. This variance is not a product of economic hardship.



Application Number: 2019-1003

Plat Name: PRH Preservation Hadley

Applicant: Texas Engineering And Mapping Company

Date Submitted: 05/28/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

PRH Preservation, Inc. ("PRH"), a charitable organization and the owner of the subject property, is seeking a variance from the 15-foot by 15-foot visibility triangle requirement at block corners in order to maintain the character of the existing homes and to add additional homes to the block according to the site plan in similar fashion. The mission of PRH is to maintain and enhance existing buildings in Houston's Northern Third Ward to ensure long-term, safe, and affordable housing for its residents. This block currently consists of 19 wood-frame homes constructed between 1930 and 1950. These structures have been renovated with major updates for the health, welfare and safety of the occupants. PRH plans to add 10 additional homes with a similar style within the block. Since two existing homes would encroach into the 15-foot by 15-foot visibility triangles at the block corners, PRH requests a variance to provide reduced visibility triangles at all four (4) block corners. These visibility triangles are proposed to be 7.5-feet by 7.5-feet visibility triangles.

Chapter 42 Section: 42-161

Chapter 42 Reference:

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Two existing homes are located within the 15-foot by 15-foot visibility triangles at the block corners. A variance is needed to prevent the owner from an undue hardship from not complying with the visibility triangles even though these homes have existed in this manner for many years. Additionally, two (2) homes are planned to be added near the other two corners of the block. These homes are planned to be substantially in line with the existing homes to preserve the character of the block and would also encroach into 15-foot by 15-foot visibility triangles if this variance is not granted.

(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;

PRH did not create this situation as the character of these homes have been existing for many years, long before PRH purchased the property to further its charitable mission. Two (2) existing homes already encroach into 15-foot by 15-foot visibility triangles. To the best of PRH's knowledge, the location of the existing homes pre-date the Chapter 42 requirements for 15-foot by 15-foot visibility triangles.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The low traffic volume on the streets that surround this block combined with the extra wide right-of-way widths of the streets (80 feet for Live Oak Street, Webster Avenue, and Nagle Street; and 65 feet for Hadley Avenue) mitigate the impact of reduced visibility triangles. These local characteristics will preserve and maintain the intent and general purpose for the visibility triangles in this instance. Furthermore, this block is near the central business district (CBD) and is part of South Side Buffalo Bayou (SSBB). Visibility triangles are not required in the CBD within the SSBB.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The existing homes on two corners of this block have existed for many years without any injurious impact to the public health, safety, or welfare of the area. With the wide streets surrounding this block, the granting of this variance will have no impact on any of the four corners of this block.

(5) Economic hardship is not the sole justification of the variance.

The granting of this variance will acknowledge the grandfathered existing conditions of the homes on this block and will allow additional homes to be added to the block in similar fashion. This variance is not a product of economic hardship.



Application No: 2019-1003

Agenda Item: 120

PC Action Date: 08/08/2019

Plat Name: PRH Preservation Hadley

Applicant: Texas Engineering And Mapping Company

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [42-161](#) ; [42-150](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To allow reduced visibility triangles at all four intersections ;](#)

[To allow a 2.5 building line along Webster and 5' building lines along Nagel, Hadley and Love Oak Streets;](#)

Basis of Recommendation:

The site is located south of Interstate 45, east of Emancipation and bounded by Webster Street, Nagle Street, Hadley Street and Live Oak Street. The applicant is requesting two variances. 1.) to allow a reduced building line of 2.5' along Webster Street and a 5' building line along Nagle, Hadley and Live Oak Streets in lieu of the required 20' building line 2.) to allow reduced visibility triangles at all four intersections. Staff recommends deferring the application for two weeks to allow the applicant time to provide revise and consistent 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;

(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

July 18, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: PRH Preservation Hadley

REFERENCE NUMBER: 2019-1103

PROJECT ADDRESS: 2619 Hadley Street

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at **2619 Hadley Street**, south of Webster Street, east of Live Oak Street, north of Hadley Street, and west of Nagle 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.

Texas Engineering and Mapping Company, the applicant, has filed the request on behalf of **PRH Preservation, Inc.**, to allow 1) reduced building lines of 5' along Live Oak Street, Hadley Street, and Nagle Street and a reduced building line of 2.5' along Webster in lieu of the required 10' building line; and 2) reduced visibility triangles on all four block corners for a proposed multi-family site. Enclosed are copies of the variance requests, the proposed subdivision plat, and the proposed site plan 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, August 8th, 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 Ryan Moeckel with Texas Engineering and Mapping Company at 281-491-2525. You may also contact Tammi Williamson 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.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 08/08/2019
Plat Name: Redimer Cypress Forest
Developer: REDIMER
Applicant: Atkinson Engineers
App No/Type: 2019-1204 C2

Staff Recommendation:
Defer per Harris County
Engineering Department

Total Acreage:	3.4642	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330M	ETJ

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.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

208. Staff requests a two week deferral per Harris County Engineering Department.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 08/08/2019
Plat Name: Redimer Cypress Forest
Developer: REDIMER
Applicant: Atkinson Engineers
App No/Type: 2019-1204 C2

Staff Recommendation:
Defer per Harris County
Engineering Department

PWE Utility Analysis: Approved
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org.

Change property restriction to a reserve and revise variance request

Plat name must match application.

Plat is requested to be deferred.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 121

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Redimer Cypress Forest

Applicant: Atkinson Engineers



D – Variances

Site Location

Subdivision

Houston Planning Commission

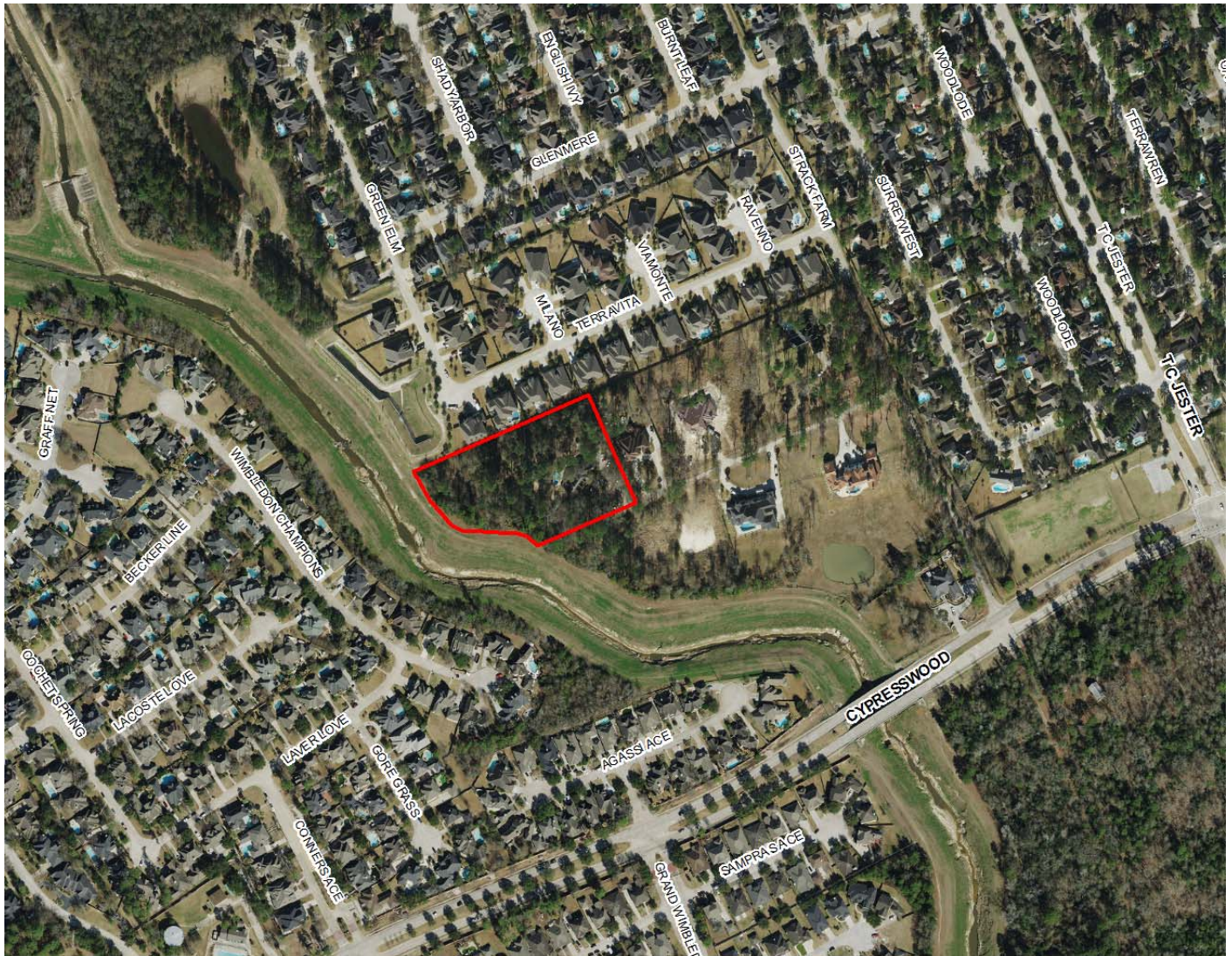
ITEM: 121

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Redimer Cypress Forest

Applicant: Atkinson Engineers



D – Variances

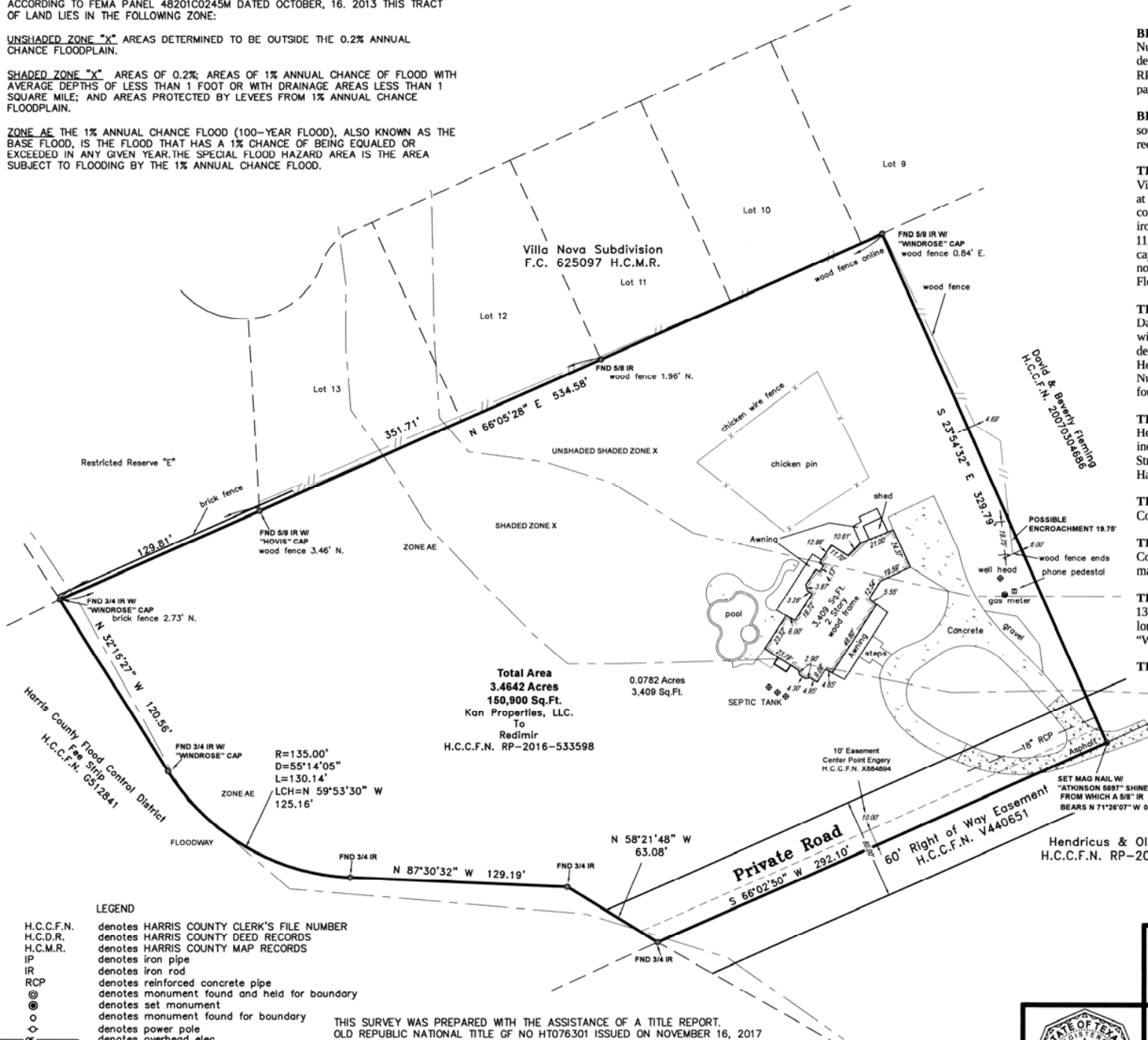
Aerial

NOTE:
ACCORDING TO FEMA PANEL 48201C0245M DATED OCTOBER, 16, 2013 THIS TRACT
OF LAND LIES IN THE FOLLOWING ZONE:

UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.

SHADED ZONE "X" AREAS OF 0.2% AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH
AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1
SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE
FLOODPLAIN.

ZONE AE THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE
BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR
EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA
SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.



Legal Description 3.4642 Acres

BEING 3.4642 acres of land in the George H. Delesdernier Survey, Abstract
Number 229 Harris County, Texas, being the same tract of land described in
deed to Redimir as recorded under Harris County Clerk's File Number
RP-2016-533598 of the Harris County Deed Records, and being more
particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod with "WINDROSE" cap found for the
southwest corner of Restricted Reserve "E" of that Villa Nova Subdivision as
recorded in Film Code 625097 of the Harris County Map Records.

THENCE N 66°05'28" E along the common line between said south line of
Villa Nova Subdivision and the north line of the herein described tract passing
at 129.81 feet a found 5/8 inch iron rod with "HOVIS" cap for the southeast
corner of said Restricted Reserve "E", passing at 351.71 feet a found 5/8 inch
iron rod for the southeast corner of Lot 12, and the southwest corner for Lot 11,
and continuing in all 534.58 feet to a 5/8 inch iron rod with "WINDROSE"
cap found marking the northeast corner of the herein described tract, and the
northwest corner of a tract of land described in Deed to David & Beverly
Fleming as recorded in Harris County Clerk's File Number 20070304686;

THENCE S 23°54'32" E 329.79 feet along the common line between said
David & Beverly Fleming tract and the herein described tract to a mag nail
with "ATKINSON 5897" shiner set for the southeast corner of the herein
described tract, in the north line of a tract of land described in Deed to
Hendricus & Olga Jelsma as recorded under Harris County Clerk's File
Number RP-2017-213784 of the Harris County Deed records, from which a
found 5/8 inch iron rod with "HOVIS" cap bears N 71°26'07" W 0.86';

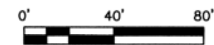
THENCE S 66°02'50" W 292.10 feet along the common line of said
Hendricus & Olga Jelsma tract and the herein described tract to a found 3/4
inch iron rod in the east line of a Harris County Flood Control District Fee
Strip as recorded under Harris County File Clerk's Number G512841 of the
Harris County Deed Records

THENCE N 58°21'48" W 63.08 feet along the common line of said Harris
County Fee Strip, and the herein described tract to a found 3/4 inch iron rod;

THENCE N 87°30'32" W 129.19 feet along the common line of said Harris
County Fee Strip, and the herein described tract to a found 3/4 inch iron rod
marking the beginning of a curve to the right;

THENCE in a northwesterly direction along the arc of said curve to the right
130.14 feet, having a radius of 135.00 feet, a central angle of 55°14'05" and a
long chord of N 59°53'30" W, 125.16 feet to a 3/4 inch iron rod with
"WINDROSE" cap found for corner;

THENCE N 32°16'27" W 120.56 to the PLACE OF BEGINNING.



SCALE: 1"=40'

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED
ON GRID NORTH OF THE TEXAS COORDINATE
SYSTEM, SOUTH CENTRAL ZONE 4204.
NAD 1983 DATUM

BOUNDARY SURVEY OF
3.4642 ACRES OF LAND IN THE
GEORGE DELESDESNIER SURVEY,
ABSTRACT NO 229, HARRIS COUNTY, TEXAS

Civil Engineers - Land Surveyors



**ATKINSON
ENGINEERS**

150 Years Improving Texas
1935 West Road
Spring, Texas 77388
Phone 281-512-3020
Fax 281-512-3020

BY: *[Signature]*
REGISTERED PROFESSIONAL LAND SURVEYOR
TSPS Firm # 10045000

DATE: 07-18-2019 SCALE: 1"=40' DRAWN BY: JB DWG. NO. 3104

THIS SURVEY WAS PREPARED WITH THE ASSISTANCE OF A TITLE REPORT.
OLD REPUBLIC NATIONAL TITLE GF NO HT076301 ISSUED ON NOVEMBER 16, 2017

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND,
THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AT THE TIME
OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1A CONDITION III SURVEY.



Application Number: 2019-1204

Plat Name: Redimer Cypress Forest

Applicant: Atkinson Engineers

Date Submitted: 07/12/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a residential lot to take access from a recorded access easement.

Chapter 42 Section: 42-188

Chapter 42 Reference:

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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 Lot Owner would not be able to meet the requirements of having a P.A.E and or a Public Street. to provided the needed access to his lot, as it would require the consent and participation of the adjoining lot owners to establish a record plat for development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance requested is not of the Owner doing, the Owner is applying for a permit to update his current septic system and the in the process was informed by Harris County that he need to be in approved plat.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The Owner has prepared this plat for review by city and county and pending platting conditions to obtain approval. This Lot / Plat will not need any additional utility service and currently has access to a Public R.O.W. via the "Access Easements" to Cypresswood Drive. The current conditions on the ground can be considered and is being used as a "Paved Private Drive" to serve the all the exisiting lots.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will allow the Owner to apply for and obtain approval for a Septic System for his lot. The granting of the variance would not affect the adjoining property owners and or the existing condition for the surround area or communities.

(5) Economic hardship is not the sole justification of the variance.

Not granting the variance will limit the effectiveness of the current Septic System and would affect the quality of life for the Owner. Requiring the Sole Owner to try to meet Sec. 42-188(a).-Lot access to Streets, would be a nearly impossible task to meet the intent of the rules. Again, all the existing Tracts / Lot have a joint access to a Public Street – Cypresswood Drive. This condition has served the owner(s) and applying this rule would not improve the current conditions of access to each Tract / Residential Lot(s).



Application No: 2019-1204

Agenda Item: 121

PC Action Date: 08/08/2019

Plat Name: Redimer Cypress Forest

Applicant: Atkinson Engineers

Staff Recommendation: [Defer per Harris County Engineering Department](#)

Chapter 42 Sections: **42-188**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To allow a residential lot to take access from a recorded access easement.;](#)

Basis of Recommendation:

The site is located north of Cypresswood Drive, west of TC Jester Blvd, in Houston's ETJ Harris County. The applicant is requesting a variance to allow a residential lot to take access via an access easement rather than a public or private street. Staff recommends deferring the application per Harris County Engineering Department for further study & review.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[N/A](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[N/A](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[N/A](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[N/A](#)

(5) Economic hardship is not the sole justification of the variance.

[N/A](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122

Action Date: 08/08/2019

Plat Name: River Oaks Green

Developer: 3120 Buffalo Speedway Associates, LP

Applicant: BGE, Inc.

App No/Type: 2019-1210 C2R

Staff Recommendation:

Defer Applicant request

Total Acreage:	16.7700	Total Reserve Acreage:	16.7700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492T	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Legal description in title and on plat must match at recordation.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

209. Applicant has requested that this item be deferred for two weeks to allow more time to provide additional information.

Revise site plan and provide distances between back-of-the-curb and proposed buildings along Buffalo Speedway.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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

This project will require Joint Referral Committee action for the abandonment/relocation of the existing sanitary sewer line on-site.

City Engineer: Detention is required.No building is allowed within any public utilities.

Harris County Flood Control District: Flood Control review - No comments.

CenterPoint: The is an existing easement which is not shown but it appears to be in the process of preparing a release.

Houston Planning Commission

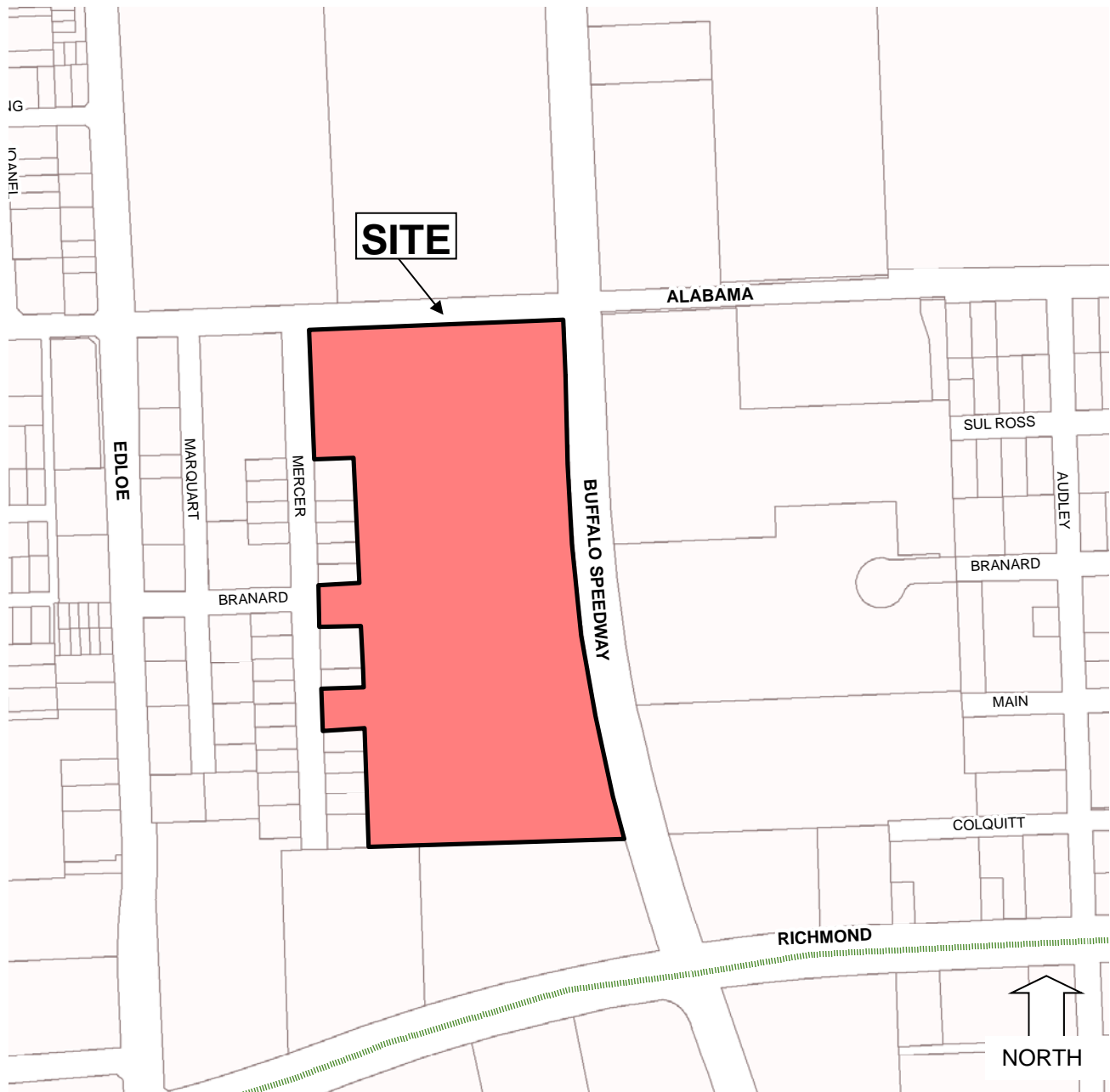
ITEM: 122

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: River Oaks Green (DEF 1)

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

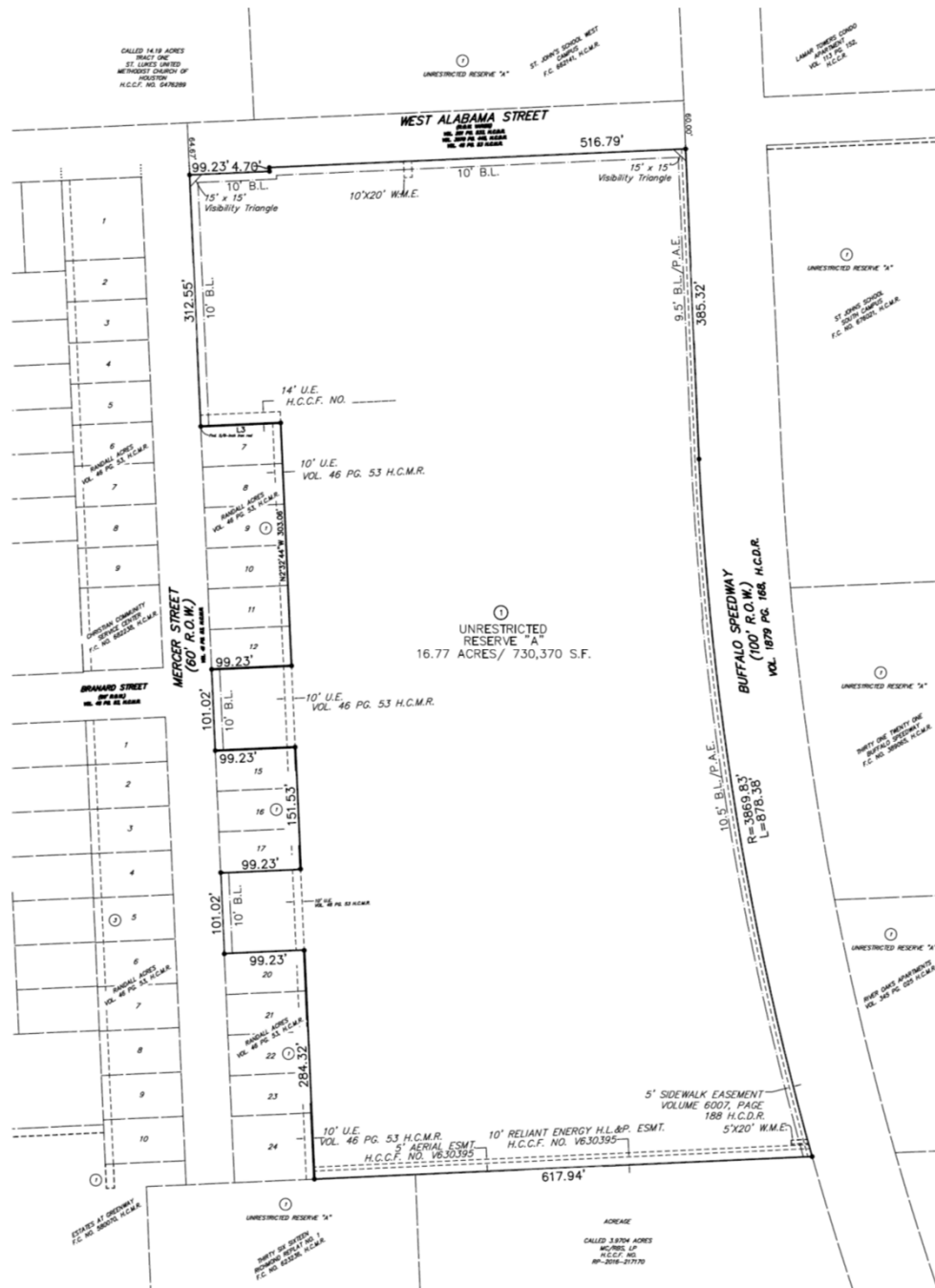
ITEM: 122

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: River Oaks Green (DEF 1)

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

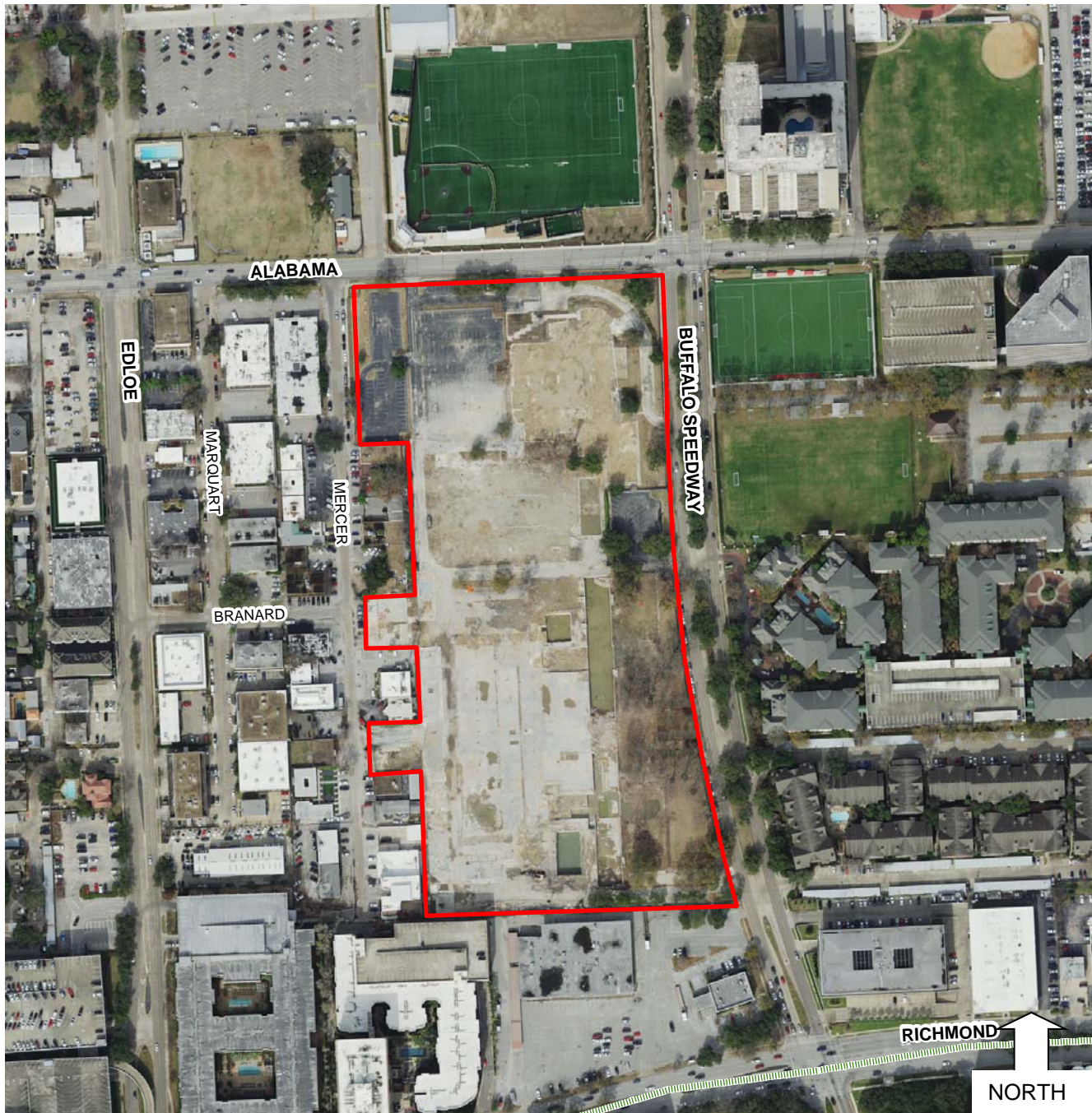
ITEM: 122

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: River Oaks Green (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial



**SITE PLAN OF
RIVER OAKS GREEN**

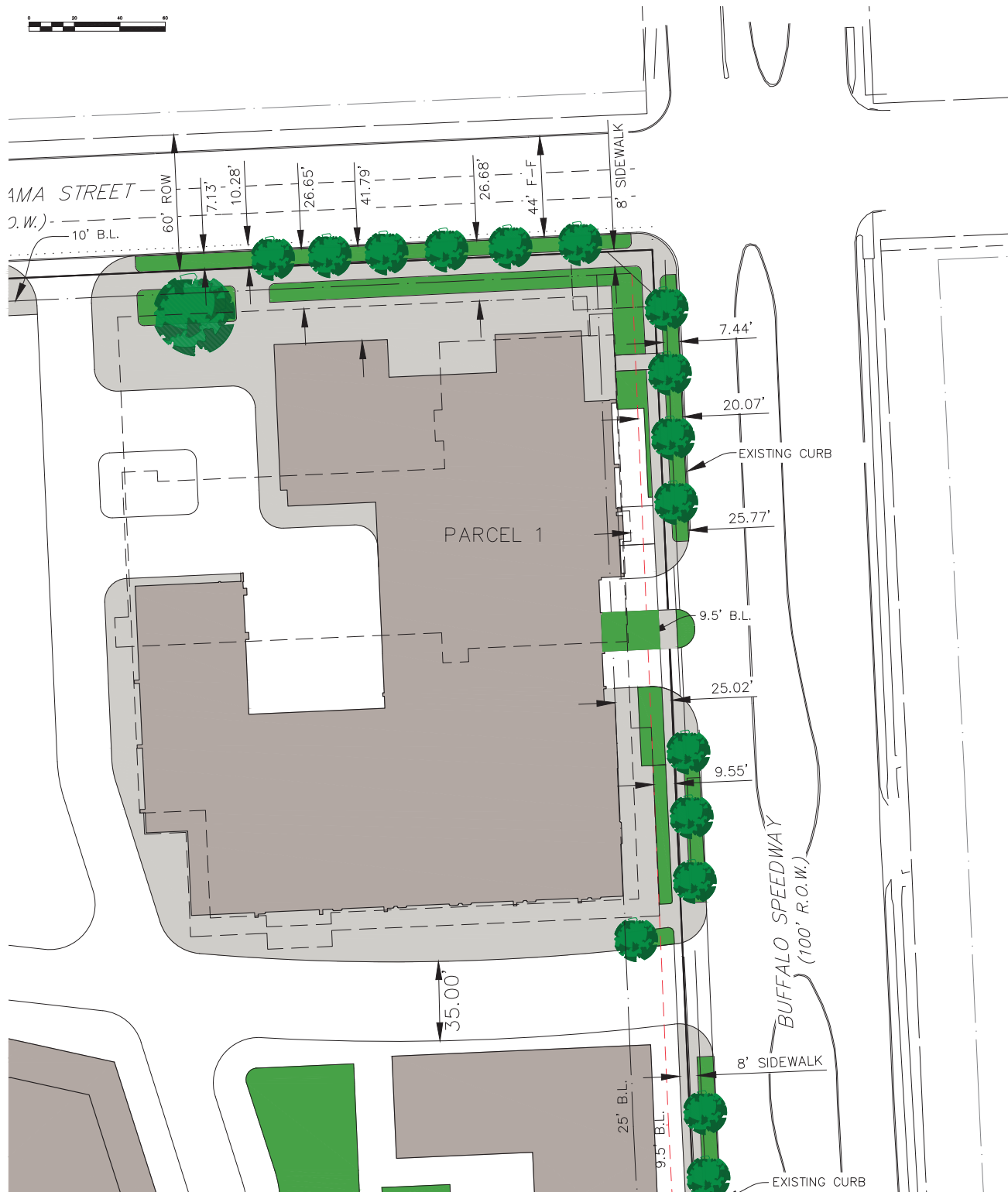
A SITE PLAN OF 16.77 ACRES OF LAND ALSO
BEING A REPLAT OF RESTRICTED RESERVE "A",
BLOCK 1, OF EXXONMOBIL UPSTREAM RESEARCH
COMPANY TRACT LOCATED IN THE
A.C. REYNOLDS SURVEY, ABSTRACT NO. 61
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

SCALE: 1"=60'

DATE: JULY, 2019



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TSP# Registration No. F-1048
TBPLS Licensed Surveying Firm No. 101065-00



**SITE PLAN OF
PARCEL 1
RIVER OAKS GREEN**

A SITE PLAN OF 16.77 ACRES OF LAND ALSO
BEING A REPLAT OF RESTRICTED RESERVE "A",
BLOCK 1, OF EXXONMOBIL UPSTREAM RESEARCH
COMPANY TRACT LOCATED IN THE
A.C. REYNOLDS SURVEY, ABSTRACT NO. 61
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

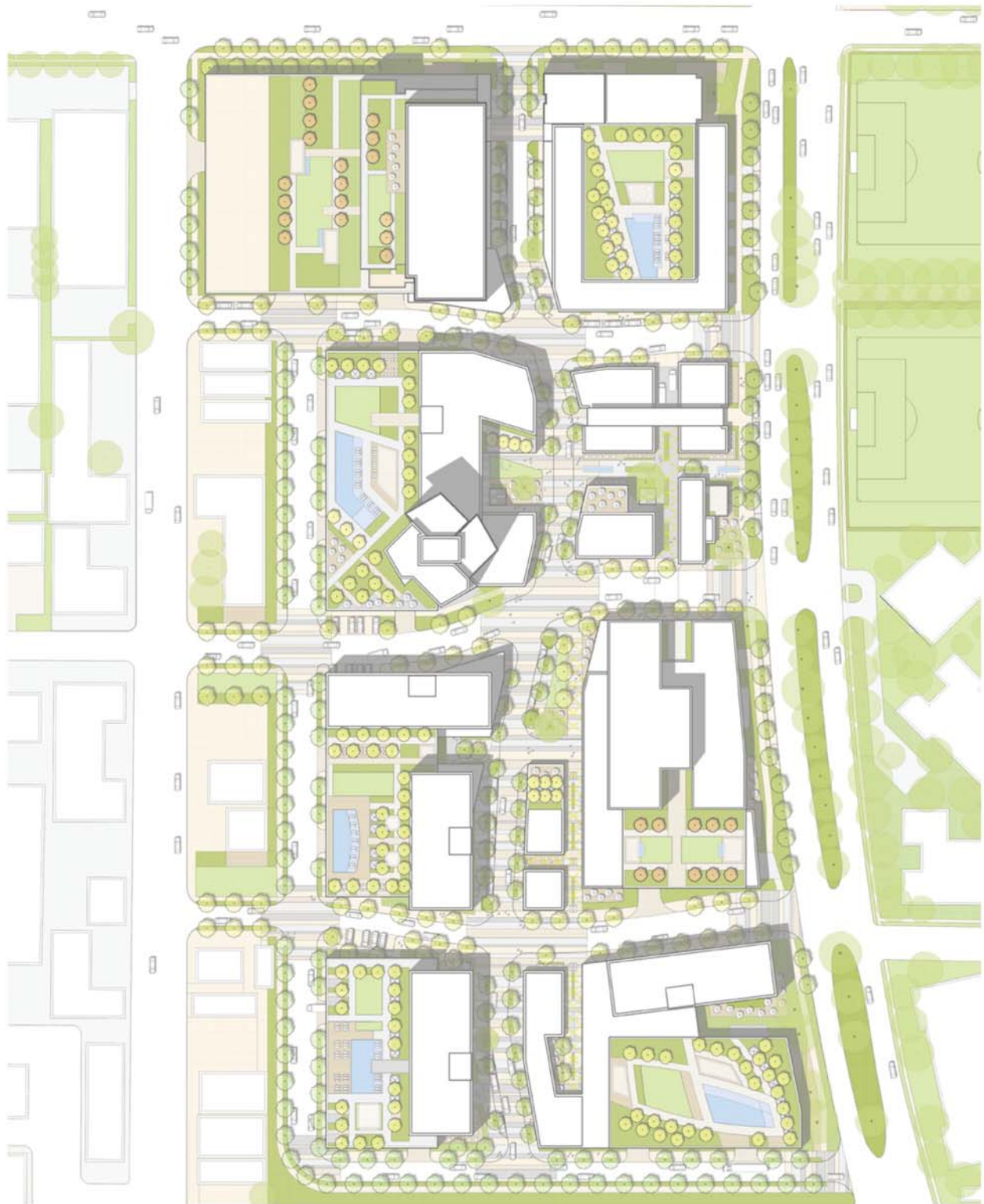
SCALE: 1"=60'

DATE: JULY, 2019



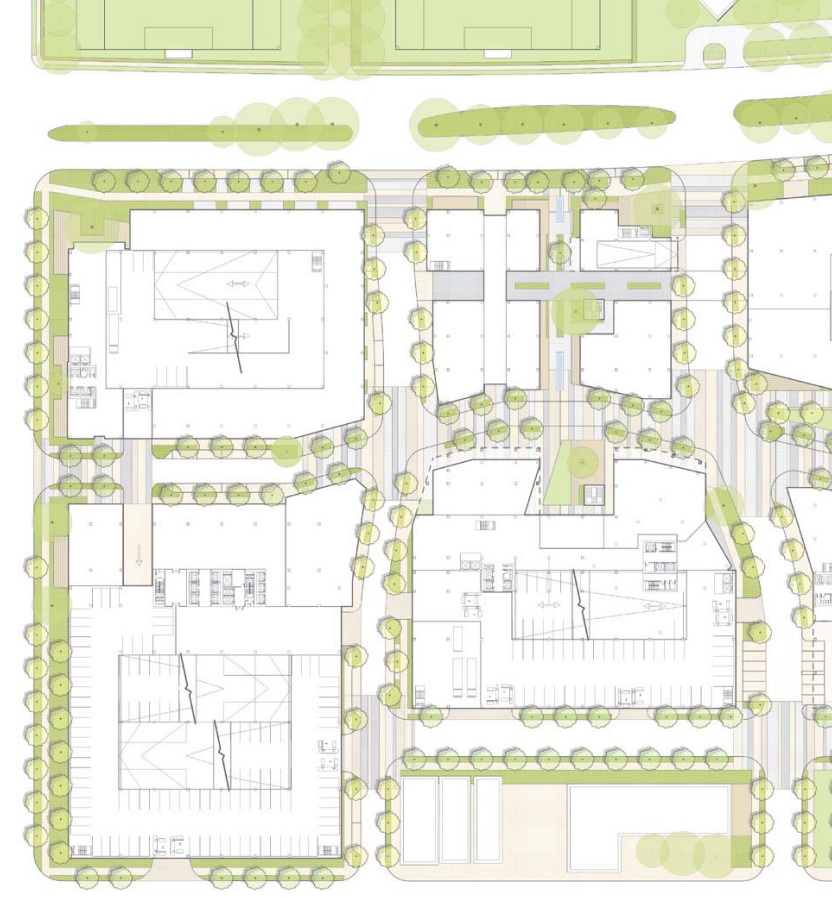
BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1049
TBPLS Licensed Surveying Firm No. 101065-00

Site Plan

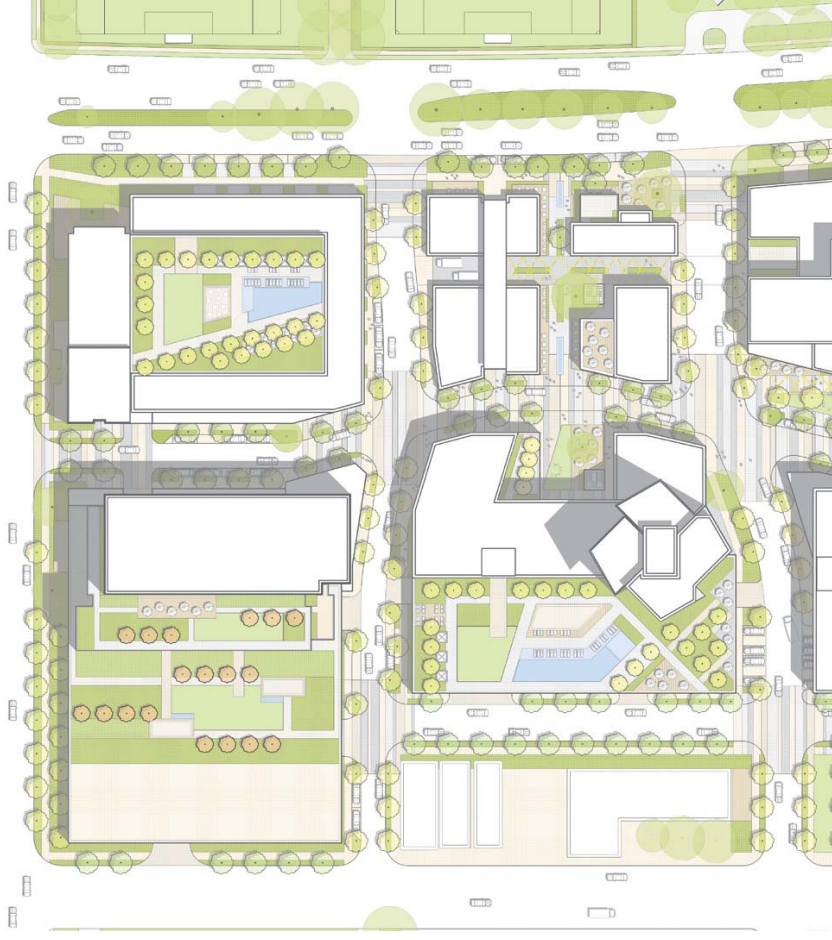


Conceptual Landscape Plan
Houston, Texas

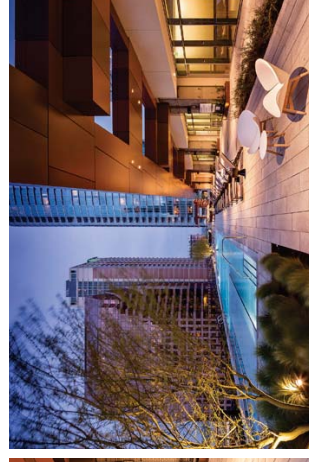
PICKARD CHILTON



Ground Level Plan



Amenity Plan

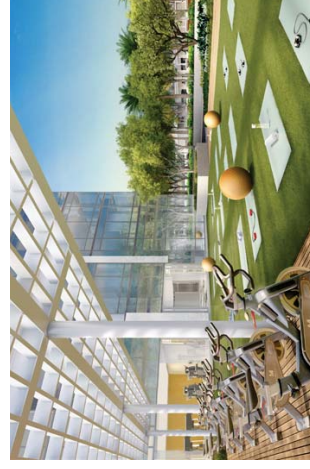




Ground Level Plan

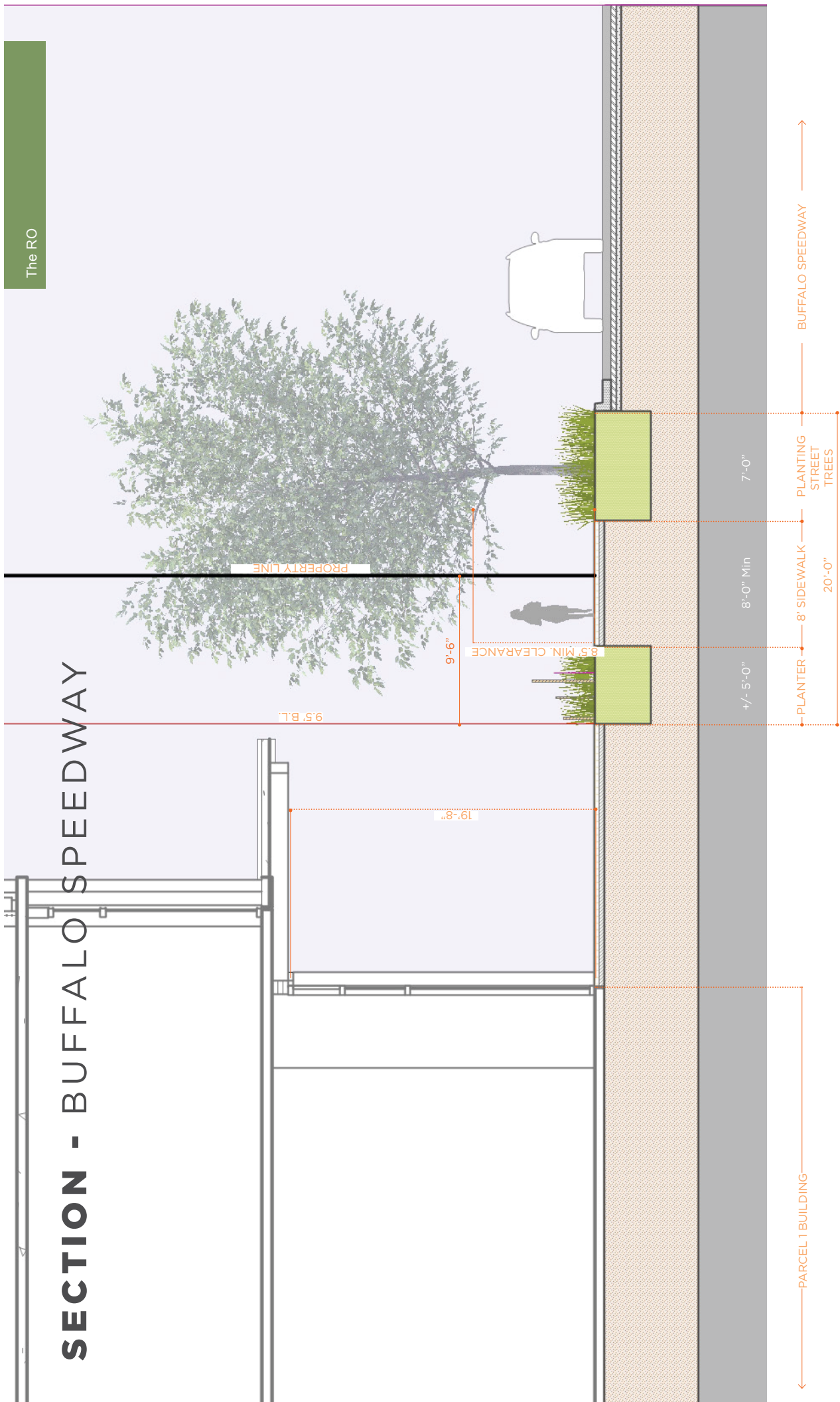


Amenity Level Plan



SECTION - BUFFALO SPEEDWAY

The RO



PICKARD CHILTON

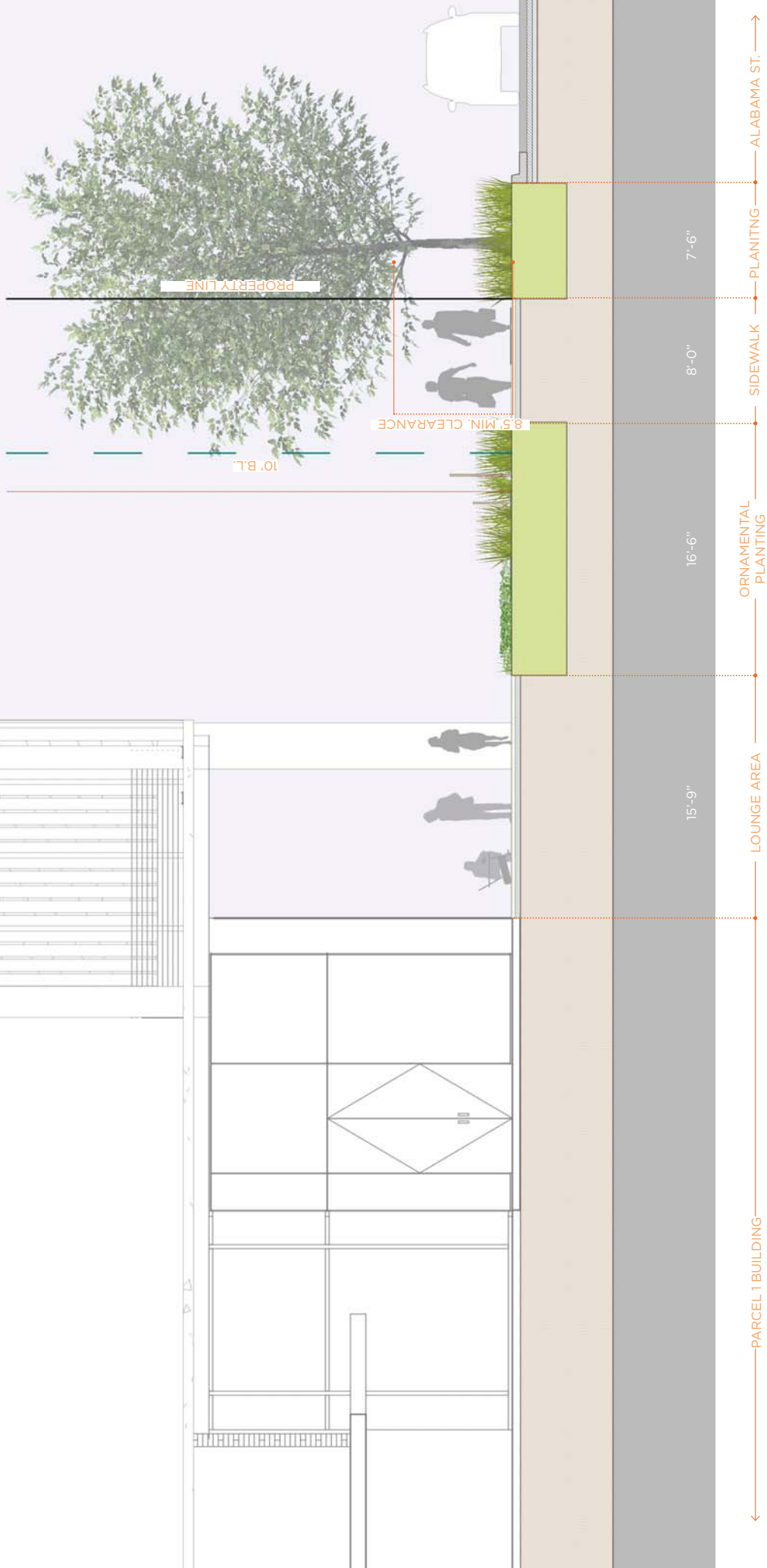
PRESTON PARTNERSHIP

MAYFIELD AND RAGNI STUDIO

OJB LANDSCAPE ARCHITECTURE

SECTION - ALABAMA ST.

The RO



PICKARD CHILTON

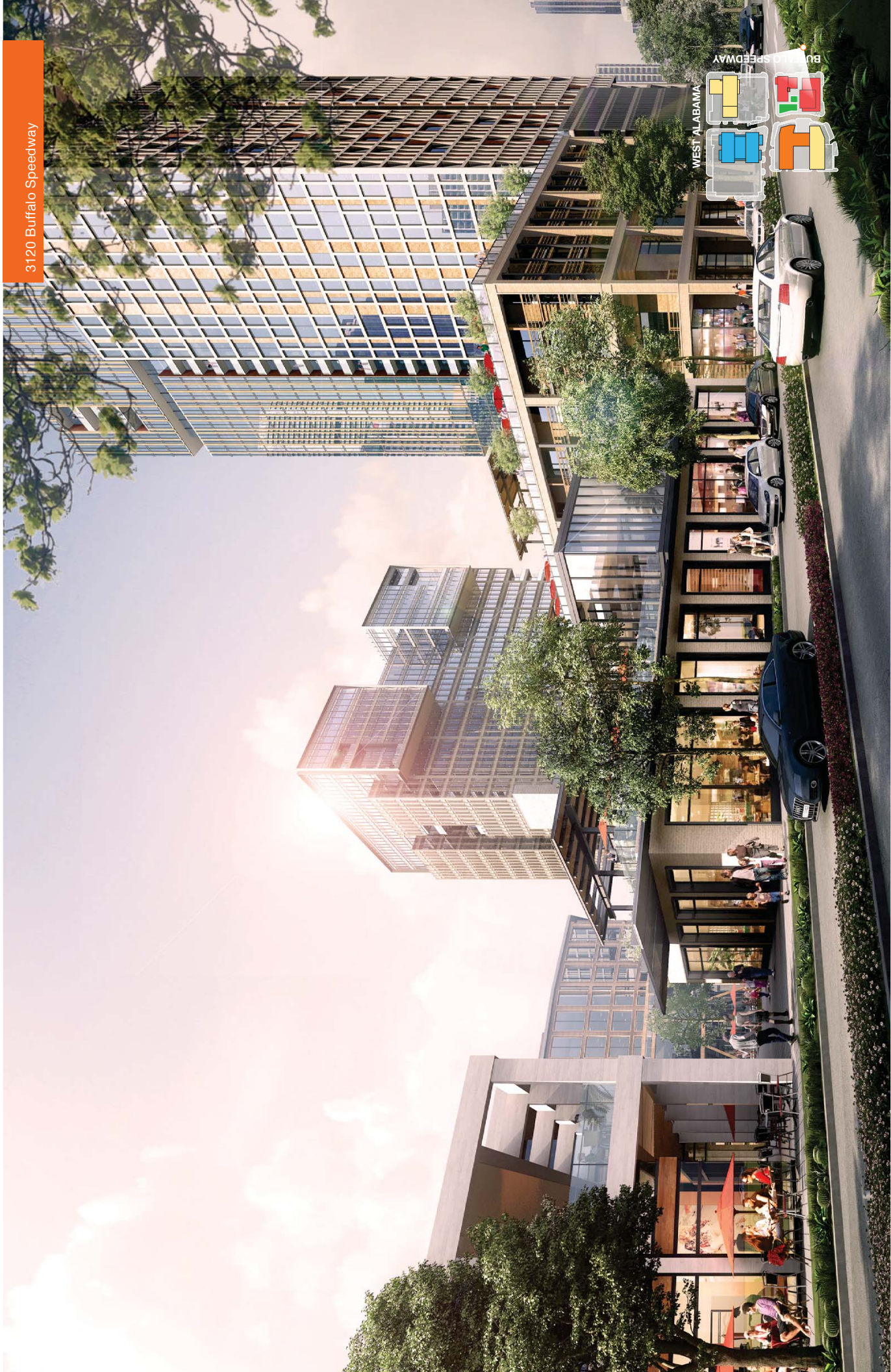
PRESTON PARTNERSHIP

MAYFIELD AND RAGNI STUDIO

OJB LANDSCAPE ARCHITECTURE

TRANSWESTERN[®]
DEVELOPMENT COMPANY

3120 BUFFALO SPEEDWAY, HOUSTON, TEXAS - PARCEL 1





3120 Buffalo Speedway



Application Number: 2019-1210

Plat Name: River Oaks Green

Applicant: BGE, Inc.

Date Submitted: 07/12/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 9.5 foot and 10.5 foot building line along the west side of Buffalo Speedway to allow for architectural features, overhangs, and cantilevered habitable building area.

Chapter 42 Section: 152

Chapter 42 Reference:

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject site is a ± 16.8-acre tract bounded by Mercer Street on the west, West Alabama Street on the north, and Buffalo Speedway on the east. The subject site was formerly home to the ExxonMobil Research Center and is undergoing a complete redevelopment to create a new mixed-use development including residential units. The preceding plat dedicated approximately 10 feet to the West Alabama Street right of way. West Alabama is a designated Major Collector with an ultimate width of 70 feet, and Buffalo Speedway is a designated Major Thoroughfare with a sufficient width right of way of 100 feet at this location. The proposed redevelopment will be divided into two phases and eight different parcels. Phase I (see Site Phasing diagram included in Variance Package A) will include a mixed-use retail/office building and a mixed-use retail/multi-family residential building. Phase I also includes parcels three and four which remain under conceptual development. The proposed development will be a pedestrian oriented mixed-use commercial center with significant landscaping and green space including plazas. The proposed redevelopment contemplates transforming West Alabama Street and Buffalo Speedway into an aesthetically pleasing pedestrian realm to serve and enhance the commercial and residential uses. The redevelopment will establish a minimum pedestrian realm of 20 feet along West Alabama Street and a variable width pedestrian realm along Buffalo Speedway (a minimum 20-foot pedestrian realm along the Buffalo Speedway frontage will be provided). The building lines established will be 9.5 feet for Parcel 1 and Parcel 3 (see exhibit) and then transitions to a 10.5 foot building line in front of Parcel 5 and Parcel 7 on the west side of Buffalo Speedway. A minimum 8-foot sidewalk will be provided along both the west side of Buffalo Speedway and the south side of West Alabama Street in keeping with the pending Walkable Places and updated Transit-Oriented Development Standards. The proposed sidewalks will be variable width due to landscape buffers and tree wells along both rights-of-way. The landscape buffers provided will be a minimum of 7-feet wide to accommodate both new and existing landscaping, and to create a pedestrian environment that is more comfortable for pedestrians walking along both Buffalo Speedway and West Alabama Street. Additionally, ornamental planting wells will be created on the west side of the 8-foot sidewalk along Buffalo Speedway, as well as on the south side of the 8-foot sidewalk along West Alabama. The contemplated uses for the first floors of both the initial buildings will be commercial retail uses allowing for engagement and activity at the street level to create a meaningful pedestrian experience for both residents/users of the site and pedestrians traveling along both Buffalo Speedway and West Alabama Street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances are not the result of a hardship created by the applicant; the circumstances are a result of the existing conditions created by the inadequate pedestrian facilities within the urban context of the site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained; the subject streets will continue to function with an enhanced pedestrian experience. Pedestrian safety will be enhanced by the proposed improvements to West Alabama Street and Buffalo Speedway including clear delineation and separation of the pedestrian realm versus the vehicular travel way.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The redevelopment of the site will enhance the public health, safety, and welfare by creating a pedestrian realm separate from the travel way of West Alabama Street and Buffalo Speedway. Today, the pedestrian realm has sidewalks and some green space buffers, however the proposed improvements will be significantly more substantial than the existing conditions. The improvements will provide a clear access route for residents, patrons, neighboring property owners, nearby residents, and/or emergency vehicles.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance; the proposed improvements along West Alabama Street and Buffalo Speedway will only enhance the resident, patrons, neighboring property owners, and nearby resident experience and will allow better access to and from the proposed development.



Application No: 2019-1210

Agenda Item: 122

PC Action Date: 08/08/2019

Plat Name: River Oaks Green

Applicant: BGE, Inc.

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 9.5 foot and 10.5 foot building line along the west side of Buffalo Speedway to allow for architectural features, overhangs, and cantilevered habitable building area.;

Basis of Recommendation:

The property is located in Houston's corporate limits, at the southwest intersection of Alabama Street and Buffalo Speedway.

The applicant is requesting a variance to allow a reduced 9.5' B.L. and a 10.5' B.L. instead of the required 25' B.L. along Buffalo Speedway, a major thoroughfare.

Staff's recommendation is to defer the plat per the applicant's request to allow more time to provide additional information on the proposed pedestrian realms along Buffalo Speedway and to further evaluate what transit corridor performance standards cannot be met.

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

July 18, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: River Oaks Green

REFERENCE NUMBER: 2019-1210

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the south west intersection of W. Alabama Street and Buffalo Speedway. 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.

BGE, Inc., the applicant, has filed the request on behalf of 3120 Buffalo Speedway Associates, LP, the developer of the subject site. The applicant is requesting a variance to allow a 9.5' building line along Buffalo Speedway in lieu of the required 25' building line for a proposed mixed-use development. 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 25th, 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 Gerald Grissom with BGE, Inc. at 281-558-8700. 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 Rodríguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 08/08/2019
Plat Name: South Belt Logistics Park
Developer: General Land Office
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1332 C3R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	233.3720	Total Reserve Acreage:	226.3470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574W	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

If variance is granted, add note: The Planning Commission granted the following variances 1.) To exceed intersection spacing along Schurmier Road and S Sam Houston Parkway 2.) To exceed intersection spacing along Cottingham Street and the eastern boundary by not extending Carter Street and not terminating in a cul-de-sac and 3.) To not dedicate ROW widening to Carter Street subject to specific conditions on 08/08/2019. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 08/08/2019
Plat Name: South Belt Logistics Park
Developer: General Land Office
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1332 C3R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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.

In the floodplain, need drainage plan.

Harris County Flood Control District: Flood Control review - No comments.

Parks and Recreation: Please provide Park Note "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." Also must include park sector note.

Aviation: This project may be subject to the Houston Airport System's ordinance No. 08-1052 and No. 09-825.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

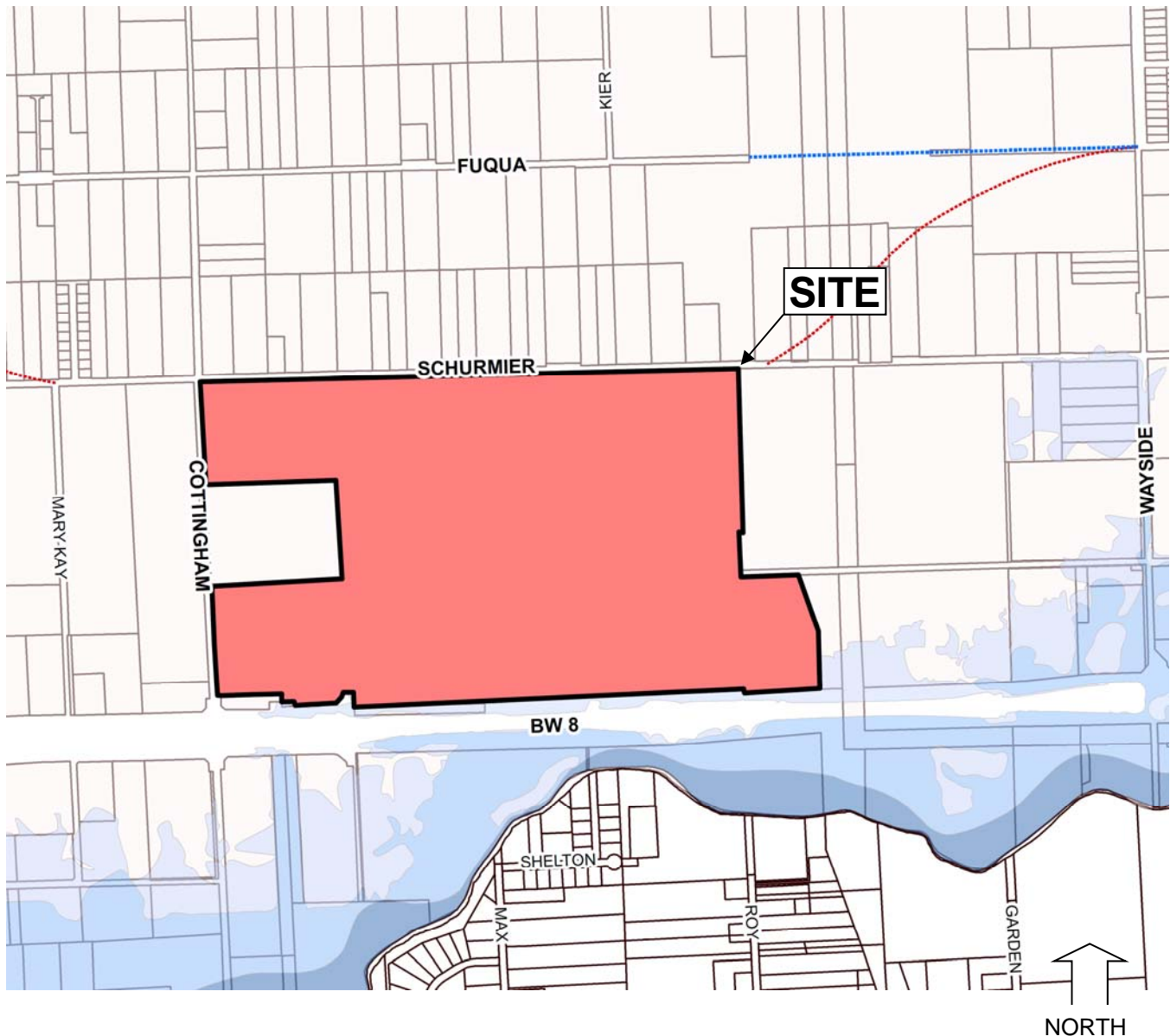
ITEM: 123

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: South Belt Logistics Park

Applicant: Pape-Dawson Engineers



D – Variances

Site Location

Meeting Date: 08/08/2019

Applicant: Pape-Dawson Engineers



Subdivision

Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: South Belt Logistics Park

Applicant: Pape-Dawson Engineers



D – Variances

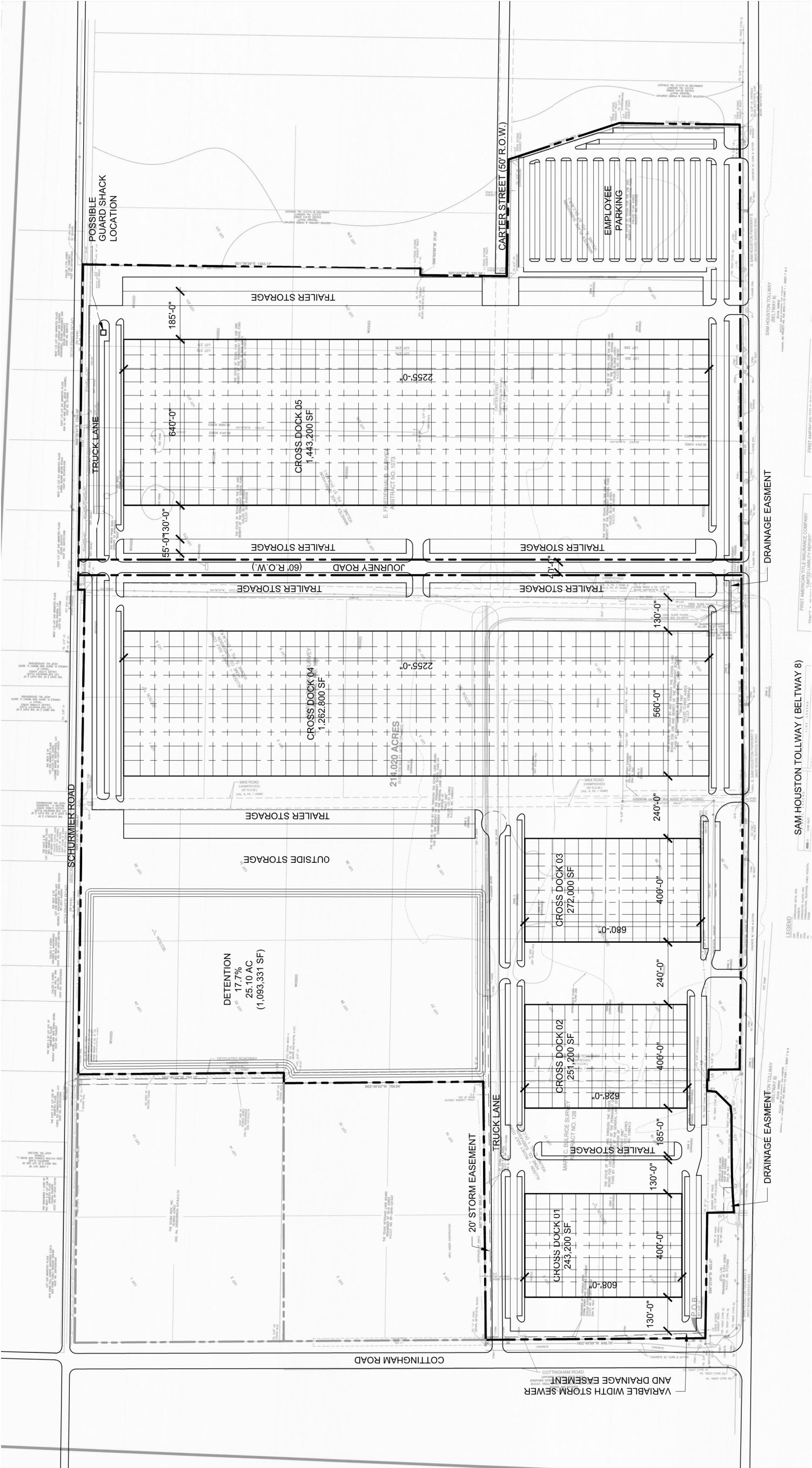
Aerial

SITE PLAN: OPTION 1

SITE AREA : 214.02 AC (9,322,680.2 SF)

TOTAL BUILDING AREA : 3,472,400 SF

COVERAGE : 37.25%



0

100

200

400

800



Application Number: 2019-1332
Plat Name: South Belt Logistics Park
Applicant: Pape-Dawson Engineers
Date Submitted: 07/26/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The applicant seeks a variance from Section 42-127 to exceed the 2,600' intersection spacing requirement. Proposed intersection spacing of approximately 2,900 feet from existing major thoroughfare of Cottingham Road (aka Martin Luther King Blvd.) to the proposed north/south street. The applicant also seeks a variance from Section 42-128 to not provide an east/west street.

Chapter 42 Section: 127 and 128

Chapter 42 Reference:

42-127: Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128: Intersections of local streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

MINETEX PLACE and ALLISON-RICHEY GULF COAST HOME CO. subdivisions were created and recorded back in the early 1900's. These plats created large acreage lots and also dedicated roads which were primarily used for agricultural purposes at the time. Throughout the years most of the lots and roads remained unimproved. In recent years the area has brought mixed use to these lots with many being developed for commercial purposes. In 2003 and 2004 the State of Texas for the use and benefit of the permanent school fund acquired the land. Over the years the site has been looked at by several developers; however, the current construction of "direct connectors" at SH. 288 and South Beltway has brought the connectivity that this site needed to develop. The proposed plat, South Belt Logistics Park, is an office/warehouse development that is proposing nine buildings covering nearly 3.3 million square feet of warehouse/office space. This plat encompasses 233 total acres, roughly 214 acres being owned by the State of Texas. An adjoining land owner has also joined to plat their 19 acres. The plat is configured into three large unrestricted reserves, dedicates a 60 feet wide north/south street, and donates additional right-of-way along Schurmier Road and Cottingham Road to meet the current major thoroughfare plan requirements. The owners of this plat wish to create the said three unrestricted reserves and remove the original platted lot lines and unimproved roads within this land. By doing so, the applicant seeks a variance from Section 42-127 to exceed the 2,600' intersection spacing requirement. Proposed intersection spacing of approximately 2,900 feet from existing major thoroughfare of Cottingham Road (aka Martin Luther King Blvd.) to the proposed north/south street. This exceeds the requirement by roughly 11%. The location of an existing 95' wide drainage ditch is the main reason the north-south road is exceeding the required distance. The applicant also seeks a variance from Section 42-128 to not provide any east/west street. Chapter 42 as written does not easily provide for large scale user tracts such as this. Fortunately, this area already has a functioning street pattern with the recent construction of Cottingham Road into Beltway 8. It provides north-south circulation to and from Beltway 8. The addition of the proposed north-south street should only help provide additional north-south circulation in the area and provide the main ingress/egress for this development. Wayside Drive to the east also provides much of the north and south circulation in the area from Beltway 8. Generally, this site is protected by excessive traffic along Beltway 8 feeder due to the locations of the exit ramps along Beltway 8. The exit ramp to the east of this tract is located 3/4 mile east of Wayside Drive (or 3 mile from this tract), therefore exiting traffic is mostly diverted from the beltway north/south via Wayside Drive. Beltway 8 and Schurmier handle the east/west traffic in the area. This development will accommodate ingress/egress circulation via internal driveways that will connect with the proposed north-south street, a proposed connection along Cottingham Street, and several driveways along Beltway 8. The internal use of private driveways for ingress and egress reduces

safety concerns for the general public and also decreases security issues for the end users. This site is adjoined by a 32 acre tract of land owned by HL&P. HL&P also has a 325' wide dual transmission tower corridor to the east. This corridor crosses the beltway and continues north for 1.6 miles. Providing an east/west road provides no mobility functions if future connection to the east is not likely. Circulation east/west will be provided internally through said driveways. The proposed north/south road will handle the internal traffic patterns of the proposed development and distribute traffic east along Beltway 8 feeder road or east/west along Schurmier Road. For these reasons, we are seeking a variance to not dedicate a east/west street within this development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The construction of Cottingham road has created a functioning street pattern in this area. The addition of one north/south street by this plat allows a balance in mobility for this development and the area. The internal driveways for ingress and egress east/west reduces safety concerns for the general public and security issues for the users. This tract is unique, it is 214 acres of contiguous property that lends itself for a large scale office/warehouse development. The applicant feels that the plat creates a balanced approach for general mobility, safety for the general public, and reduced security issues for the future tenants. The circumstances supporting this variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The purpose of Chapter 42 is to assure adequate access and mobility on and along public right-of-way. The purpose will be accomplished with the proposed plan.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The plat has accommodated additional right-of-way dedication to the existing streets in the area to comply the current major thoroughfare plan. The plat increases mobility by proposing an additional north/south street. The internal ingress/egress within the development limits the exposure to the general public and creates a safer development for future tenants. Uninterrupted sites will help reduce potential public safety hazards, by creating a balanced development with internal circulation and public mobility. Granting of the variances will not be injurious to the public health, safety, or welfare of the general public.

(5) Economic hardship is not the sole justification of the variance.

The proposed plat addresses the need for a north/south street to provide mobility for this development. It creates a balance to limit safety concerns for the public. It also addresses the site security for the end users by using internal ingress/egress. Economic hardship is not the sole justification for the requested variance.



Application Number: 2019-1332

Plat Name: South Belt Logistics Park

Applicant: Pape-Dawson Engineers

Date Submitted: 07/26/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The applicant seeks a variance from Section 42-134 to not extend Carter Street, to not provide a turn-around for Carter Street ("unimproved" 50 foot wide right-of-way), and not provide additional widening along said Carter Street.

Chapter 42 Section: 134

Chapter 42 Reference:

42-134(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

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;

MINETEX PLACE and ALLISON-RICHEY GULF COAST HOME CO. subdivisions were created and recorded back in the early 1900's. These plats created large acreage lots and also dedicated roads which were primarily used for agricultural purposes at the time. Throughout the years most of the lots and roads remained unimproved. In recent years the area has brought mixed use to these lots with many being developed for commercial purposes. In 2003 and 2004 the State of Texas for the use and benefit of the permanent school fund acquired the land. Over the years the site has been looked at by several developers; however, the current construction of "direct connectors" at SH. 288 and the south beltway has brought the needed connectivity that this site needed to develop. The proposed plat, South Belt Logistics Park, is an office/warehouse development that is proposing nine buildings covering nearly 3.3 million square feet of warehouse/ office space. This plat encompasses 233 total acres, roughly 214 acres being owned by the State of Texas. An adjoining land owner has also joined to plat their 19 acres. The plat is configured into three large unrestricted reserves, dedicates a 60 feet wide north/south street, and donates additional right-of-way along Schurmier Road and Cottingham Road to meet the current major thoroughfare plan requirements. The owners of this plat wish to create the said three unrestricted reserves and remove the original platted lot lines and unimproved roads within this land. The internal use of ingress and egress east/west reduces safety concerns for the general public and also decreases security issues for the end users. HL&P ownership of 32 acres and a 325' wide dual transmission tower corridor to the east does not lend itself for east/west mobility in the foreseeable future. The configuration of the planned warehouse buildings would not allow for east/west egress and the need for an internal east/west street is not warranted. The applicant is hereby requesting that the street known as Carter Street (unimproved) terminate on the eastern boundary of this plat. By doing so, applicants seek a variance to not extend Carter Street, to not provide a turn-around for Carter Street ("unimproved" 50 foot wide right-of-way), and not provide additional widening along said Carter Street. Extending the unimproved road or even creating a cul-de-sac for an unimproved road would not benefit the public. Traffic circulation would not improve as the road is not constructed over the land to the east which is owned by HL&P. It is unlikely that the road is dedicated or ever built across the HL&P land in the foreseeable future.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are logical as Carter Street is unimproved to the east and providing a turn around is unnecessary. The adjacent HL&P land and transmission corridor is considered a blockage and will keep Carter street from being constructed. The addition of one north/south street by this plat along with direct access to the Beltway 8 feeder road via curb cuts allows a balance in mobility for this development and the area. The internal

use of ingress and egress east/west reduces safety concerns for the general public and security issues for the users. This tract is unique, it is 214 acres of contiguous property that lends itself for a large scale office/warehouse development. The applicant feels that the plat creates a balanced approach for general mobility, safety for the general public, and reduced security issues for the future tenants. The circumstances supporting this variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing street system provides for adequate vehicular circulation which is consistent with the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Currently Carter Street is unimproved and is not injurious to the public health, safety, or welfare of the public. By granting this variance it will continue to not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

This request is not based on economic reasons. It is a logistical solution to not provide termination on an undeveloped road known as Carter Street.



Application No: 2019-1332

Agenda Item: 123

PC Action Date: 08/08/2019

Plat Name: South Belt Logistics Park

Applicant: Pape-Dawson Engineers

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134; 127 and 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The applicant seeks a variance from Section 42-134 to not extend Carter Street, to not provide a turn-around for Carter Street ("unimproved" 50 foot wide right-of-way), and not provide additional widening along said Carter Street.;

The applicant seeks a variance from Section 42-127 to exceed the 2,600' intersection spacing requirement. Proposed intersection spacing of approximately 2,900 feet from existing major thoroughfare of Cottingham Road (aka Martin Luther King Blvd.) to the proposed north/south street. The applicant also seeks a variance from Section 42-128 to not provide an east/west street.;

Basis of Recommendation:

The site is located east of Cottingham Street, west of S Wayside Drive, and north of S Sam Houston Parkway. The applicant is requesting three variances 1.) to exceed intersection spacing along the northern and southern boundary by only providing one north south street Two.) to exceed intersection spacing along the eastern & western boundary by not extending nor terminating with a cul-de-sac Carter Street and 3.) to not provide additional widening to Carter street, a 50' ROW. Staff is in support of all three request.

The applicant is proposing an office warehouse complex on two of the three proposed reserves. The subject property is out of two different subdivisions from the early 1900's, Allison-Richey Gulf Coast and Minnetex Place. There are 3 north south streets and a portion of an east west street that lies within the proposed development that were dedicated with the original subdivisions. The applicant is proposing to abandon all 4 unimproved right of ways and in return, provide one north south public street. The intersection spacing will be approx. 2900' along the northern and southern boundary, however, the proposed layout will still provide a grid system network that will distribute traffic to the adjacent MTF's. Along the eastern and western boundary, the applicant is proposing to exceed intersection spacing by not providing an east west street through the site. The proposal includes abandoning a portion of Carter Street and to not terminate in a cul-de-sac. Carter Street is currently unimproved from S Wayside Drive and the property directly to the east is owned by Center Point, which is used for high powered transmission lines. It is highly unlikely that the street will be widened to 60' in width or improved from S Wayside Drive. Therefore, providing widening and terminating Carter Street with a cul-de-sac will not enhance traffic circulation. In addition, the subject site will be denied access to Carter Street.

Staff recommends granting the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

1.)The applicant is proposing one north south street through the subject site in lieu of the required two. One north south local street through the large warehouse complex will satisfy traffic circulation as the adjacent MTF's create a grid network system distributing traffic. 2.) Carter Street is unimproved and will most likely never become 60' nor be constructed due to all the properties having frontage and access from the MTF's and Center Point owned property. 3.) Carter Street is unimproved from S Wayside Drive and providing dedication will be contrary to sound public policy since its unlikely to get constructed.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

1.) The original subdivision dedicated 3 north south streets through the subject site, however, with the existing MTF grid, one north south street will be sufficient for circulation and the additional streets are no longer warranted. 2.) Carter Street was dedicated in the early 1900's is unimproved for approx. 3000' and extending or terminating in a cul-de-sac would not enhance traffic movement. 3.) Carter Street was dedicated in the early 1900's and is unlikely to get constructed since all properties have other means of access and the Center Point owned property used for high powered transmission lines to the east.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of the chapter will be preserved as the existing MTF network and the proposed north south street will provide sufficient traffic circulation for the area

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to public health, safety or welfare as traffic circulation will be provided for by the existing MTF network and the proposed north south street will provide additional circulation

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as the existing street network and physical conditions are the main reasoning.



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

August 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: South Belt Logistics Park

REFERENCE NUMBER: 2019-1332



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located between South Sam Houston Parkway and Schurmier Road and east of Cottingham 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.

Pape-Dawson Engineers, the applicant, has filed the request on behalf of General Land Office, the developer of the subject site. The applicant is requesting variances to allow excessive intersection spacing along South Sam Houston Tollway East, excessive intersection spacing along proposed Journey Road, and not to extend, terminate in a cul-de-sac, nor dedicate for widening at unimproved Carter Street, for a proposed office/warehouse development. Enclosed are copies of the variance request 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, August 8th, 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 Debi Tribble with Level Up at 281-636-6270. You may also contact Tammi Williamson 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.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 124
Action Date: 08/08/2019
Plat Name: Summer Park
Developer: BB RESIDENTIAL
Applicant: Level Up
App No/Type: 2019-1396 C2

Staff Recommendation:
Grant the requested
variance(s) and 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	493G	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add note if variance is granted: The Planning Commission granted a variance to allow a reduced rear B.L. of 5' instead of the required 25' B.L, adjacent to Tx-Dot property, subject to the specific conditions listed on 08/08/2019. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

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

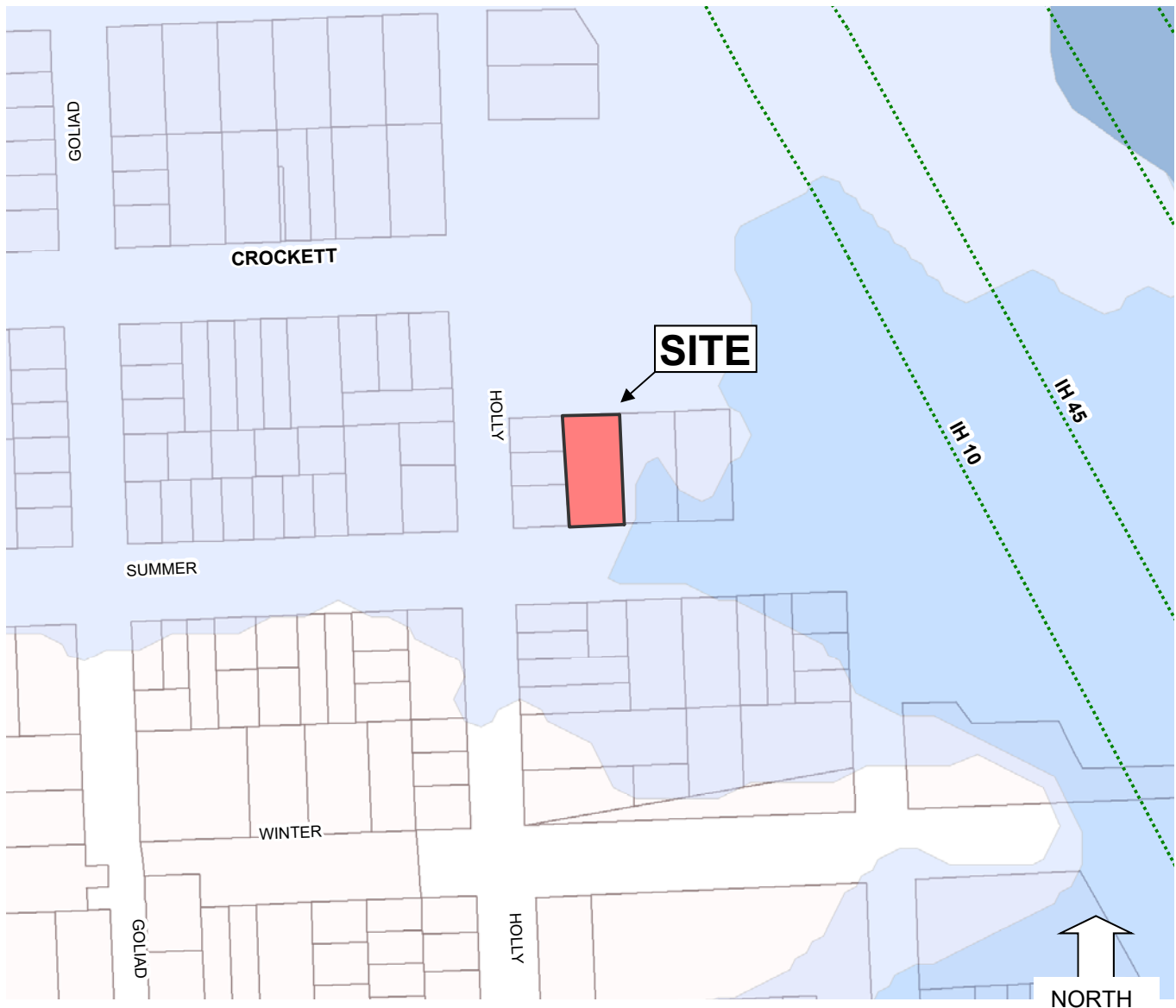
ITEM: 124

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Summer Park

Applicant: Level Up



D – Variances

Site Location

Houston Planning Commission

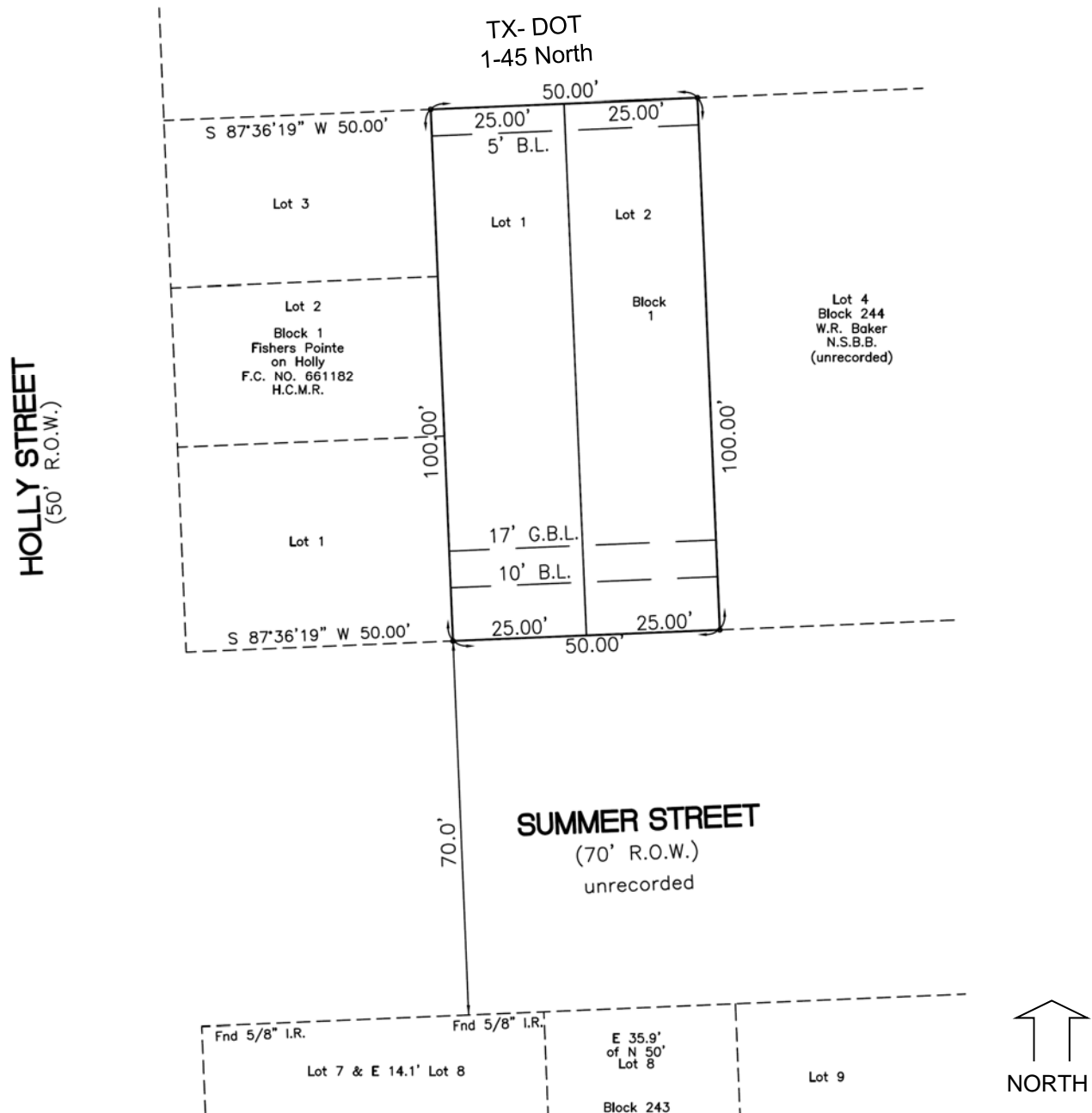
ITEM: 124

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Summer Park

Applicant: Level Up



D – Variances

Subdivision

Houston Planning Commission

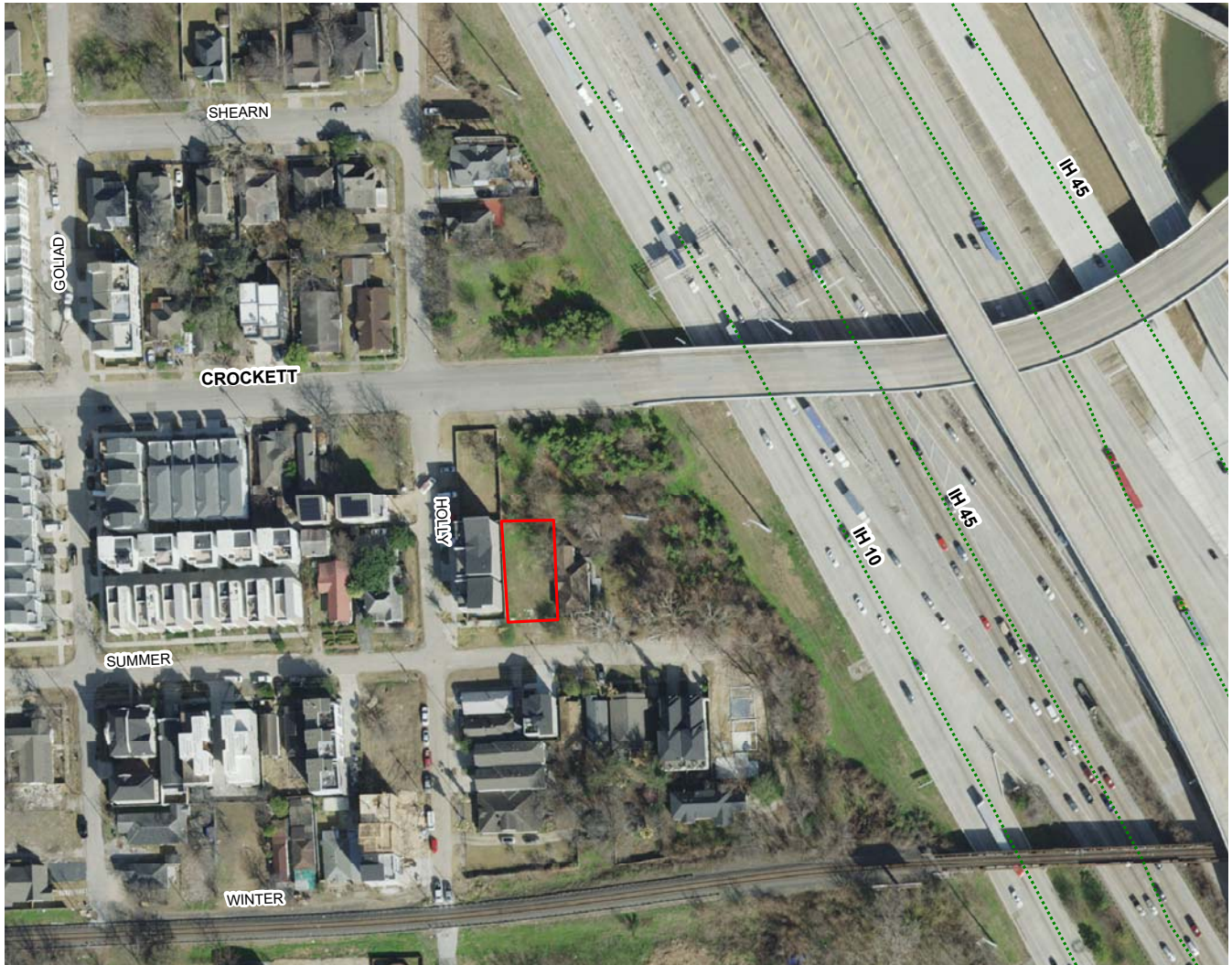
ITEM: 124

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Summer Park

Applicant: Level Up



D – Variances

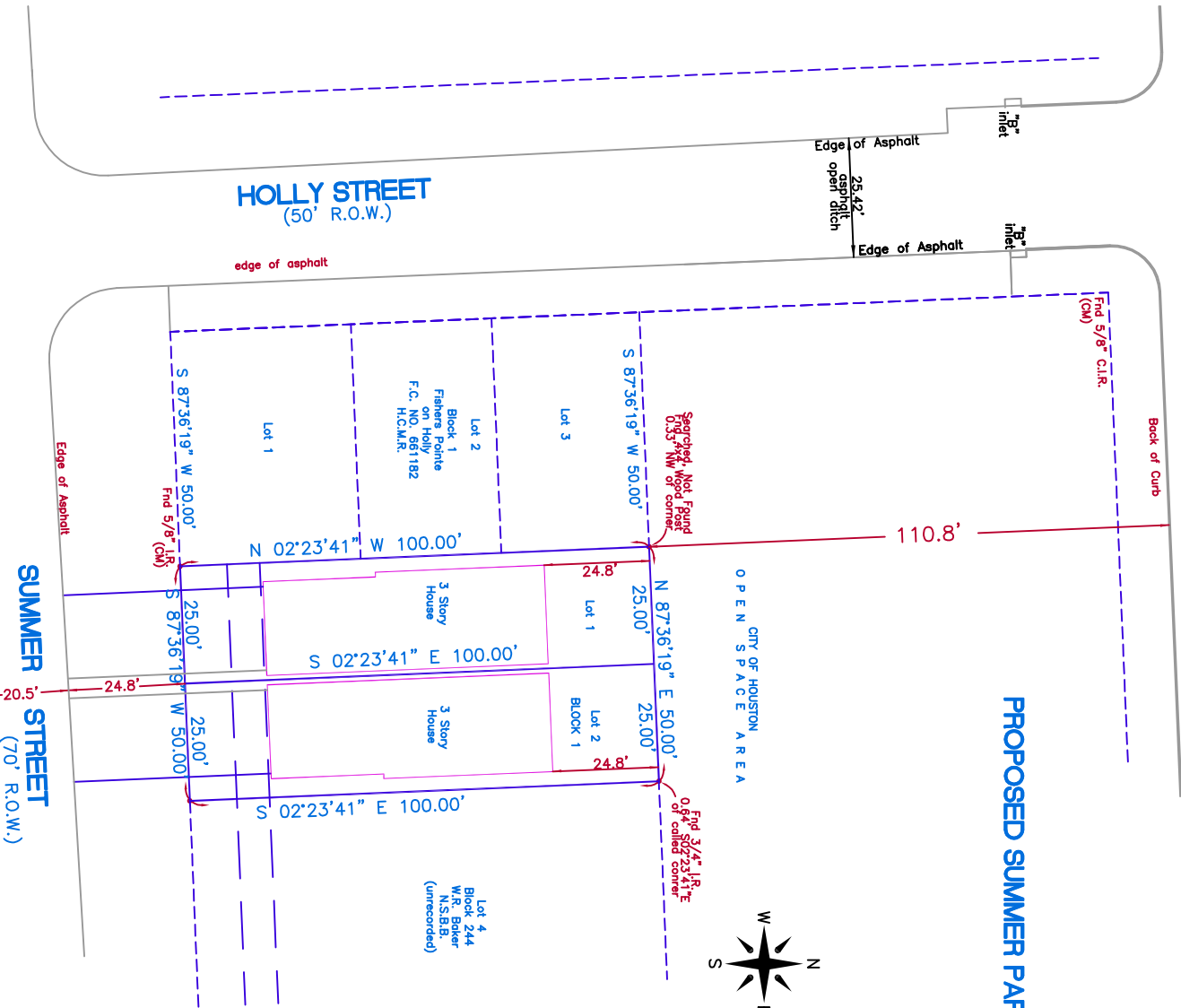
Aerial

CROCKETT STREET

PROPOSED SUMMER PARK



CITY OF HOUSTON
OPEN SPACE AREA





Application Number: 2019-1396

Plat Name: Summer Park

Applicant: Level Up

Date Submitted: 07/29/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Chapter 42-152 To provide a reduced rear B.L of 5' instead of the required 25'.

Chapter 42 Section: 152

Chapter 42 Reference:

Chapter 42-152 - Residential rear building line along highway is a required 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 lot is 100 feet and with the 10' x 17' building line and additional 25 foot building line would leave an unreasonable amount of land for the building type for these 2 lots

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The applicant purchased the lot with the expectation the 100 feet was available, I-45 does not run along behind the property, it is vacant land with trees and the highway is actually down the hill a good distance away so the fact they would have to have a 25 foot building line was not introduced by seller.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved and maintained, the applicant will still build within the regulations. Not having the 25 foot building line will not affect the area, other developments on the street have been granted the variance and did not have to have the 25 foot building line.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare because the actual highway is over 150 feet away and down the hill. The space behind the property is vacant with trees and considered open space.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, the applicant would like to build single family homes that fit the design of the neighborhood.



Application No: 2019-1396

Agenda Item: 124

PC Action Date: 08/08/2019

Plat Name: Summer Park

Applicant: Level Up

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Chapter 42-152 To provide a reduced rear B.L of 5' instead of the required 25'.;

Basis of Recommendation:

The site is located West of I-45, South of Crockett Street, East of Holly Street along Summer Street. The applicant is requesting a variance to allow 5' rear B.L, instead of the required 25' building line, adjacent to TxDot property. Staff is in support of the request.

The site is located in an urban area mainly with residential development. The subject tract and the adjacent lots were originally created by W.R. Baker Addition, an unrecorded subdivision. This site backs up to the property acquired by TxDot, which is currently vacant.

The applicant is proposing two residential lots taking access from Summer street with a 10' 17' design layout. The structures of the home will sit over 20' away from the rear property line, adjacent to TxDot property.

The latest highway improvement design shows a pedestrian realm proposed along Crockett St. Even with the pedestrian improvements, the site will be located at least 100' from the Crockett r.o.w.

Improvements shown on the plan also include an aesthetic wall proposed at the end of summer street, that will act as an additional barrier from the freeway. The improvements to the North Highway project will not directly impact this site. A variance was granted for the property directly West of this site for a reduced B.L of 3' in lieu of the 25' B.L in 2013. The main justification for granting the variance is based on the existing physical characteristics of the site. Staff has not received any opposition to this request.

Therefore, staff recommends granting the requested variance and approving 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;

With the expansion of Interstate 45, TxDOT acquired the adjacent tracts north of the proposed site, which are currently vacant. TxDOT has no plan to develop the vacant land for right-of-way expansion at this time.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The main justification for granting the requested variance is based on the existing physical characteristics of the site. TxDot acquired the adjacent land from an unrecorded subdivision prior to this proposed development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is proposing two front loading residential lots taking access from Summer street (70' r.o.w), with a 10' 17' design layout. The structures of the home will sit roughly 24' away from the rear property line.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare, the property is located more than 100' from from the Crockett Street roadway. In addition, the homes will be set back over 20' from the the rear property line.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, there are no plans for r.o.w expansion at this time. This is a unique condition for lots to be adjacent to TxDot property.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Patrick Walsh, P.E.
Director
P.O. Box 1562
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August 2, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Summer Park

REFERENCE NUMBER: 2019-1396

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along Summer Street West of I 45 and south of Crockett 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.

Level Up, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to plat a 0' building line along I 45 Right of Way as opposed to the required 25'.

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, August 8, 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 **Debi Tribble** of **Level Up** at **281-636-6270**. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.

- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 08/08/2019
Plat Name: West Harris County MUD No 6 Wastewater Treatment Plant
Developer: West Harris County MUD No. 6
Applicant: Windrose
App No/Type: 2019-1403 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.0810	Total Reserve Acreage:	1.0810
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:	WEST HC MUD 06
County	Zip	Key Map ©	City / ETJ
Harris	77082	488X	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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: 125
Action Date: 08/08/2019
Plat Name: West Harris County MUD No 6 Wastewater Treatment Plant
Developer: West Harris County MUD No. 6
Applicant: Windrose
App No/Type: 2019-1403 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
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 HCFCD Easement as Channel D129-00-00 and show top of banks (see uploaded aerial).

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.

County has no objections to variance. Existing facility.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

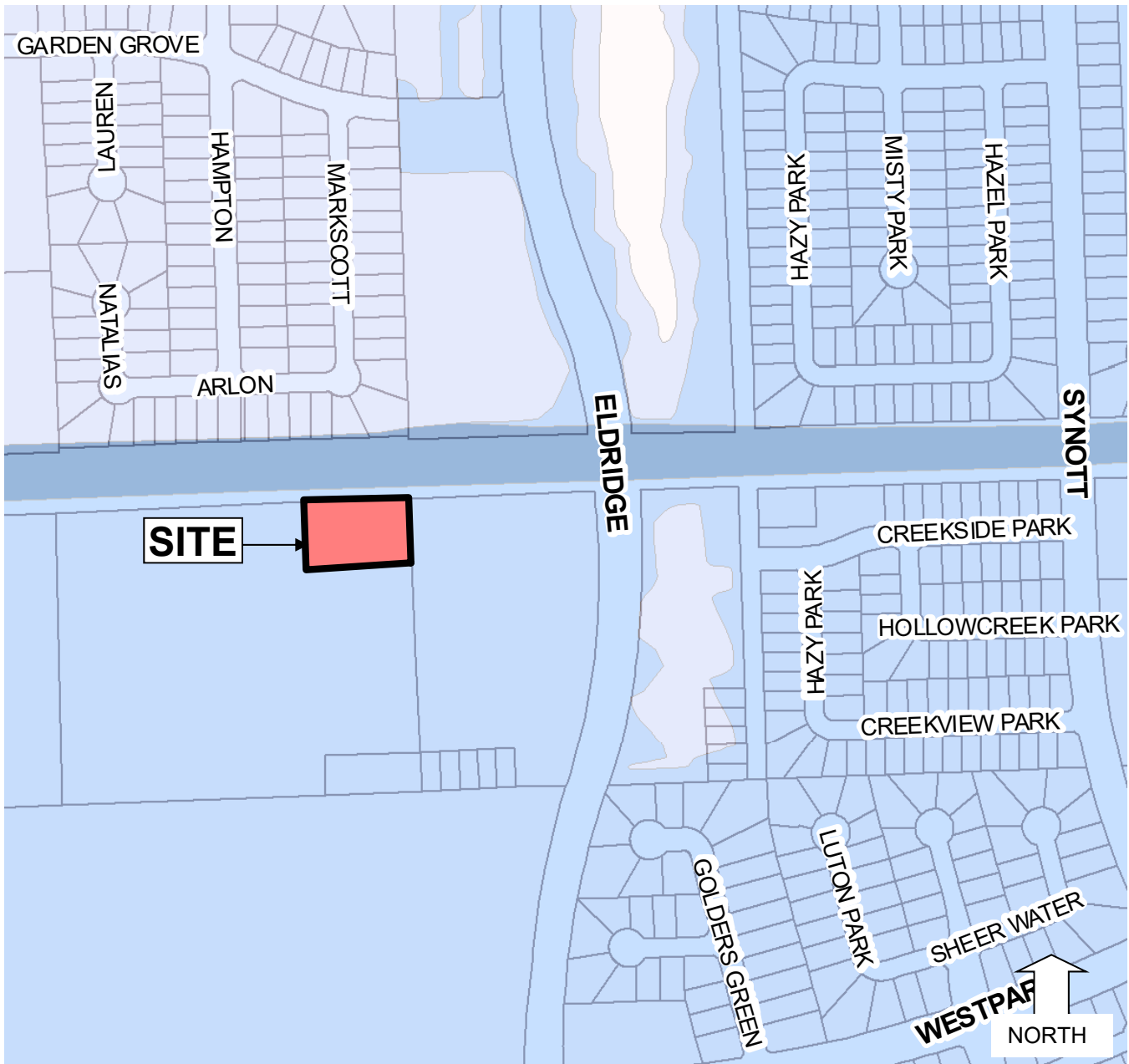
ITEM: 125

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: West Harris County MUD no 6 Wastewater Treatment Plant

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission ITEM: 125

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: West Harris County MUD no 6 Wastewater Treatment Plant

Applicant: Windrose



D – Variances

Aerial



Application Number: 2019-1403

Plat Name: West Harris County MUD No 6 Wastewater Treatment Plant

Applicant: Windrose

Date Submitted: 07/29/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a reserve restricted to Wastewater Facility and related use to have frontage and access from an access easement instead of a public street or a type I PAE.

Chapter 42 Section: 42-190

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

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 location of the plat site is in a ever growing West Houston area south of Brays Bayou surrounded by Harris County Flood Control property on the north, west and south and by a private property on the east. The property to the west/south is a big retention/detention facility and the properties on the east are currently undeveloped. The wastewater plant has been in existence since the last 1980's and has had no public street access since its permitting stage. Existing unusual physical characteristics of this MUD property with the growing West Houston area, the need to expand the facility. Although not meeting frontage requirements, due to being landlocked, existing characteristics via easement do allow connectivity to a public street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The wastewater treatment plant (WWTP) site access is provided via a 30' West Harris County MUD 6 Ingress and Egress Easement and a 100' Ingress and Egress Easement connecting to Major Thoroughfare Eldridge Parkway, through undeveloped acreage. All portions of the plant are surrounded and contiguous to Harris County Flood Control property, except to the east. Existing agreements for the last 40 years have given public street access to the MUD property through Harris County Flood Control Land.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Access will be maintained via the existing dedicated Rights-of-Way and Access Ingress and Egress Easements ultimately connecting to Major Thoroughfare Eldridge Parkway.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of variance will not impact in a negative way the public. The existing access is limited to only traffic with specific needs to access the plant site. The access to this site is limited to West Harris County MUD, operators and compliance agency personnel.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The landlocked features of the site and the existing easements limiting traffic to solely MUD staff provides the West Harris County MUD a connection to Eldridge Parkway to meet Chapter 42.



Application No: 2019-1403

Agenda Item: 125

PC Action Date: 08/08/2019

Plat Name: West Harris County MUD No 6 Wastewater Treatment Plant

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a reserve restricted to Wastewater Facility and related use to have frontage and access from an access easement instead of a public street or a type I PAE.;

Basis of Recommendation:

Subject site is located west of Eldridge Pkwy and north of Westpark Drive in Harris County. The applicant is proposing a reserve restricted to Wastewater Treatment Plat use and is requesting a variance to have frontage and access from an access easement instead of a public street.

This site is bounded by Harris County Flood Control property to the north and big detention facility to the west and south. It is owned by West Harris County MUD no 6 from the 80's and is an existing facility with plans for expansion. Due to being landlocked, from the 80's this property always had its access from a 30' access easement which widens to 100' as it connects to Eldridge Parkway. Strict application of the ordinance will make the project infeasible due to the surrounding physical characteristics. Ingress and Egress to the site via an existing access easement is adequate for the limited number of vehicles with specific needs that will access the Wastewater Treatment Plant site. Harris County Engineering department has posed no objection to the variance request.

Staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 Form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application would make this project infeasible as the site existed in this condition from the 80's and derived its access from the access easement.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. It is due to the existing physical characteristics surrounding the site and that only limited number of vehicles with specific needs will access the site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved with the existing access easement that serves the site and connects to Eldridge Parkway.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to public health and safety as it is an existing condition and that only limited number of vehicles with specific needs will access the site.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification. It is due to the existing conditions surrounding the site and that only limited number of vehicles with specific needs will access the site.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 08/08/2019
Plat Name: Braemar Village GP
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-1308 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.6730	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 368
County	Zip	Key Map ©	City / ETJ
Harris	77375	329A	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.

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 126
Action Date: 08/08/2019
Plat Name: Braemar Village GP
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-1308 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
UVE should be checked at entry road to the subdivision and Hufsmith Kohrville Road.
NB left turn lane will be required on Hufsmith Kohrville Road at entry road.
Plan and plat should be approved by Hufsmith Kohrville Road Project Manager, Bryan Atwood (713-274-3959).
Corner ROW radius at entry road and Hufsmith Kohrville Road should be 30'.
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.

Subdivision



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 08/08/2019
Plat Name: Braemar Village Sec 1
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-1275 C3R

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Total Acreage:	21.2510	Total Reserve Acreage:	5.7570
Number of Lots:	115	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	329A	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 08/08/2019
Plat Name: Braemar Village Sec 1
Developer: Pulte Group
Applicant: IDS Engineering Group
App No/Type: 2019-1275 C3R

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Harris Engineer:

This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Plan and plat should be approval by Hufsmith Kohrville CIP Project Manager, Bryan Atwood (713-274-3959) (Traffic)

Provide INO letter from pipeline company for street crossing prior to recordation

UVE should be checked at Braemar Village Drive and Hufsmith Kohrville Road.

NB left turn lane will be required on Hufsmith Kohrville Road at Braemar Village Drive.

PWE Utility Analysis: Approved

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

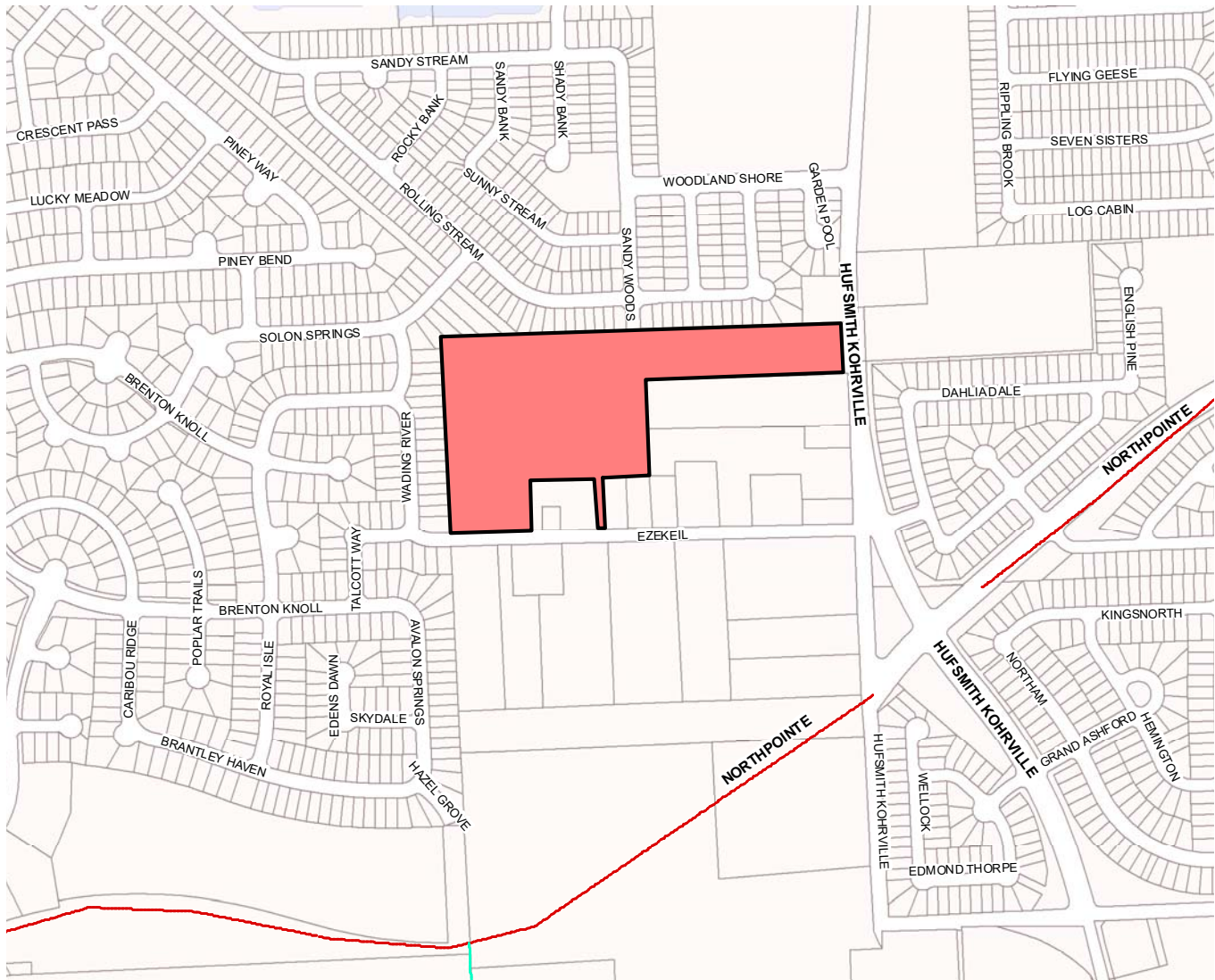
ITEM: 127

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Bramear Village Sec 1

Applicant: IDS Engineering Group



E – Special Exceptions

Site Location

Houston Planning Commission

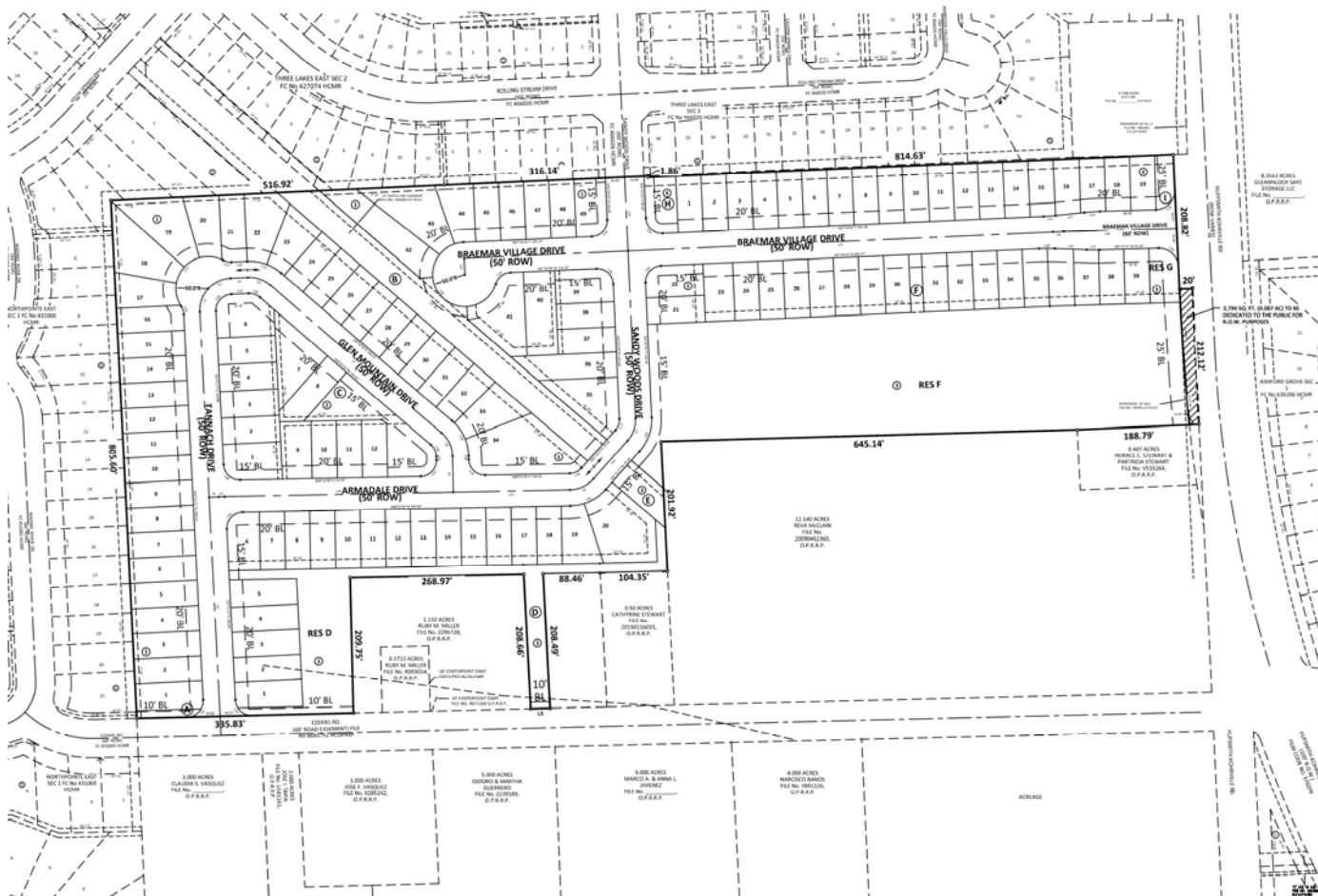
ITEM: 127

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Braemar Village Sec 1

Applicant: IDS Engineering Group



RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
A	RESERVE A	OPEN SPACE, LANDSCAPE AND UTILITIES	1,124	0.026
B	RESERVE B	COMPENSATING OPEN SPACE, LANDSCAPE AND UTILITIES	28,130	0.646
C	RESERVE C	COMPENSATING OPEN SPACE, LANDSCAPE AND UTILITIES	11,140	0.256
D	RESERVE D	OPEN SPACE, LANDSCAPE AND UTILITIES	35,338	0.811
E	RESERVE E	OPEN SPACE, LANDSCAPE AND UTILITIES	3,938	0.090
F	RESERVE F	OPEN SPACE, LANDSCAPE, DRAINAGE, DETENTION AND UTILITIES	160,939	3.695
G	RESERVE G	OPEN SPACE, LANDSCAPE AND UTILITIES	3,678	0.084
H	RESERVE H	LIFT STATION, LANDSCAPE AND UTILITIES	4,195	0.096
I	RESERVE I	OPEN SPACE, LANDSCAPE AND UTILITIES	2,323	0.053



E – Special Exceptions

Subdivision

Houston Planning Commission

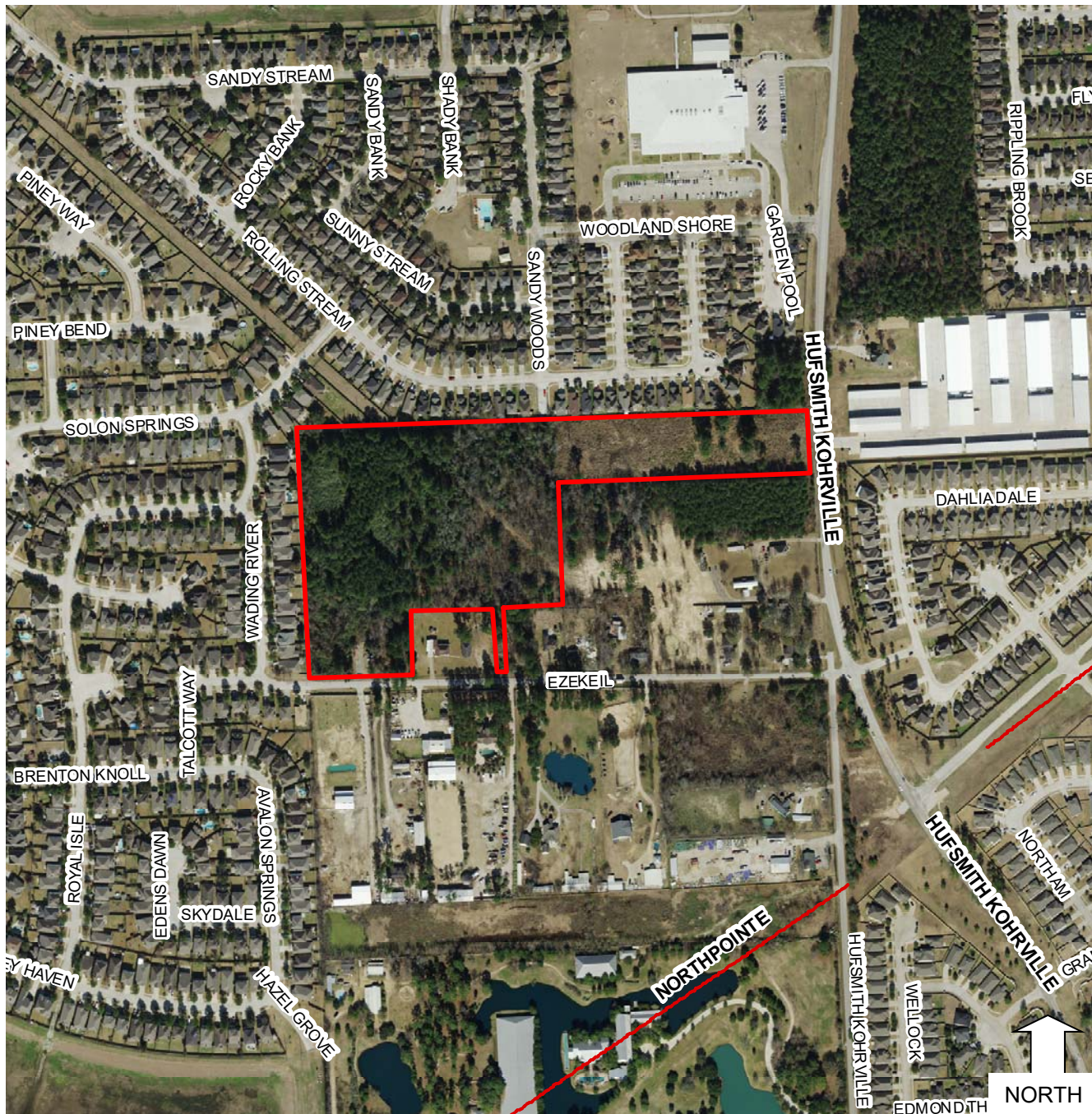
ITEM: 127

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Braemer Village Sec 1

Applicant: IDS Engineering Group



E – Special Exceptions

Aerial



SPECIAL EXCEPTION Request Information Form

Application Number: 2019-1275

Plat Name: Braemar Village Sec 1

Applicant: IDS Engineering Group

Date Submitted: 07/15/2019

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow intersection spacing on local streets to be more than 1,400'

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-12. - Intersections of local streets. (a)Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1)Each local street shall intersect with a street that meets the requirements of subsection(b) at least every 1,400 feet; (b)A street that intersects with a local street will satisfy the intersection length requirement of item(a)(1)of this section if the street: (1)Is a public street that intersects with two different public streets

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The tract of land that is proposed to be platted is irregularly shaped, with only one portion of the tract having enough frontage on Ezekiel Rd to build an entrance road. The proposed land plan makes efficient use of the frontage available, while keeping the internal street pattern simple. The intersection spacing from the proposed entrance road to the intersection of Ezekiel Rd and Hufsmith-Korhville Rd is approximately 1,512 feet. We are also proposing to leave a landscape/ open space reserve between the proposed development and the existing homesites on the tract called to Ruby M. Miller. Shifting the entrance road 112 feet to the east to meet the 1,400-foot intersection spacing would eliminate the buffer between the proposed development and the existing homesites. It would also complicate the street pattern within the proposed subdivision.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed development, Braemar Village, has 3 points of access to existing public streets. The north-south point of access is to an existing street, Sandy Woods Drive. Through this connection vehicles will be able to reach Ezekiel Rd. through a series of turns. The vehicular pattern will not be altered. This pattern is the same pattern vehicles will use if Tannach Drive is placed at the standard location of 1,400'.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The location of the proposed street, Tannach Drive, is approximately 1,512' from the Ezekiel Rd and Hufsmith-Korhville Rd intersection. This distance represents a modification of 7% and is not disproportionate to the standard

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved and maintained as adequate access to the proposed subdivision is provided to all adjacent rights-of-ways. The location of the proposed street, Tannach Drive, is located 112' from the required location.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to the public health, safety or welfare as the proposed intersection spacing represents less than a 10% modification of the standard and is not disproportionate to the standard.



Application No: 2019-1275
Agenda Item: 127
PC Action Date: 08/08/2019
Plat Name: Braemar Village Sec 1
Applicant: IDS Engineering Group

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow intersection spacing on local streets to be more than 1,400';

Basis of Recommendation:

Subject site is located west of Hufsmith Kohrville and north of Northpointe in Harris County. The applicant is requesting a special exception to allow excessive intersection spacing of approximately 1512' instead of required 1400' along Ezekiel Road.

Staff is in support of the request.

Site is bounded by recorded single family developments to the west and north, major thoroughfare to the east and local street to the south. The applicant is extending the stub street Sandy Woods Drive and making a connection with Ezekiel Road at a distance of approximately 1512' from Hufsmith Kohrville. This street makes a good north-south connection and helps with traffic circulation thus achieving the result contemplated by the ordinance. This is only a 7% modification to the standards and is not disproportionate to the standards. Harris County Engineering Department has posed no objection to the special exception.

Therefore, staff's recommendation is to grant the special exception and approve the plat subject to conditions listed.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Due to the limited frontage of the property along Ezekiel Road the applicant is provide the street connection where possible. Extension of Sandy Woods Drive to Ezekiel Road makes a good north-south connection and helps with traffic circulation.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The applicant is extending the stub street Sandy Woods Drive and making a connection with Ezekiel Road at a distance of approximately 1512' from Hufsmith Kohrville. This street makes a good north-south connection and helps with traffic circulation thus achieving the result contemplated by the ordinance.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

This is only a 7% modification to the standards and is not disproportionate to the standards.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved as the deviation is only 7% and the development has multiple points of access.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will be injurious to public health and safety as the extension of Sandy Woods Drive to Ezekiel Road makes a good north-south connection and helps with traffic circulation.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 08/08/2019
Plat Name: Raven Meadows GP
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1351 GP

Staff Recommendation:
Grant the requested
special exception(s) and
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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

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.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 08/08/2019
Plat Name: Raven Meadows GP
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1351 GP

Staff Recommendation:
Grant the requested
special exception(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 - Label the 150' wide drainage easement at the northern boundary of the plat as channel ID #: U101-11-01.

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)

Ensure centerline tie with street across road

Lot width preference is 28 feet around knuckle

New street name around curve

UVE should be checked at Vossler Manor Drive and Stockdick School Road, at Wild Purple Martin Path and Whitehaven Gate Street, and at Bluejay Meadow Lane and Whitehaven Gate Street.

ROW of Whitehaven Gate Street should be 60'.

EB left turn lane will be required on Stockdick School Road at Vossler Manor Drive.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

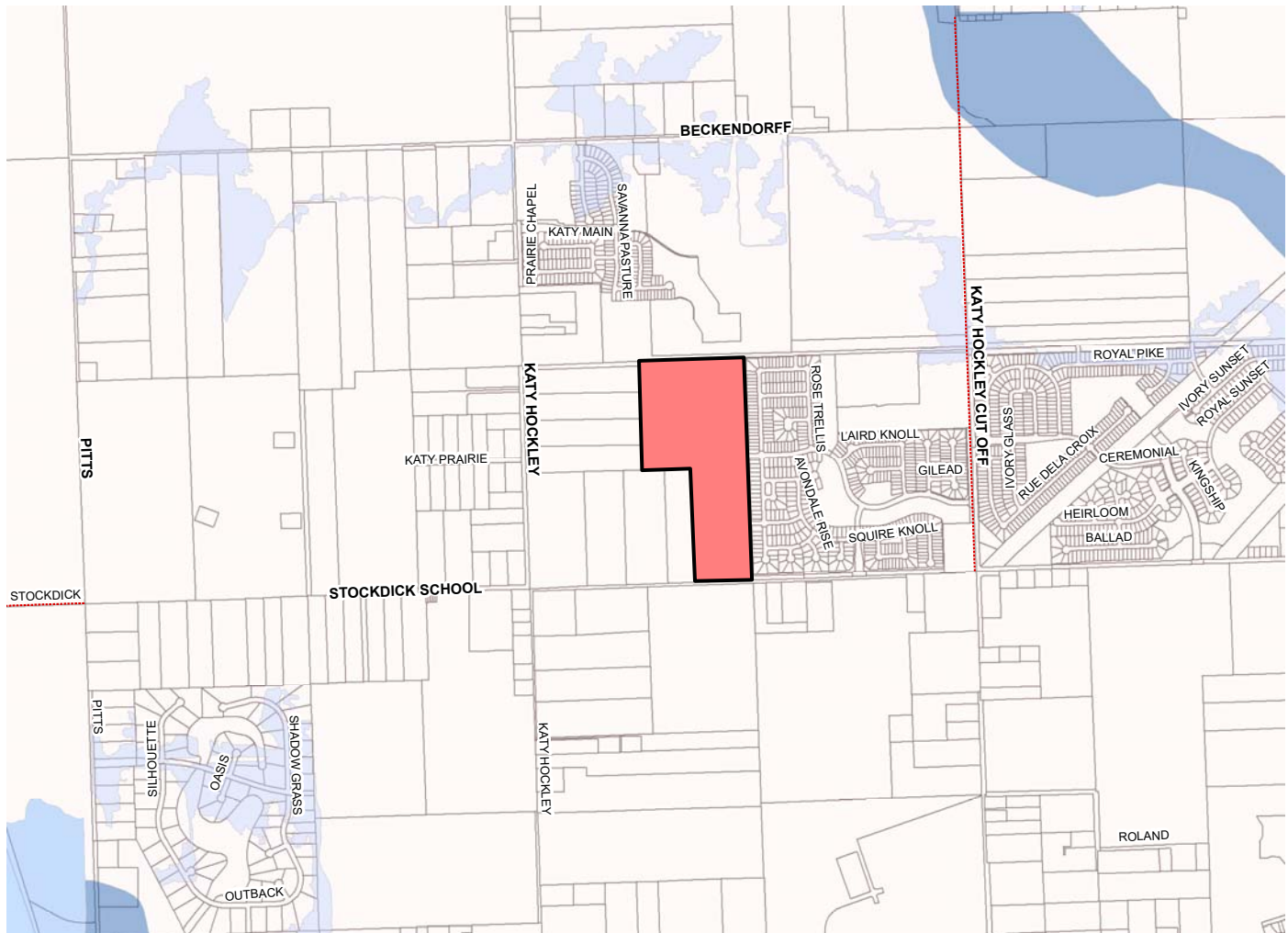
ITEM: 128

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Raven Meadows GP

Applicant: LJA Engineering, Inc.- (West Houston Office)



E – Special Exceptions

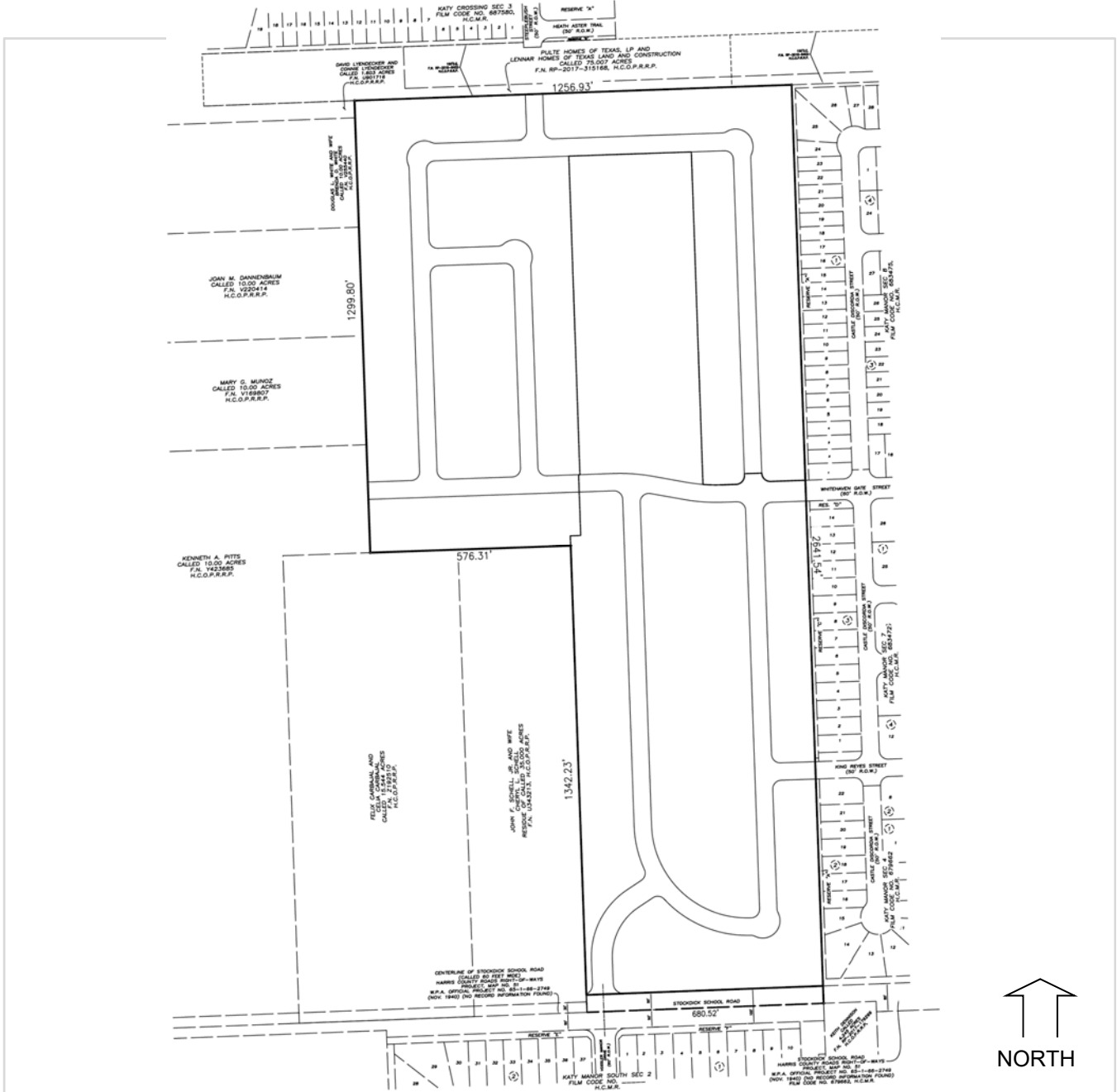
Site Location

ITEM: 128

Meeting Date: 08/08/2019

Subdivision Name: Raven Meadows GP

Applicant: LJA Engineering, Inc.- (West Houston Office)



E – Special Exceptions

Subdivision

Houston Planning Commission

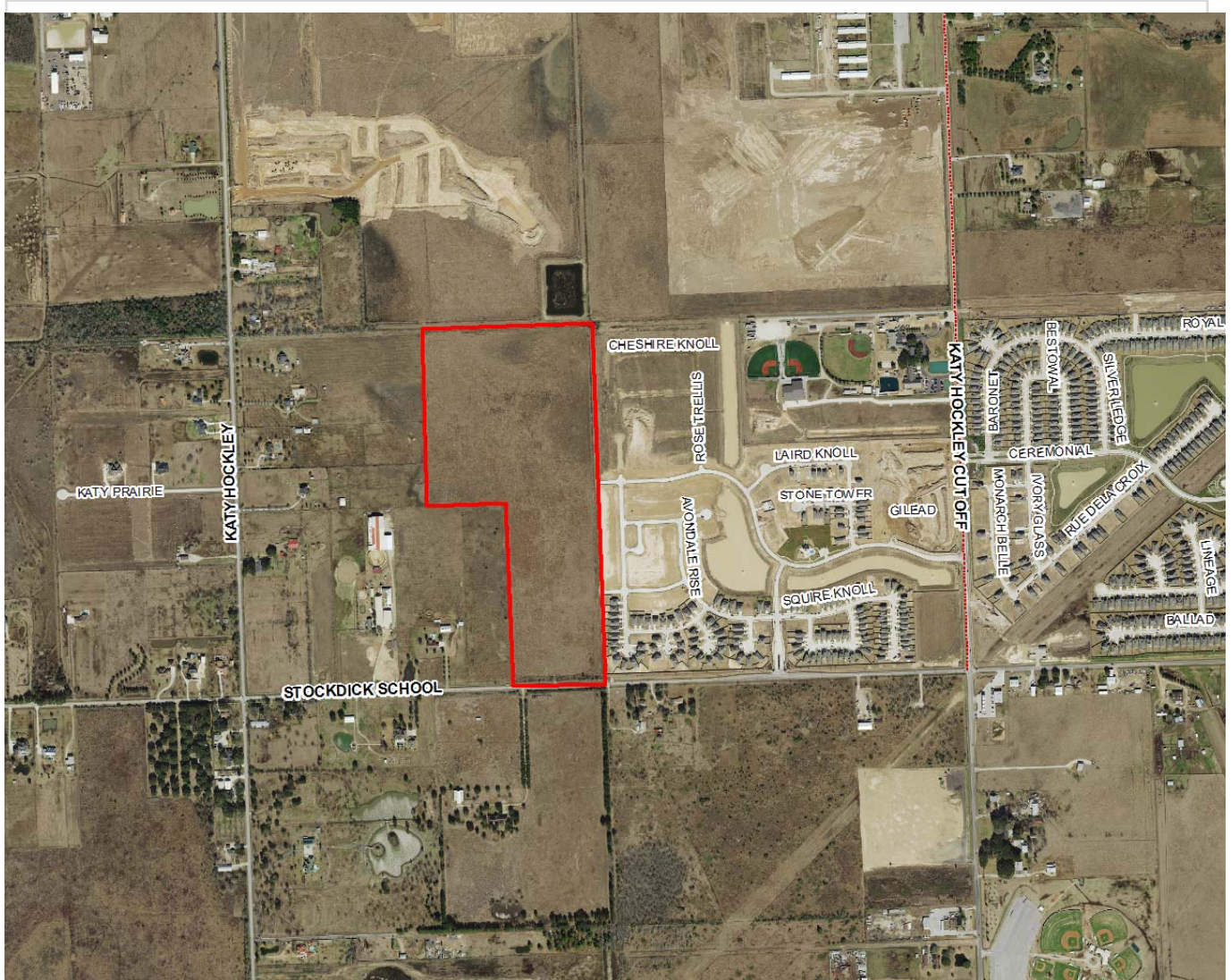
ITEM: 128

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Raven Meadows GP

Applicant: LJA Engineering, Inc.- (West Houston Office)



E – Special Exceptions

Aerial



SPECIAL EXCEPTION Request Information Form

Application Number: 2019-1351

Plat Name: Raven Meadows GP

Applicant: LJA Engineering, Inc.- (West Houston Office)

Date Submitted: 07/29/2019

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow the proposed Whitehaven Gate Street to be the only extension from the Raven Meadows GP boundary westward to the Katy Hockley Rd. major thoroughfare at 1,449 feet instead of 1,400 feet required by Chapter 42, section 42-128(a)(1). This is a 4 percent modification of the standard and is presumed to not be disproportionate to the standard.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersection of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsections (b) at least every 1400 ft; or

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Raven Meadows is a single-family residential development located in the city of Houston ETJ, located east of Katy Hockley Road (MTF) and along the northern side of Stockdick School Road (MTF). The proposed Whitehaven Gate St. extension westward from Raven Meadows will intersect Katy Hockley Rd. at 1,449 feet north of Stockdick School Rd. The intent for this intersection is to create a better centerline tie with Katy Prairie Dr. that is recorded in Katy Prairie Estates (528149 H.C.M.R.) on the western side of Katy Hockley Rd. A recorded east/west 150 ft. drainage easement (F.N. RP-2018-8402 H.C.O.P.R.R.P.) recorded south of Katy Crossing Sec 3 (687580 H.C.M.R.), and located north of Whitehaven Gate St., allows an intersection spacing exception of 2,000 ft. per section 42-130 (a)(5). Because of this, a street is not required to extend northward from Whitehaven Gate. A street extension to the west above Whitehaven Gate St. will not intersect with another street but rather provide an additional intersection to the major thoroughfare that is not required and impractical. Approval of the 4 percent modification will allow the Raven Meadows development to be a benefit to the local street circulation.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The 4 percent modification of the standard will achieve a result contemplated by the standards in article III of this chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The 4 percent modification of the standard is not disproportionate and is less than 10 percent which is presumed to be not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Approval of the special exception will allow local street circulation to continue efficiently and not present the possibility for potential issues, or conditions, such as intersections offsets or reverse curves. The intent and general purpose of this chapter will be preserved and maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to the public health, safety or welfare as this single-family development will meet, or exceed, circulation requirements.



SPECIAL EXCEPTION Request Information Form

Application Number: 2019-1351

Plat Name: Raven Meadows GP

Applicant: LJA Engineering, Inc.- (West Houston Office)

Date Submitted: 07/29/2019

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow the proposed Whitehaven Gate Street to be the only extension from the Raven Meadows GP boundary westward to the Katy Hockley Rd. major thoroughfare at 2,668 feet instead of 2,600 feet required by Chapter 42, section 42-127(a). This is a 3 percent modification of the standard and is presumed to not be disproportionate to the standard.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. Intersection of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Raven Meadows is a single-family residential development located in the city of Houston ETJ located east of Katy Hockley Road (MTF) and along the northern side of Stockdick School Road (MTF). The proposed Whitehaven Gate St. extension westward from Raven Meadows will intersect Katy Hockley Rd. at 1,449 feet north of Stockdick School Rd and 2,668 feet south of the east-west Katy Main Crossing collector road, recorded in Katy Crossing Sec 1 (684721 H.C.M.R.). The intent for this intersection is to create a better centerline tie with Katy Prairie Dr. that is recorded in Katy Prairie Estates (528149 H.C.M.R.) on the western side of Katy Hockley Rd. Because of this location, the extension of Whitehaven Gate complies with the spacing requirement from Stockdick School Rd. but only has a 3 percent modification of the standard from Katy Main Crossing. An east/west 150 ft. drainage easement (F.N. RP-2018-8402 H.C.O.P.R.R.P.), recorded south of Katy Crossing Sec 3 (687580 H.C.M.R), and located north of Whitehaven Gate St. allows an intersection spacing exception of 2,000 ft. per section 42-130 (a)(5). Because of this, a street is not required to extend northward from Whitehaven Gate. A street extension to the west above Whitehaven Gate St. is not required along Katy Hockley Rd. because of the 2,600 feet intersection requirement per sec. 42-127(a). Approval of the 3 percent modification will allow the Raven Meadows development to be a benefit to the circulation along the major thoroughfare.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The 3 percent modification of the standard will achieve a result contemplated by the standards in article III of this chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The 3 percent modification of the standard is not disproportionate and is less than 10 percent which is presumed to be not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Approval of the special exception will allow circulation along the major thoroughfare to continue efficiently and not present the possibility for potential issues, or conditions, such as intersections offsets or reverse curves. The intent and general purpose of this chapter will be preserved and maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to the public health, safety or welfare as this single-family development will meet, or exceed, circulation requirements.



Application No: 2019-1351
Agenda Item: 128
PC Action Date: 08/08/2019
Plat Name: Raven Meadows GP
Applicant: LJA Engineering, Inc.- (West Houston Office)

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow the proposed Whitehaven Gate Street to be the only extension from the Raven Meadows GP boundary westward to the Katy Hockley Rd. major thoroughfare at 1,449 feet instead of 1,400 feet required by Chapter 42, section 42-128(a)(1). This is a 4 percent modification of the standard and is presumed to not be disproportionate to the standard.

To allow the proposed Whitehaven Gate Street to be the only extension from the Raven Meadows GP boundary westward to the Katy Hockley Rd. major thoroughfare at 2,668 feet instead of 2,600 feet required by Chapter 42, section 42-127(a). This is a 3 percent modification of the standard and is presumed to not be disproportionate to the standard.

Basis of Recommendation:

Subject site is located east of Katy Hockley Road and north of Stockdick School Road in Harris County. It is a general plan with approximately 59 acres proposing single family residential development. The applicant is requesting special exceptions to exceed intersection spacing along Katy Hockley Road by 3% and internal along local street by 4%.

Staff is in support of the requests.

The applicant is extending all of the stub streets that abut the property. The applicant is also proposing a stub street to the east with an intention to centerline tie with an existing street Katy Prairie Road across Katy Hockley Road. With the proposal of this one street the applicant is trying to meet the intersection needs of both the major thoroughfare as well as the internal local street thus causing small deviation from the standards.

The maximum deviation proposed by the applicant is only 4% which is not disproportionate to the standards. Harris County Engineering Department has posed no objection to these special exceptions.

Staff's recommendation is to grant the requested special exceptions and approve the general plan subject to CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The applicant is proposing a stub street to the east with an intention to centerline tie with an existing street Katy Prairie Road across Katy Hockley Road. With the proposal of this one street the applicant is trying to meet the intersection needs of both the major thoroughfare as well as the internal local street thus causing small deviation from the standards. The maximum deviation proposed by the applicant is only 4% which is not disproportionate to the standards.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

With the proposal of this one street the applicant is trying to meet the intersection needs of both the major thoroughfare as well as the internal local street thus causing small deviation from the standards. It is not possible to provide two streets as they will create minimum intersection spacing issues along the major thoroughfare if extended. This special exception will achieve the result contemplated by the standards.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The maximum deviation proposed by the applicant is only 4% which is not disproportionate to the standards.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved by the one street that is proposed as the intention is to have it centerline tie with a street across Katy Hockley Road.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to public health and safety as it is only a small deviation of 4%.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 08/08/2019
Plat Name: Towne Lake Sec 55
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1402 C3P

Staff Recommendation:
Defer for further study and
review

Total Acreage:	10.0800	Total Reserve Acreage:	1.4300
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	367J	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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)

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: 129

Action Date: 08/08/2019

Plat Name: Towne Lake Sec 55

Developer: CW SCOA West, L.P., a Texas Limited Partnership

Applicant: EHRA

App No/Type: 2019-1402 C3P

Staff Recommendation:

Defer for further study and review

Harris County Flood Control District: Flood Control review - No comments.

City Engineer: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.

Request for variance for single point of access should be denied as there is addition of more lots as shown on attached Sec 52 Plat.

Plat is requested to be deferred for further coordination with applicant and city

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 129

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Towne Lake Sec 55

Applicant: EHRA



E – Special Exceptions

Site Location

Houston Planning Commission

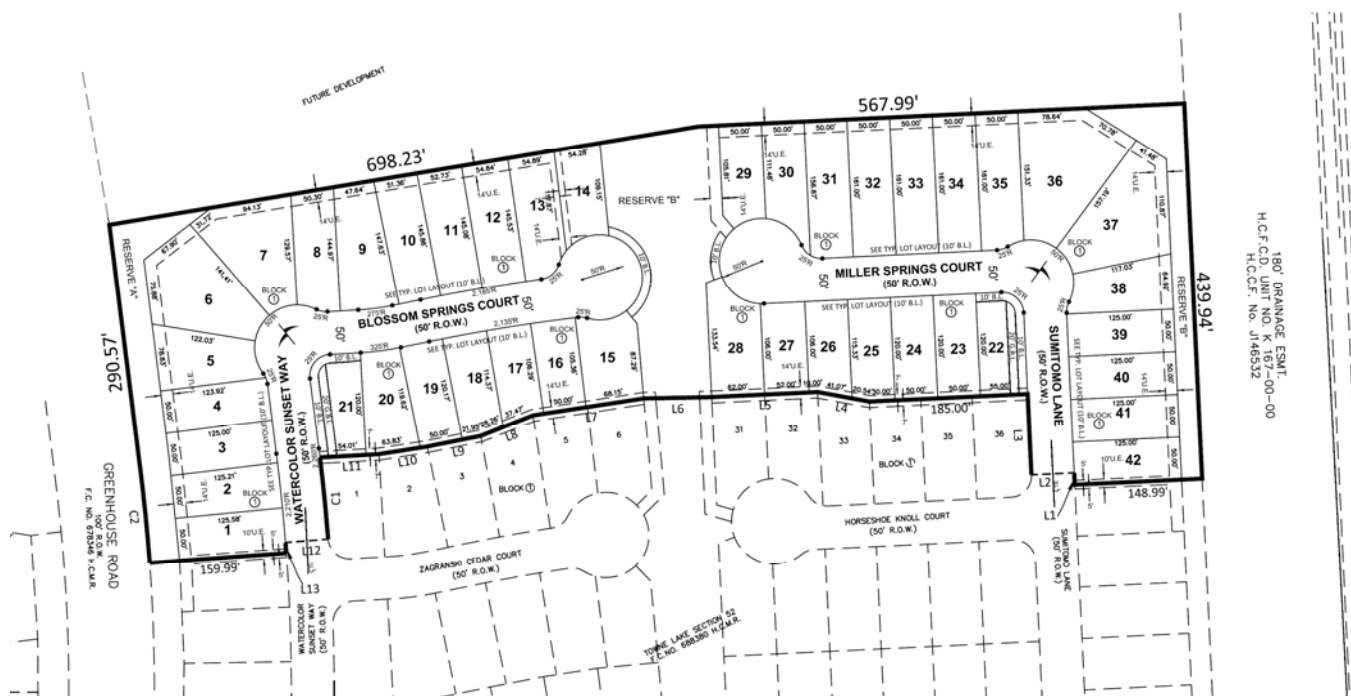
ITEM: 129

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Towne Lake Sec 55

Applicant: EHRA



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 129

Planning and Development Department

Meeting Date: 08/08/2019

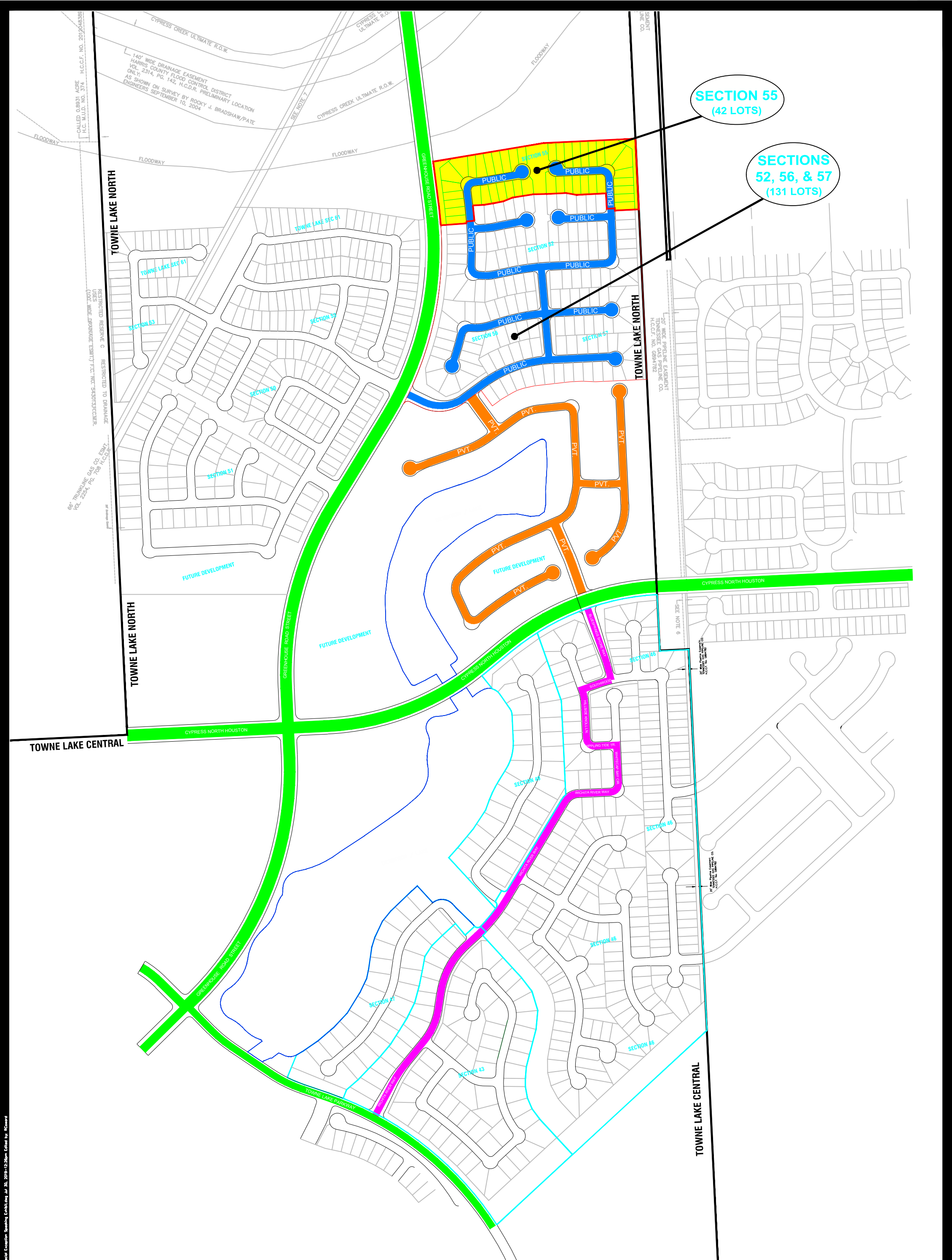
Subdivision Name: Towne Lake Sec 55

Applicant: EHRA



E – Special Exceptions

Aerial



Towne Lake Sec 55 Special Exception Exhibit

A 632± Acre Community located in Harris County, Texas.

JULY, 2019
SCALE: 1"=100'
NORTH



EHRA
Elevating the Future
Smart. Safe. Sound.

10655 WESTOFFICE DRIVE
HOUSTON, TEXAS 77042
713.784.4399
WWW.EHRAINCD.COM
TYPE No. F-726
TBPIS No. 10092800

EHRA JOB NO.
061-059-55

No warranty or representation of intended use, design, or construction is made herein. All plans to be used for facilities are subject to change without notice.



SPECIAL EXCEPTION Request Information Form

Application Number: 2019-1402

Plat Name: Towne Lake Sec 55

Applicant: EHRA

Date Submitted: 07/29/2019

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

A Special Exception is requested to allow 173 lots on a single point of access.

Chapter 42 Section: 42-189

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The Towne Lake North GP (2019-0751) received a variance to create private streets as a deterrent to cut-through traffic between Cypress North Houston Road and Greenhouse Road. As a result, previously planned single family residential lots in Towne Lake sections 52, 56, 57, and now section 55 have a single point of access to Greenhouse Road via Country Shores Lane. While section 55 has only 42 lots, the combination of previously platted sections 52, 56, and 57 brings the total number of lots taking access via Country Shores Lane to 173. The GP street pattern has not been altered and lot sizes have not shrunk since receiving the GP variance earlier this year.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The Towne Lake master planned community has routinely demonstrated a commitment to good design and makes resident safety one of many priorities. In receiving the GP variance, the developer sought to alleviate resident concerns about cut-through traffic. The conversion to private streets north of Cypress North Houston Road addresses this issue, however the required second point of connectivity was effectively removed for all future sections in this portion of the Towne Lake North GP. Fortunately, the resulting 173 lots will be accessing Greenhouse Road which is a major thoroughfare and more than capable of handling the minor increase in daily traffic generated by the additional 23 lots.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The additional 23 lots is 15% over Chapter 42 standards which is not an unreasonable modification since it remains under the 33% Special Exception standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The 150 lot maximum as set by Chapter 42 is a reasonable threshold that prevents extreme numbers of lots from accessing and clogging local street patterns. This special exception request does not add an unreasonable number of vehicle trips to an established major thoroughfare thus the intent of the Chapter will be maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Public health, safety and welfare will not be affected by granting the special exception since the increase in local traffic is easily absorbed by the major thoroughfare Greenhouse Road and no additional lots can every be constructed off of the Country Shores Lane access point.



Application No: 2019-1402
Agenda Item: 129
PC Action Date: 08/08/2019
Plat Name: Towne Lake Sec 55
Applicant: EHRA

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 42-189

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

A Special Exception is requested to allow 173 lots on a single point of access.;

Basis of Recommendation:

Subject site located east of Greenhouse Road and north of Cypress North Houston Road in Harris County. It is a section out of the Towne Lake North GP. The applicant is requesting a special exception to allow 173 lots with a single point of access. Staff's recommendation is to defer the plat for further study and review as the applicant explores other options.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

N/A

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

N/A

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

N/A

(4) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

N/A



Agenda Item: 130
Action Date: 08/08/2019
Plat Name: Champions Oak GP
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1168 GP

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	75.6200	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	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)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This 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.

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.

County has no objections to the variances.

Houston Planning Commission ITEM: 130

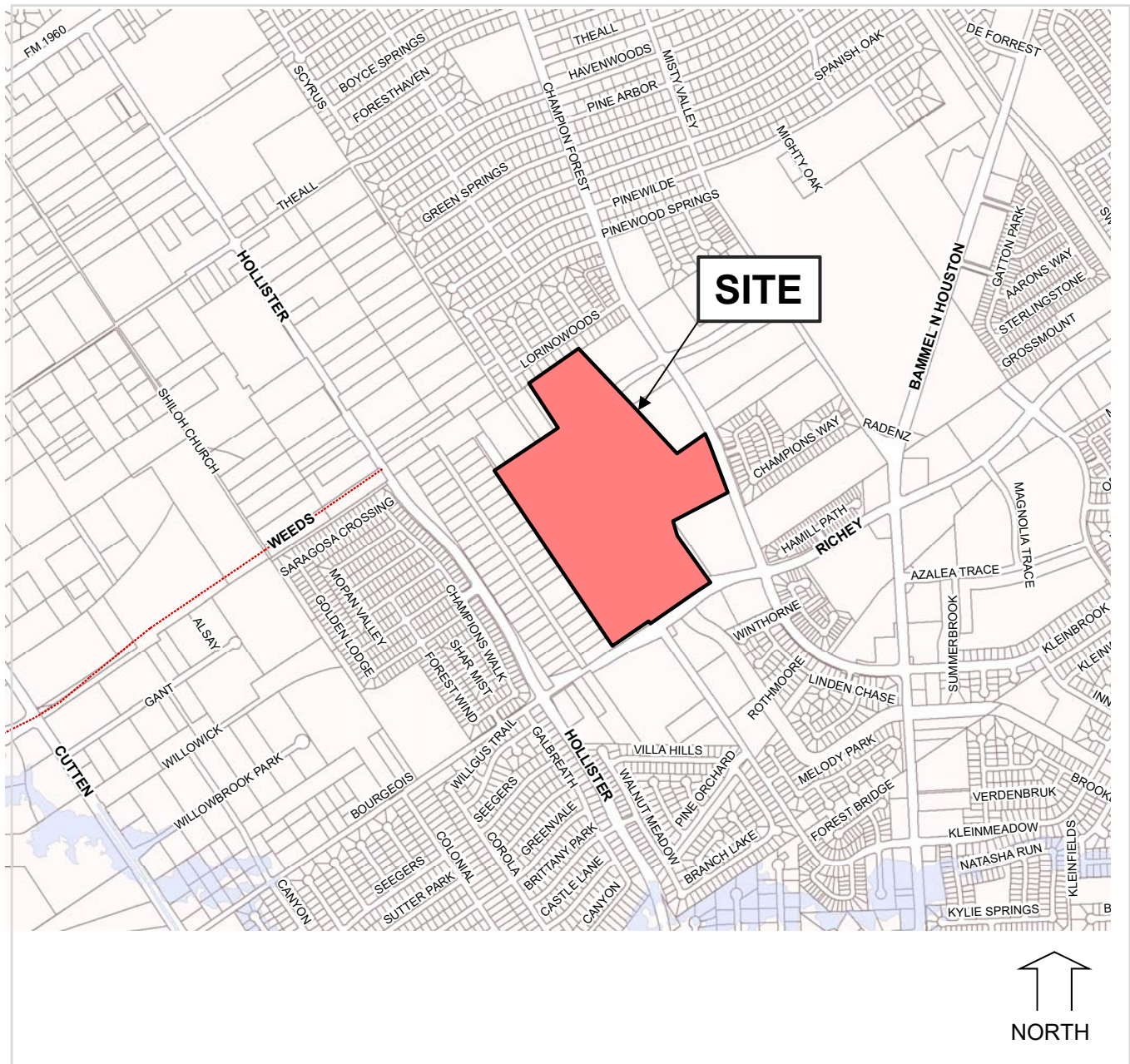
ITEM: 130

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Champions Oak GP (DEF 2)

Applicant: Van De Wiele & Vogler, Inc.



F- Reconsideration of Requirements

Site Location

Subdivision

Aerial



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.



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 impractical to extend R.O.W.'s in the north-south direction to meet intersection spacing requirements.



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 impractical 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.



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 align Colossal Oak Drive with Bourgeois Road to create a minimum 600' intersection on a major thoroughfare.

Chapter 42 Section: 127(b)

Chapter 42 Reference:

(b) Intersection along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Harris County has requested that Colossal Oak Drive in proposed Champions Oak align with Bourgeois Road at the intersection of West Richey Road and Bourgeois Road but it is not possible because there is an existing Harris County Regional Water Authority Air Release Valve Station located at the intersection that prevents the alignment. The Air Release Valve Station serves the Champions Oak area and it cannot be relocated because it is critical to the operation and maintenance of a major water line.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

We could not align Colossal Oak Drive with Bourgeois Road because there is an existing Air Release Valve Station located at the intersection of West Richey Road and Bourgeois Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

While not optimum, the vehicular circulation will be adequate; the intersection of Colossal Oak Drive will be located approximately 340 feet to the east of Bourgeois Road in lieu of the required 600 feet, a variance of about 44% is required. Furthermore, it is not possible to meet the 600 feet intersection spacing requirements for Champions Oak because 600 feet to the east or west of Bourgeois Road is beyond the plat boundary of Champions Oak.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Locating Colossal Oak Drive to east of the intersection will not jeopardize the public's health and safety. The R.O.W. will be designed in compliance with all of the local codes, ordinances and regulation.

(5) Economic hardship is not the sole justification of the variance.

The existing Air Release Valve Station at the intersection of West Richey Rd and Bourgeois Rd serves the Champions Oaks area and it is critical to the operation and maintenance of a major water line and it cannot be relocated. Its location prevents the alignment of proposed Colossal Oak Drive and Bourgeois Rd which was requested by Harris County. The location of Bourgeois Road also makes it difficult to comply with the 600 feet intersection spacing requirements because 600 feet to the east or west of the intersection is beyond the plat boundary of Champions Oak. The location of Colossal Oak Drive to east of the intersection will be adequate when considering all of the existing conditions.



Application No: 2019-1168

Agenda Item: 130

PC Action Date: 08/08/2019

Plat Name: Champions Oak GP

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: 128(a)(1); 128(a)(1); 127(b)

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.;

To not have to align Colossal Oak Drive with Bourgeois Road to create a minimum 600' intersection on a major thoroughfare. ;

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 three variances:

(1) to exceed intersection spacing by not providing a north-south and

(2) east-west public streets through the subject site and

(3) to allow an intersection spacing to be less than 600' along W Richey Road, a major thoroughfare, between the proposed private entry and Bourgeois Road.

Staff is in support of the requests.

Champions Oak GP proposes a residential development with a private street system. This property is bounded by an unrecorded residential subdivision to the west, by Hurst Park and Greenwood Forest subdivision to the north and by major thoroughfares to the east and south.

Per the ordinance, the applicant is required to dedicate a north-south and east-west public streets through the subject site. However, due to the existing physical characteristics of the adjacent areas, strict application of the ordinance would create an impractical development. The required north-south public street cannot be extended further north due to the existing detention pond owned by Harris County WCID No. 109. The required east-west public street cannot be extended further west due to the existing residential development.

The distance between the proposed private entry and Bourgeois Road along W Richey Road is about 336'. Per the ordinance, a minimum intersection spacing of 600' is required along a major thoroughfare. Due to an existing facility located on the north side of the intersection of W Richey Road and Bourgeois Road, the applicant cannot centerline tie the proposed private entry to Bourgeois Road to meet this minimum 600' intersection spacing requirement. Per a letter from the North Harris County Regional Water Authority provided by the applicant, this facility is vital for the operation and maintenance of a water line and to control the corrosion of the pipeline. Therefore, this facility cannot be re-located, or it would lose the purpose for which it was installed at this specific location.

Harris County Engineering Department has reviewed this item and poses no objections to the variance requests.

Staff's recommendation is to grant the requested variances and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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;

Per the ordinance, the applicant is required to dedicate a north-south and east-west public streets through the subject site. Due to the existing physical characteristics of adjacent areas, strict application of the ordinance would create an impractical development. The required north-south public street cannot be extended further north due to the existing detention pond owned by Harris County WCID No. 109. The required east-west public street cannot be extended further west due to the existing unrecorded residential development. Additionally, the applicant cannot meet the minimum 600' intersection spacing along W Richey Road due to an existing facility located at the north side of the intersection of W Richey Road and Bourgeois Road. Per North Harris County Regional Water Authority, this facility cannot be re-located.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing physical conditions of the surrounding areas were not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Champions Oak general plan proposes a single-family residential development with a private with multiple points of access to two major thoroughfares. This layout would help to preserve and maintain the intent of the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed general plan will provide an adequate internal traffic circulation via a private street system and multiple points of access to two major thoroughfares.

(5) Economic hardship is not the sole justification of the variance.

The adjacent existing physical conditions are the justifications for granting the variances. Harris County Engineering Department poses no objections to the requests.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 08/08/2019
Plat Name: Hebron Church
Developer: IPC Houston
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-1230 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	14.2420	Total Reserve Acreage:	14.2420
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574W	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

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)

151. Revise the public street system as indicated on the marked file copy.

Correct the reserve acreage after dedication and restrict the reserve to Church and related uses.

Provide deny access note along Carter Road on the eastern plat boundary and 10' BL. Provide a fence per 42-134.

Provide letter from Houston public works utility division that there are no utilities within the ROW at recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 08/08/2019
Plat Name: Hebron Church
Developer: IPC Houston
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2019-1230 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.
No building is allowed within any public utilities easement.

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

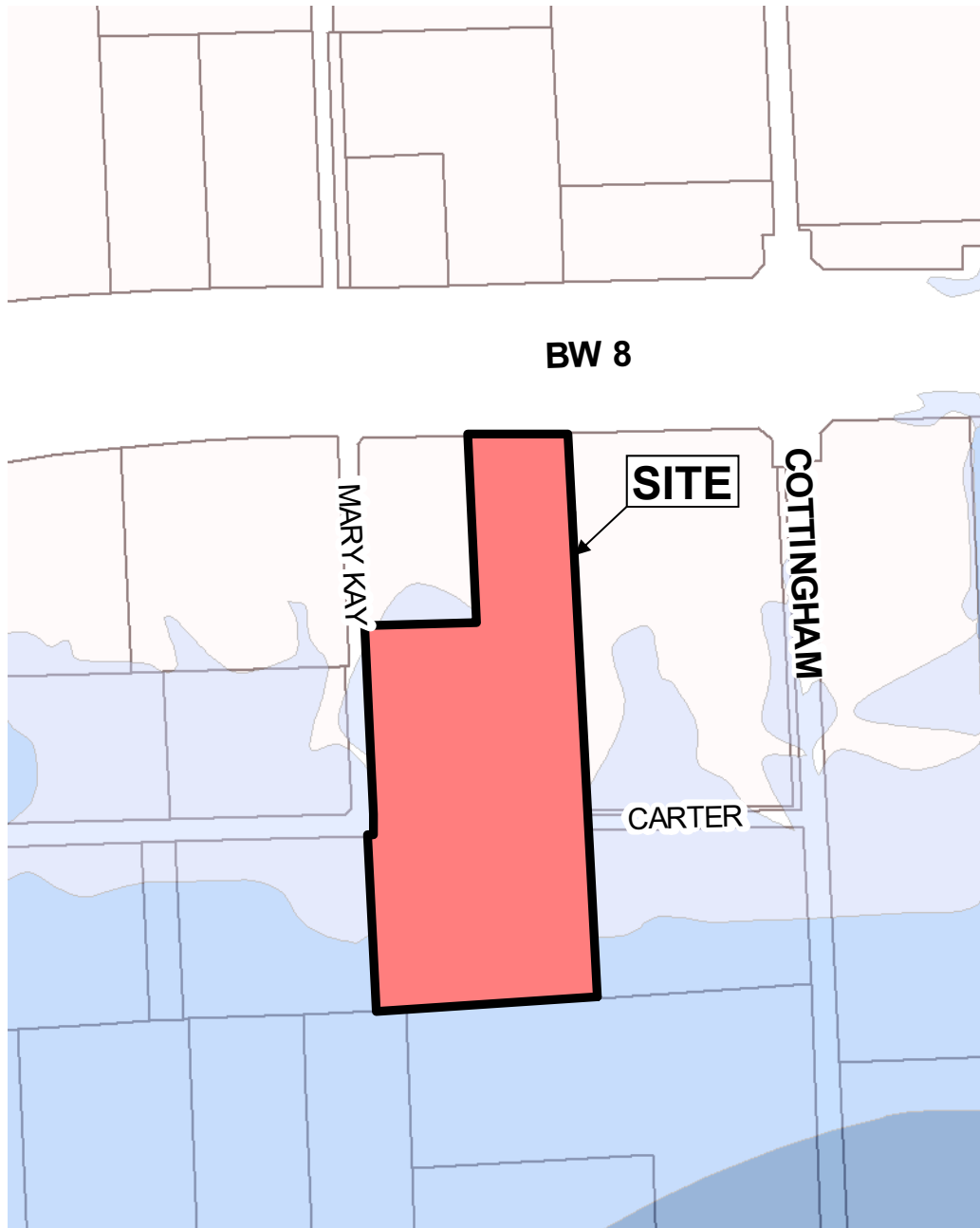
ITEM: 131

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Hebron Church

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

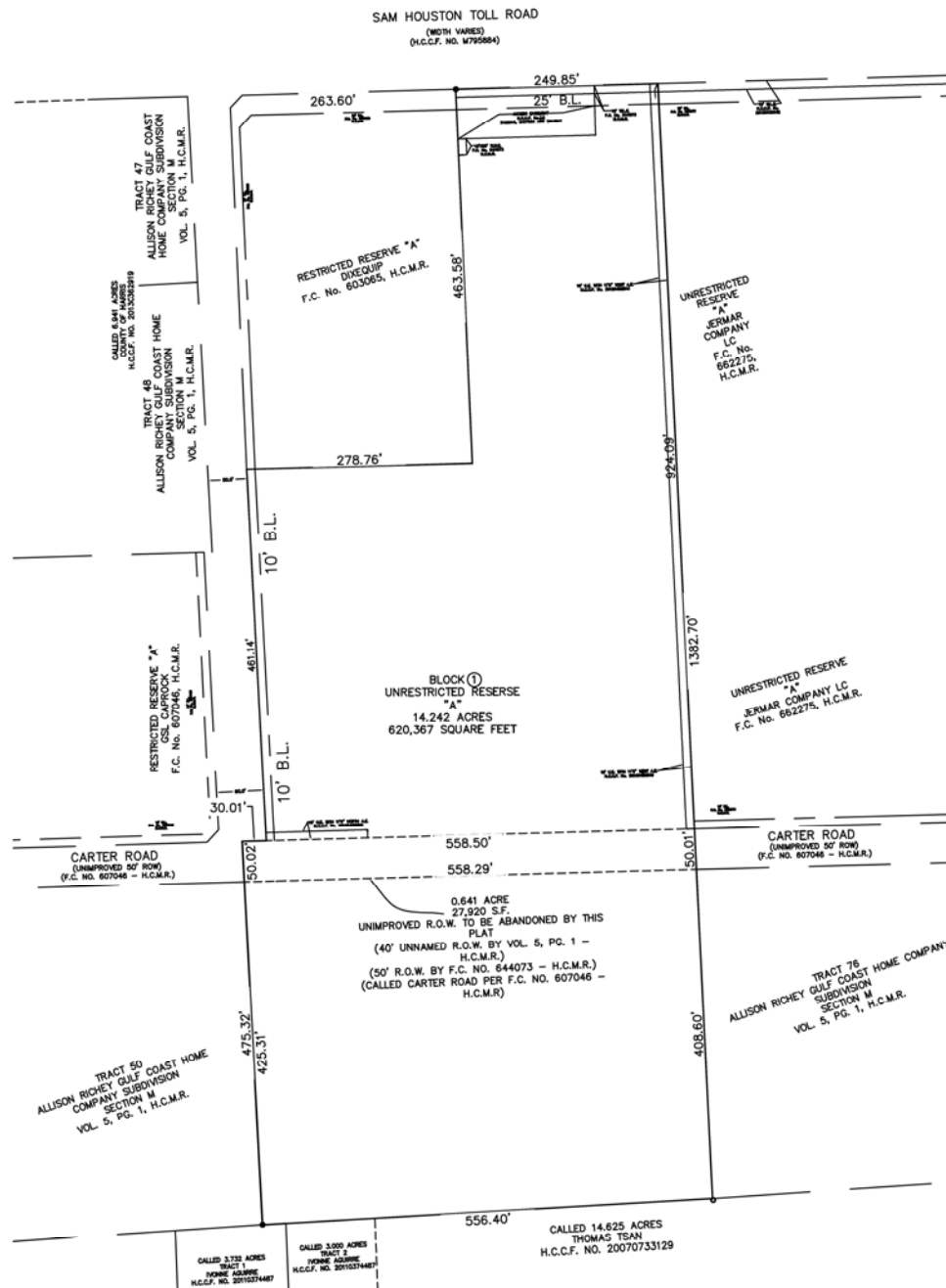
ITEM: 131

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Hebron Church

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 131

Planning and Development Department

Meeting Date: 08/08/2019

Subdivision Name: Hebron Church

Applicant: Civil-Surv Land Surveying, L.C.



F- Reconsideration of Requirements

Aerial



RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2019-1230
Plat Name: Hebron Church
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 07/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To not extend or terminate Carter Road with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Variance required and attached.



Application Number: 2019-1230

Plat Name: Hebron Church

Applicant: Civil-Surv Land Surveying, L.C.

Date Submitted: 07/15/2019

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not extend or terminate Carter Road with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The imposition of this Chapter would cause the platted property to be functionally split in two, when existing public roads are currently available on either side of the property. As this is an established and functioning Church on one side of the required street and church owned children's playground equipment on the other, abiding by the strict letter of this chapter would cause children to cross a public R.O.W. to get into their play area. Note- All public roads mentioned surrounding the site are unimproved and not in use now, and have never been improved in the past. None are mentioned in the COH MTFP. No public or private utilities or improvements exist within the proposed extension per GIMS, plans, or visible evidence.

(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 facts on the ground actually support the opposite position, a hardship would actually be created by strict application of 42-134.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent will be preserved, as the intent of the chapter does not apply in this case. If the street is extended, there is no change to traffic patterns as no roads in the area are improved. Even if the roads were improved, this extension would still not be necessary as each adjoin property plus this subject property still have unfettered access to public streets. The adjoining property owner who would end up closest to the proposed dead-end has signed an affidavit of agreement with this statement.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

To the contrary, no roads exist, but if one is dedicated and for whatever reason built in the future, it will put the church occupants at risk to access their existing structures.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship has no bearing on this site. No improvements within the R.O.W. of what would be an extension of a street exist now or are planned in the future. This is a common sense, safety, and practicality request; money is not involved.



Application No: 2019-1230

Agenda Item: 131

PC Action Date: 08/08/2019

Plat Name: Hebron Church

Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend or terminate Carter Road with a cul-de-sac. ;

Basis of Recommendation:

Subject site is located south of Beltway 8 and west of Cottingham. The applicant is proposing one reserve and requesting a reconsideration request with a variance to not extend or terminate Carter Road with a cul-de-sac. Staff is in support of the request.

This site is currently owned and operated as a church and this replat is expanding the boundary of the church. Carter road is a local street between Mary Kay Road and major thoroughfare Cottingham. This street is not required for intersection spacing along Cottingham and all of the properties in the vicinity have proper frontage and access to public streets. It is an unimproved ROW and will not significantly affect traffic circulation in the area.

Staff's recommendation is grant the requested reconsideration with a variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Carter Road is not required for intersection spacing and all of the properties in the vicinity have access to public roads. This property is currently owned and operated as a church and they would like to have children's playground to the south of this street. Currently the street is unimproved and the adjacent property to the east has access to a local street and a major thoroughfare. Therefore, this portion if Carter Road does not impact traffic circulation significantly.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of this variance is due to adequate frontage and access available to all properties and that the street is not needed for intersection spacing. Additionally, the property is owned by a church and they want to use this additional land to the south as a playground for children.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Intent and general purpose of this chapter will be preserved by granting this variance as Carter Road is not needed for intersection spacing and Mary Kay Road connects with Carter Road going west.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not injurious to public health and safety as all of the properties in the vicinity have property frontage and access to public streets. Traffic circulation needs are met in the area with the existing street pattern.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance. Carter Road is not needed for intersection spacing requirements and all of the properties in the vicinity have property frontage and access to public 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. 832.393.6662
www.houstontx.gov

August 1, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Hebron Church

REFERENCE NUMBER: 2019-1230

ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirement and a variance request for a property located east along Mary Kay Lane, south of South Sam Houston Parkway East. 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.

Civil-Surv Land Surveying, L.C., the applicant, has filed the request on behalf of the developer of the subject site, IPC Houston. The applicant is requesting a variance to not extend or terminate Carter Road or Mary Kay Road with a cul-de-sac. 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, August 8th, 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 Chris Rhodes with Civil-Surv Land Surveying, L.C. at 713-839-9181. You may also contact Lyndy Morris with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6600.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 132
Action Date: 08/08/2019
Original Action Date: 08/16/2018

Staff Recommendation:
Approve

Plat Name: Grove Landing
Developer: R.G. Miller Engineers
Applicant: R.G. Miller Engineers
App No : 2018-1607
App Type: C3F

Total Acreage:	37.2950	Total Reserve Acreage:	10.7560
Number of Lots:	130	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	249T	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 133
Action Date: 08/08/2019
Original Action Date: 08/16/2018

Staff Recommendation:
Approve

Plat Name: Kuykendahl Evam Place replat no 1 and extension
Developer: The Interfield Group
Applicant: The Interfield Group
App No : 2018-1621
App Type: C2R

Total Acreage:	2.8080	Total Reserve Acreage:	2.8080
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	250J	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 134
Action Date: 08/08/2019
Original Action Date: 08/16/2018

Staff Recommendation:
Approve

Plat Name: Westgreen Developments Sec 1
Developer: Windrose
Applicant: Windrose
App No : 2018-1483
App Type: C2

Total Acreage:	5.7570	Total Reserve Acreage:	5.7570
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	77449	406N	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/08/19

ITEM: 135

Applicant: JOSE CASTELAN

Contact Person: JOSE CASTELAN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1480	77357	5874	258J	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 20032 South Live Oak St.

ACREAGE:

LEGAL DESCRIPTION:

LOTS 65, OF PEACH CREEK FOREST SECTION NO. 1, AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/08/19

ITEM: 136

Applicant: JORGE OCHOA

Contact Person: AES SEPTIC- ASHLEY KING

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1481	77357	5874	258J	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 26763 Royal Coach Ln.

ACREAGE:

LEGAL DESCRIPTION:

LOT 818 OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/08/19

ITEM: 137

Applicant: JORGE OCHOA

Contact Person: AES SEPTIC- ASHLEY KING

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1482	77357	5874	258J	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 26767 Royal Coach Ln.

ACREAGE:

LEGAL DESCRIPTION:

LOT 816 OF PEACH CREEK FOREST, SECTION 5, AN UNRECORDED SUBDIVISION SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Colleen Barnett	Colleen Barnett	713-256-3824	Colleenbarnetthouston@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2401 Elmen Street	19084138	77019	5356A	492V	C
ACCOUNT NUMBER(s):		0291680000001			
PROPERTY LEGAL DESCRIPTION:		Lot 1, Block 8 Plainview Sec 1			
PROPERTY OWNER OF RECORD:		Colleen Barnett			
ACREAGE (SQUARE FEET):		5000 SF			
WIDTH OF RIGHTS-OF-WAY:		Fairview Street 60'; Elmen Street 60'			
EXISTING PAVING SECTION(s):		Fairview Street 25'; Elmen Street 28'			
OFF-STREET PARKING REQUIREMENT:		2			
OFF-STREET PARKING PROVIDED:		Complies			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

EXISTING STRUCTURE(s) [TYPE; SQ. FT.]: 2,935 SF

PROPOSED STRUCTURE(s) [TYPE; SQ. FT.]: Residential, garage and carport 2195 SF

PURPOSE OF VARIANCE REQUEST: To allow a 3' building line in lieu of the ordinance-required 20' building line along Fairview Street, a designated minor collector.

CHAPTER 42 REFERENCE (s): 42-156(b). – Collector and local streets – Single-family residential.

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 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD The house located at 2401 Elmen St. was built in 1936 (according to HCAD records). It is a 2 story brick home that sits on the corner of Elmen and Fairview. The front of the house faces Elmen and the side of the house runs parallel to Fairview. A previous variance was granted in 2012 to extend the building line that runs parallel to Fairview, approximately 28' making room for a larger kitchen, master bedroom and bathroom. That construction was completed in 2013.

The home currently has a 1936 garage and a carport.

The current variance request is to allow the proposed carport and upstairs bedroom to comply with the previously granted variance by allowing the carport and upstairs bedroom to conform to the existing house structure parallel to Fairview. We are asking that we be allowed a reduced building setback line of approximately 5-feet along Fairview Street.

In addition, within this application, I have submitted pictures of the garage next door to 2401 Elmen. As you can see in the pictures, the neighbor's garage appears to have a zero foot setback. I am not asking for a zero setback as my neighbor's garage, but only the 5' setback which would attach to the existing structure and would also be in alignment with the house as granted in the 2012 variance.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The way the house was built was great for 1936. The previously granted variance in 2012 allowed for a 28' extension that currently is a continuous line from the original building, parallel to Fairview. The home is already enclosed by a fence. Because of the existing fence, there would be no change to anyone outside the fence line. This would add additional security for the homeowner, a usable garage, greater and more enjoyable use of the property and an increase in the property value for the city and the county. An addition of an extra bedroom, bathroom, garage and carport is a reasonable request and one that because of the fence line and the building plans, would probably go unnoticed by any member of the public, unless they were a member of the taxing authority.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

There is no hardship created or imposed by the applicant in any respect in regards to the variance request. The request for the variance is in line with the former granted variance from 2012. We are requesting this variance to complete the building plan which will allow a carport and additional building along the same plane as the previous 2012 granted variance allowed.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose for the setback line is to provide safety for sidewalk pedestrians as well as safety for the homeowner from crime or mishaps that could occur on the street or sidewalk. Both are still protected. Currently a fence separates the structure from the sidewalk and the street. Continuing the building line will occur along the same path as the existing structure and will not interfere with the sidewalk or the street. The current placement of the fence will not be impacted in any way. The fence that currently separates the house from the sidewalk on the Fairview side will not be impacted by continuing the building line any additional footage. The fence will remain as it currently is before the variance and after the variance is granted, if the variance is granted.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

The distance of the sidewalk and the street will be maintained as before. None of that will change.

- (5) **Economic hardship is not the sole justification of the variance.**

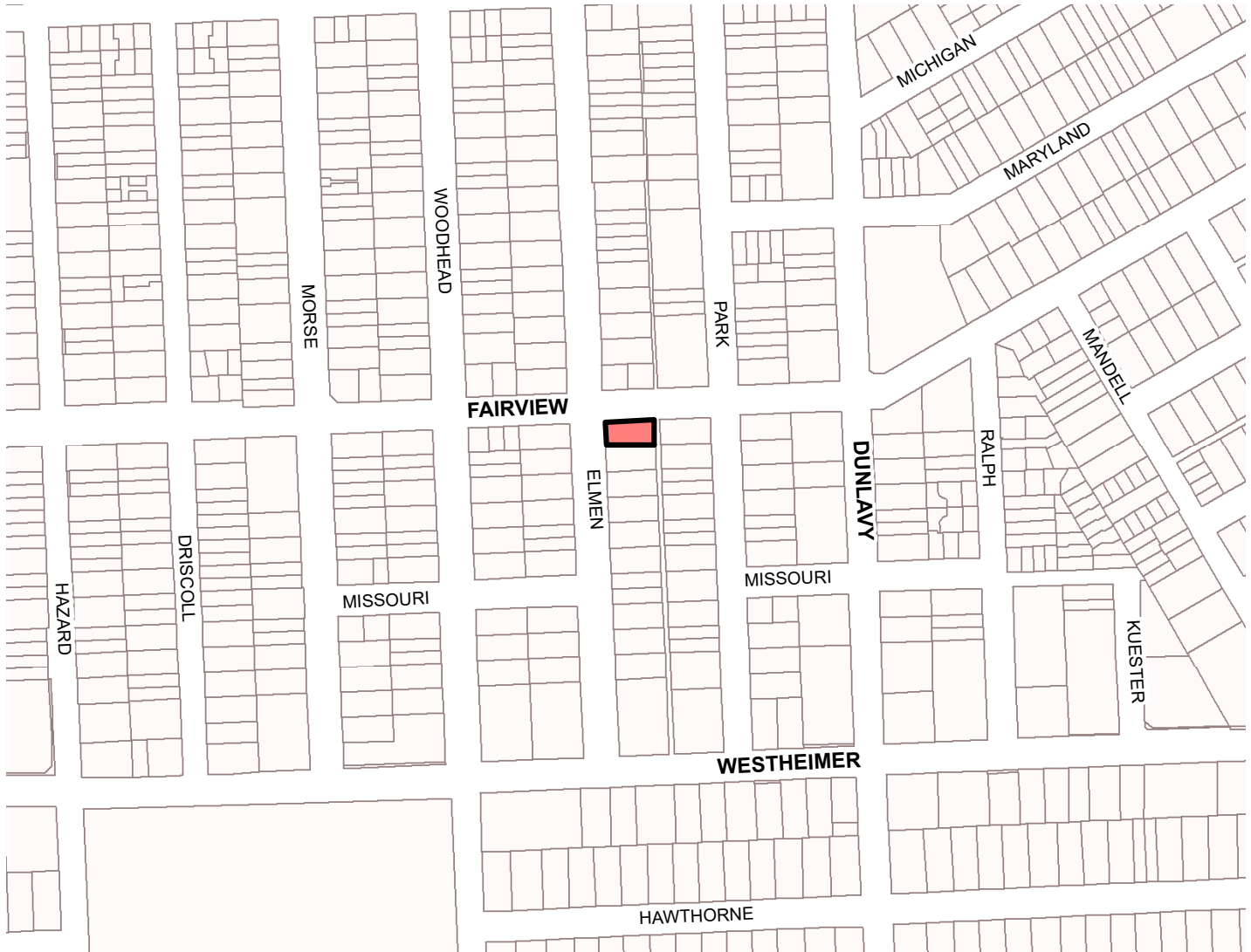
The request for the variance is to complete the original plans for the home which were only partially fulfilled in the granted variance from 2012. The proposal for the carport and second floor over the garage is in line with the previous granted variance and will not interfere with the sidewalk or street. There is no economic hardship to justify or explain the application for the variance.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



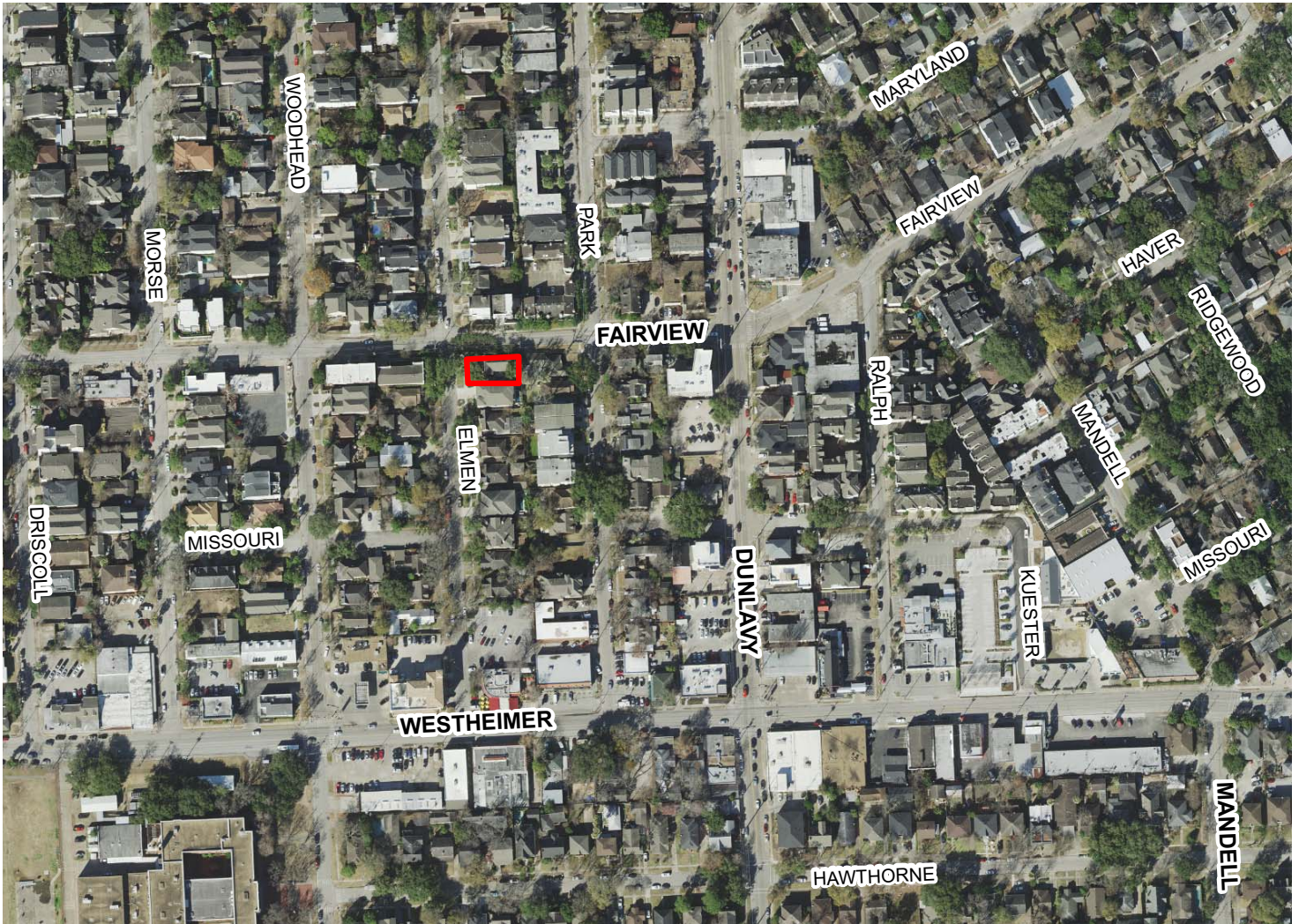
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 138

Meeting Date: 08/08/2019

Houston Planning Commission

Aerial Map

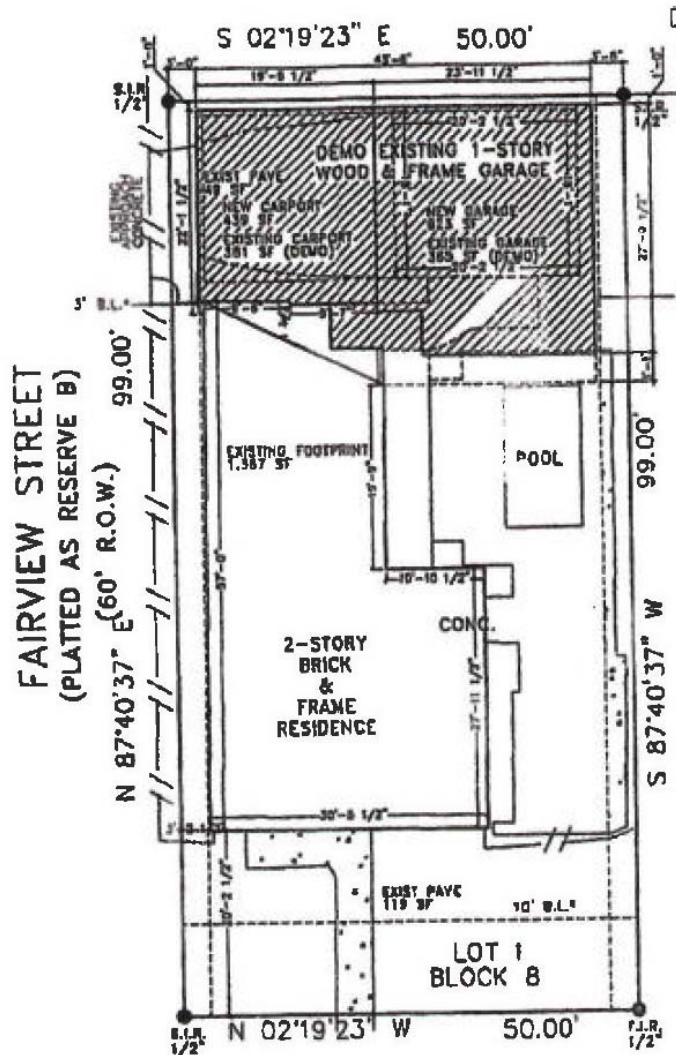


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



2401 ELMEN STREET
(70' R.O.W.)

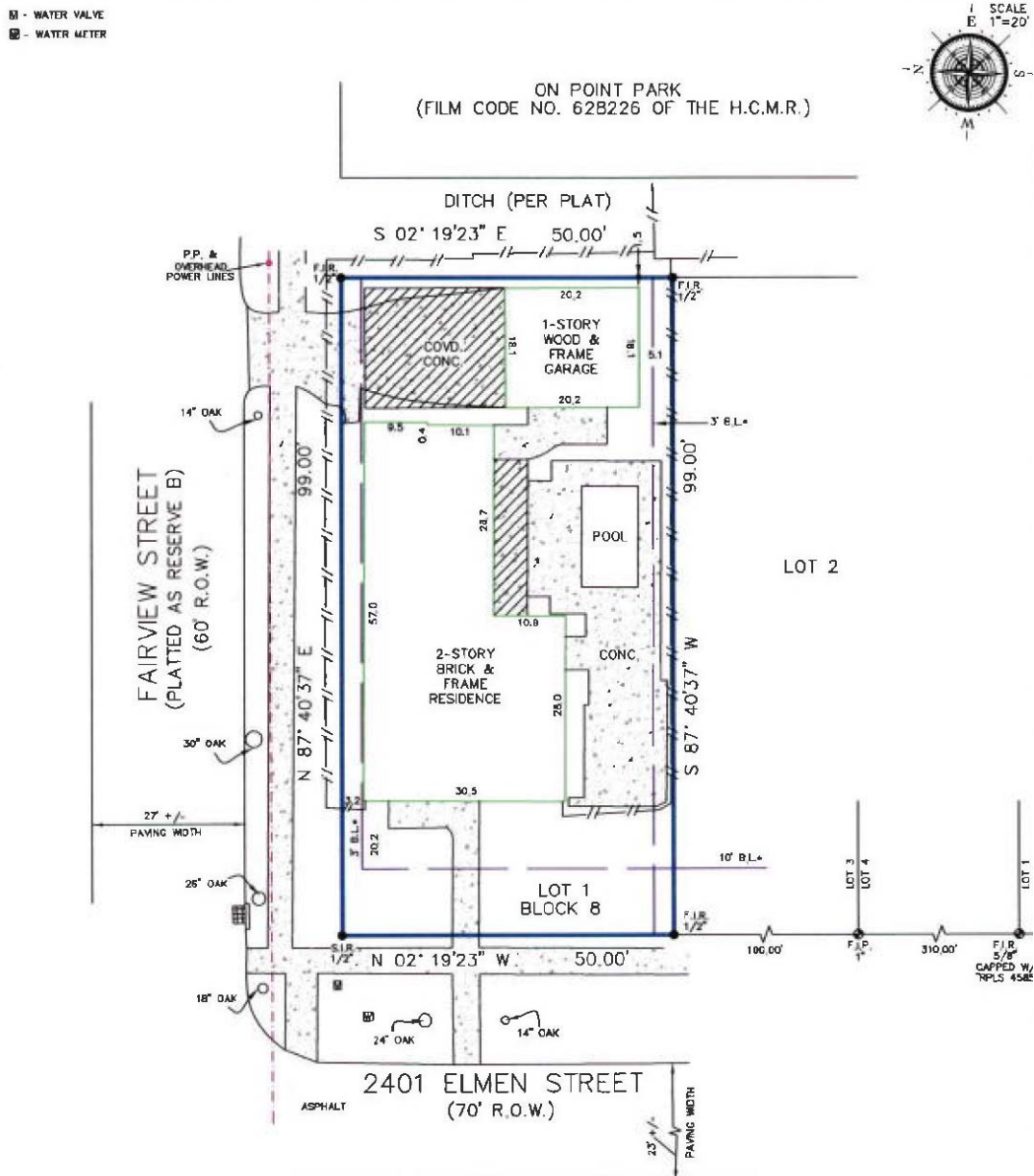


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

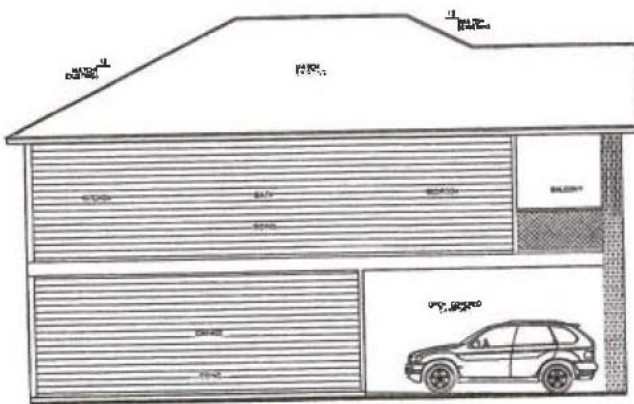
Elevations



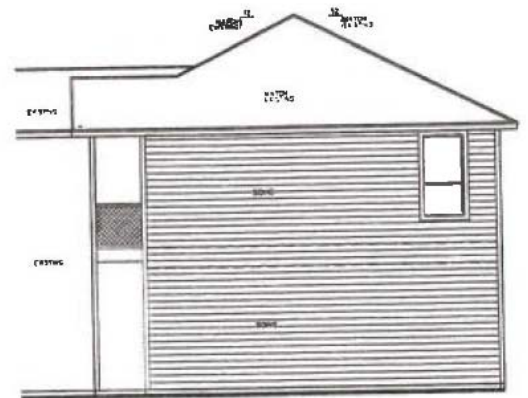
PROPOSED
NORTH
EXTERIOR ELEVATION
SHEET 1 OF 4



PROPOSED
WEST
EXTERIOR ELEVATION
SHEET 2 OF 4



PROPOSED
EAST
EXTERIOR ELEVATION
SHEET 3 OF 4



PROPOSED
SOUTH
EXTERIOR ELEVATION
SHEET 4 OF 4

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Deny

The site is located west of Dunlavy Street, and at the southeast corner of Elmen and Fairview Streets. The applicant is requesting a variance to allow a reduced building line of 3', instead of the ordinance required 20' building line along Fairview Street a designated minor collector. Staff is not in support of the request.

The site was platted with the Plainview Sec 1 subdivision in 1907. The site has frontage along Elmen a local street to the west and Fairview street a minor collector to the north, with an existing residence facing Elmen street and a detached garage facing Fairview street. In 2012 a reduced building line variance was granted for an addition to the main residence. The applicant is proposing to remove the existing garage and built a new two-story garage with a carport. The current garage sits approximately 24' from the property line while the new structure would sit at 3'. The distance from the proposed structure to the existing sidewalk will only be approximately 7'. By not allowing this size garage, it does not deprive the applicant of the reasonable use of the land. The applicant didn't identify a clear hardship for the request, as there is enough area for a proposed garage to meet the ordinance requirement. Most residential properties that take access along Fairview have setbacks that meet the ordinance.

Staff recommends denying the requested variance to allow a reduced building line of 3', instead of the ordinance required 20' building line along Fairview Street a designated minor collector for a proposed two-story garage and carport.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Texas Permits	Daniel Vazquez	713-245-0779	TEXASPERMITS@YAHOO.COM

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1702 De Milo Drive	19007373	77018	5260A	452J	C

HCAD ACCOUNT NUMBER(S):	0731000470025
PROPERTY LEGAL DESCRIPTION:	LT 25 BLK 65 Oak Forest Sec 8
PROPERTY OWNER OF RECORD:	Efrain Franco
ACREAGE (SQUARE FEET):	.198 acre (8,625 SF)
WIDTH OF RIGHTS-OF-WAY:	De Milo Drive (60 feet); West 43 rd Street (80 feet)
EXISTING PAVING SECTION(S):	De Milo Drive (26 feet); West 43 rd Street (48 feet)
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

Existing Structure(s) [type; sq. ft.]:	1,203 SF Residence
Proposed Structure(s) [Type; sq. ft.]:	1,536 SF Residential addition

Purpose of Variance Request:	New driveway access off a major thoroughfare West 43 rd street, and not to provide the required 5' right of way dedication.
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Chapter 42 Reference(s):

42-188 Lot Access to Streets (B) 1.2.

42-122: The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-13 of this code: Major thoroughfare Streets: (1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We would like to request a variance to be granted for a proposed approach at 1702 De Milo Dr. Houston TX 77018. The driveway will give access to a proposed Storage (which would prefer to convert to two car garage with a Studio on 2nd floor coming in from 43rd St. Please note that there are several neighbors that already have driveway access on 43rd St. The site is limited by 25' platted front building line. We are maintaining the existing house and adding to rear. The additional drive would provide access to a two-car garage to be located behind the 25' ordinance build line.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The family who purchased this residence will have about 2-3 cars parked in the front of the residence on the De Milo side. The owner bought this property with the intent of adding a proposed driveway to reach a proposed two car garage. The existing house prior to us owning had a one car garage but was converted into living space before we purchased it. The 25' platted building will not allow for carport or new garage. Resulting in cars being exposed to the elements versus being under cover.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

We do not have covered parking and based on the two building lines of these properties it seems it will create a hardship by not being able to provide additional covered parking.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

Yes, the owner will follow the guidelines set on Chapter 42. Based on chapter 42 the amount of parking we are required to provide is four cars based on the amount of bedrooms. Visitors will have to park on the street and we have not too much frontage on De Milo St. and I'm sure parking on 43rd will create a nuisance. We will also provide a turn around inside the property this way we don't have to back into 43rd. making it a safe exit.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed driveway is more than 100' from the intersection. This block is more residential and school zone for cars to go slower.

(5) Economic hardship is not the sole justification of the variance.

There is no Economic hardship associated with this request. The owner is able to cover the full cost for the new driveway proposed. They are fully aware that the city will not fund this project.

DEVELOPMENT PLAT VARIANCE



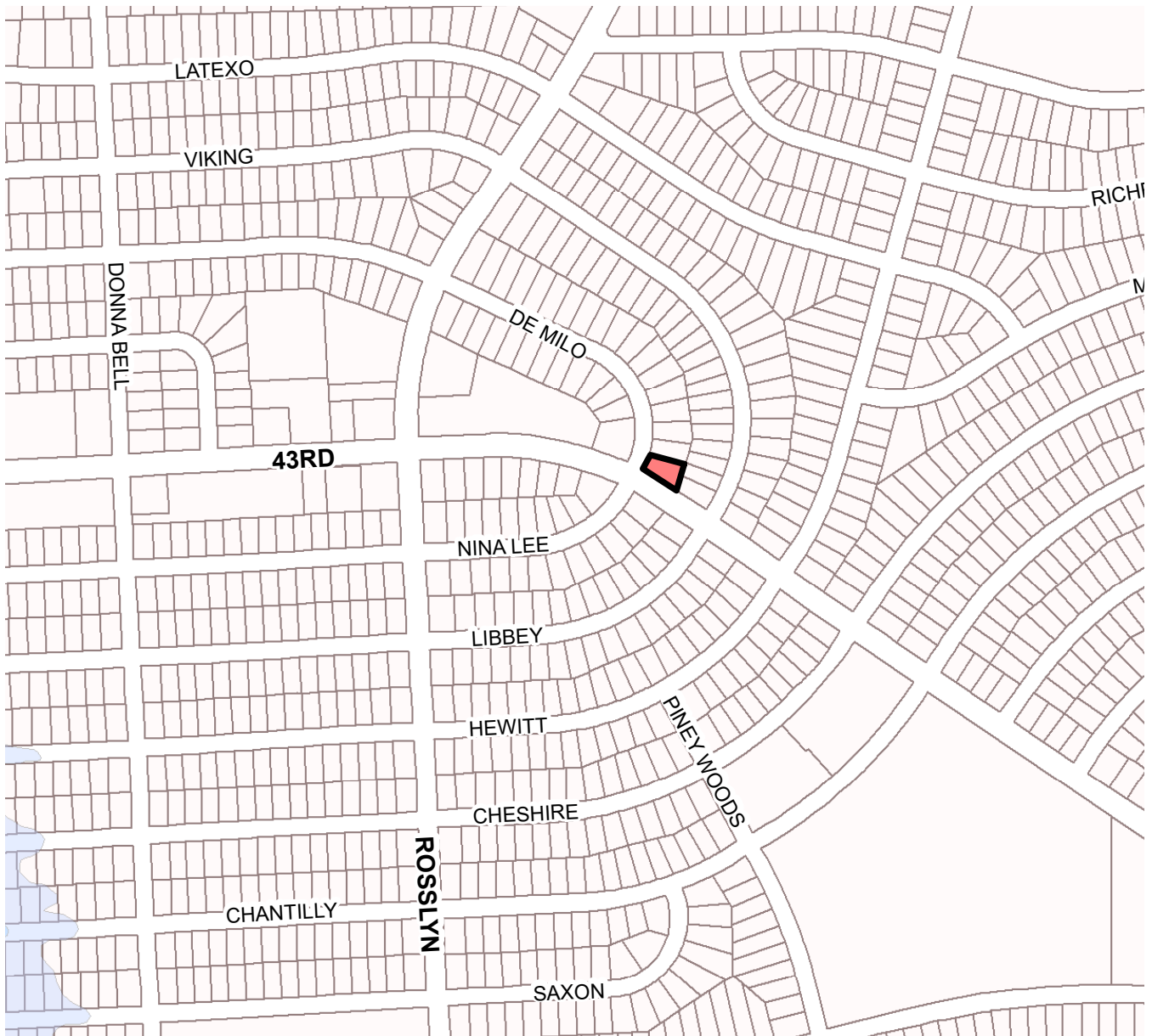
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 139

Meeting Date: 08/08/2019

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



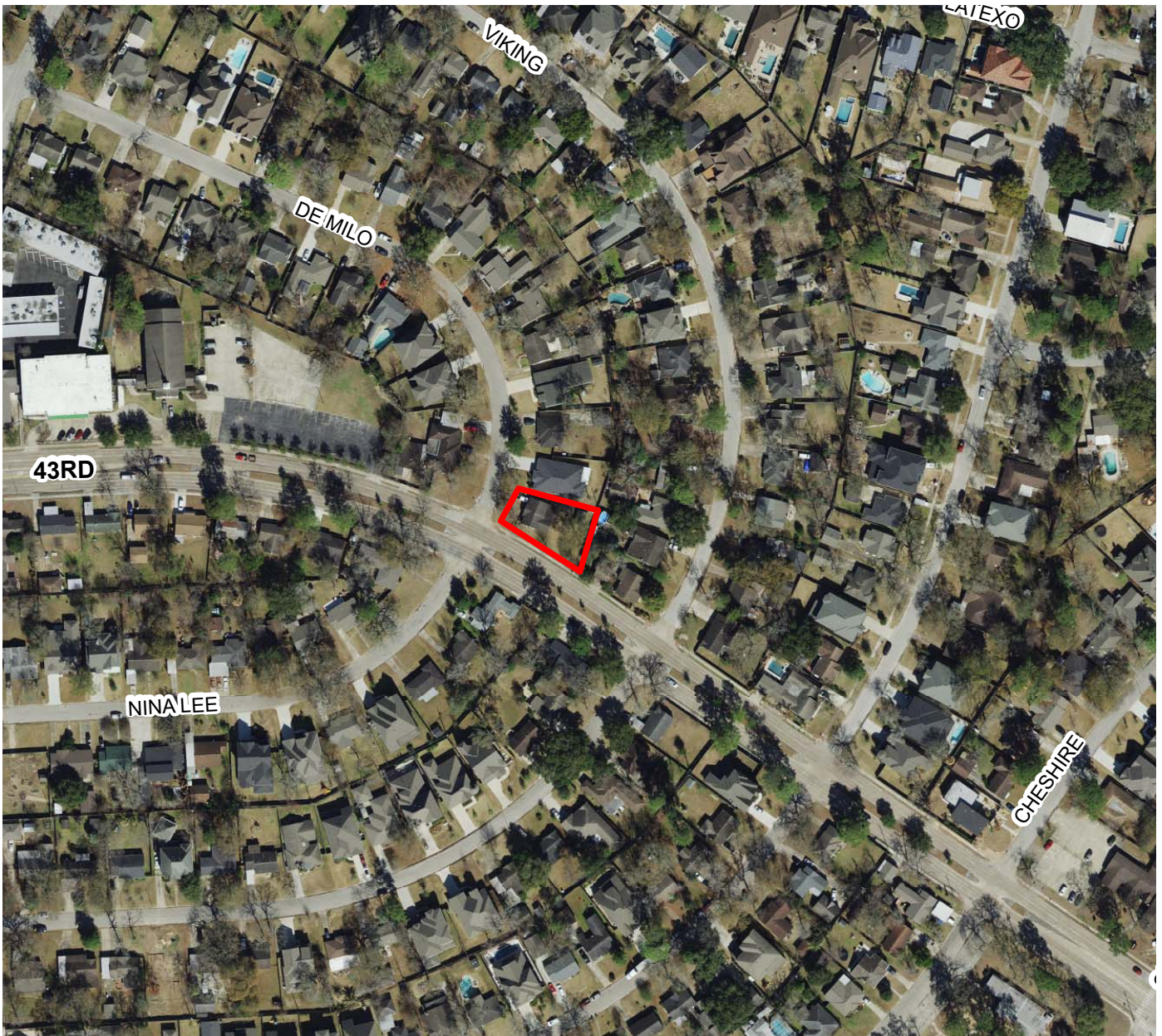
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 139

Meeting Date: 08/08/2019

Houston Planning Commission

Aerial Map

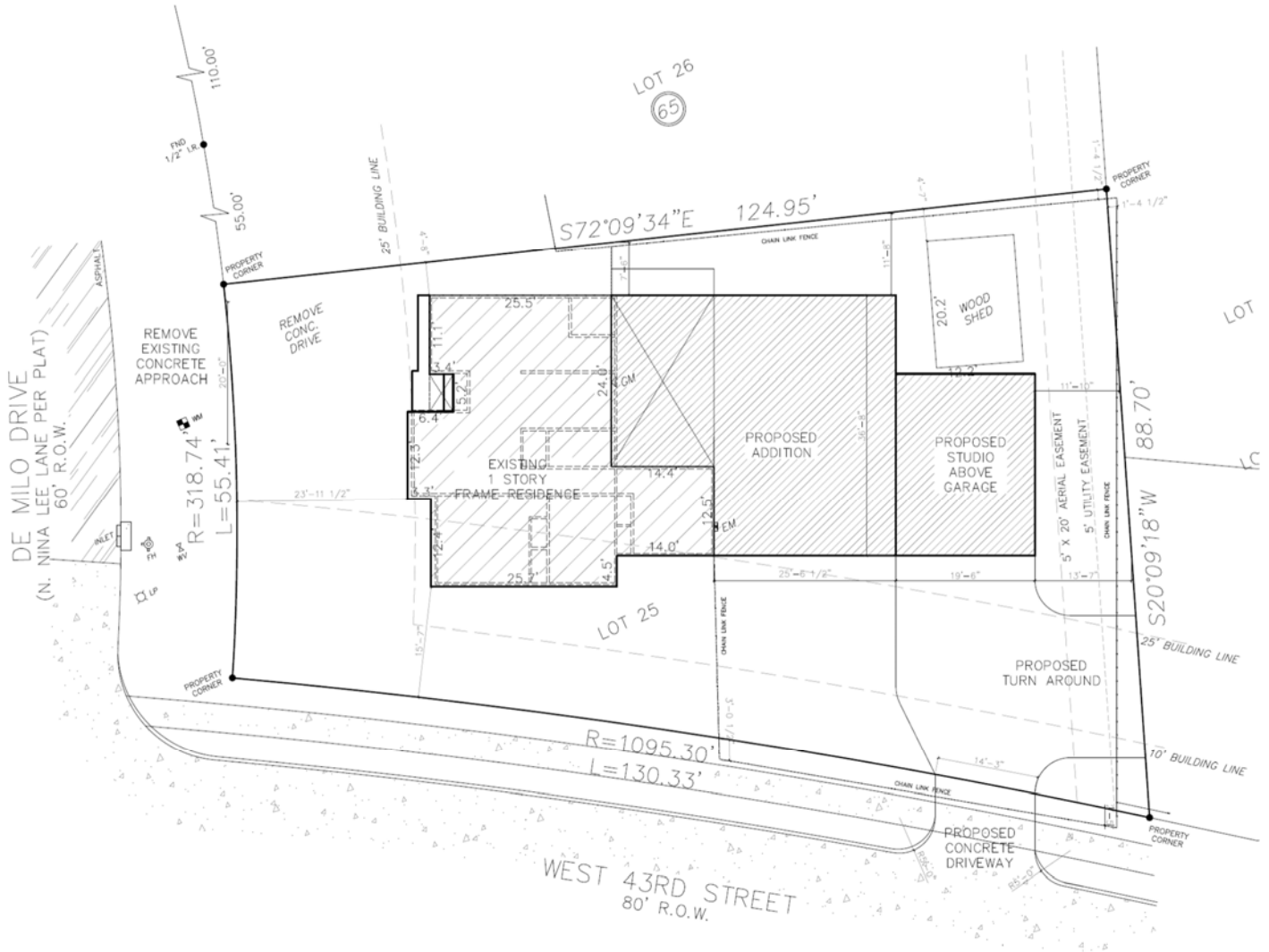


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



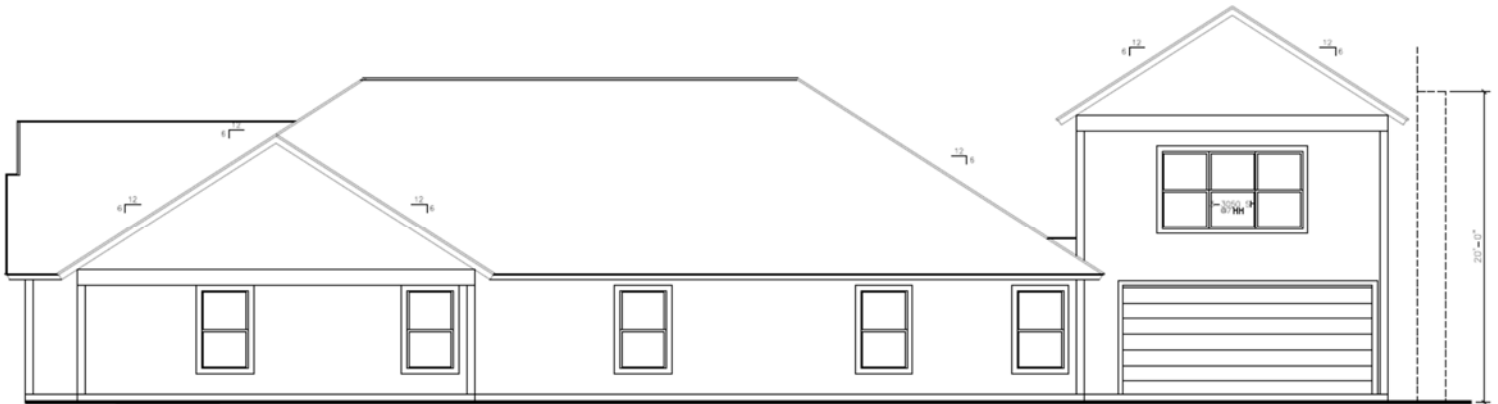
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 139

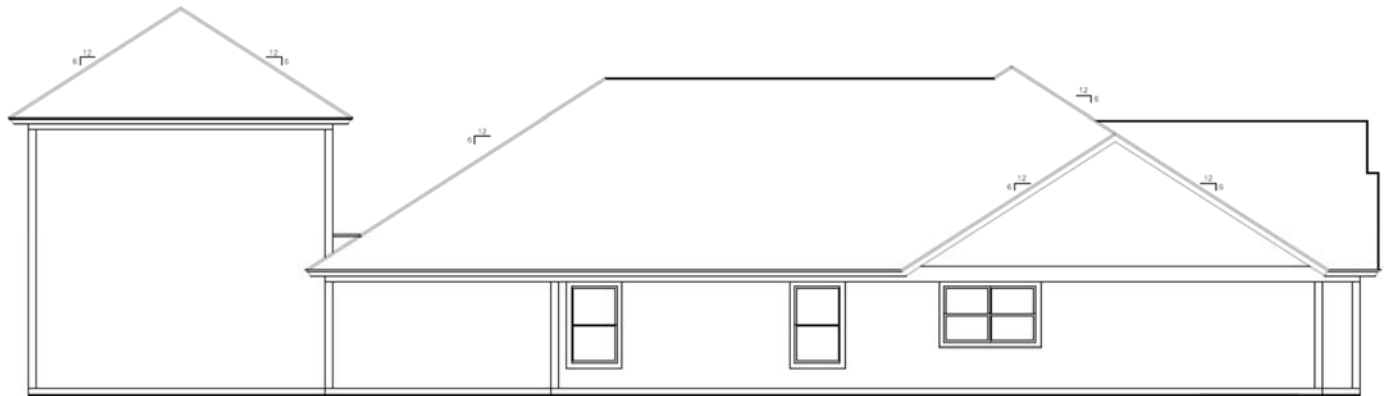
Meeting Date: 08/08/2019

Houston Planning Commission

Elevations



RIGHT
EXTERIOR ELEVATION



LEFT
EXTERIOR ELEVATION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located west of Ella Boulevard, east of TC Jester Boulevard, and at the northeast corner of De Milo Drive and West 43rd Street. The applicant is requesting a variance (1) to allow driveway access off a major thoroughfare West 43rd Street for a single-family lot, and (2) not to provide the required 5' right of way dedication to West 43rd Street. Staff is in support of the request.

The site was platted with the Oak Forest Addition Sec 8 in 1950. The applicant will be remodeling and adding to the existing residence. Currently, the residence has an existing driveway along the local street, but no garage. The applicant proposes a new garage taking vehicular access from W. 43rd Street. The distance from back of curb to the garage door is approximately 42', and the applicant will provide a vehicular turn-around to prevent vehicles from backing into the major thoroughfare, therefore preserving the intent of the ordinance. The proposal is consistent with the existing neighborhood as many of the adjacent corner lots take access from the major thoroughfare. In addition, the applicant will eliminate the existing driveway along the local street De Milo Drive.

Staff is also in support of not providing the required 5' of right of way dedication, as this subdivision is a well-established neighborhood, with single family residential lots.

Staff recommends approving the requested variances (1) to allow driveway access off a major thoroughfare West 43rd Street for a single-family lot, and (2) not to provide the required 5' right of way dedication to West 43rd Street.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5630 Reamer Street	19070266	77096	5154	531S	C

HCAD ACCOUNT NUMBER(S):	0953980000001
PROPERTY LEGAL DESCRIPTION:	Lot 1, Block 8 of Maplewood North Sec 1
PROPERTY OWNER OF RECORD:	Paul & Susan Brokhin
ACREAGE (SQUARE FEET):	0.220 (9,600 SF)
WIDTH OF RIGHTS-OF-WAY:	Pontiac Drive (60') and Reamer Street (60')
EXISTING PAVING SECTION(S):	Pontiac Drive (27.9') and reamer Street (28')
OFF-STREET PARKING REQUIREMENT:	Two
OFF-STREET PARKING PROVIDED:	Two
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Residence
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5320 SF 2-story single family residence

PURPOSE OF VARIANCE REQUEST: To allow a 10' garage building line along Pontiac Drive in lieu of the required 20' garage building line

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S):

Sec. 42-156. - Building line requirement - Collector and Local Streets

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Variance is being requested so that proposed two-story single family residence may be constructed on the 10' building line, as original residence and as created by the original plat, instead of a 20' building line required by Ordinance.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The proposed residence will be located at 5630 Reamer, southwesterly of Cheltenham Drive, west of Mullins Drive, easterly of Pontiac Drive and northerly of Reamer Drive.

Subject property is a corner lot out of Maplewood North Sec One subdivision, filed in 1961. The plat of Maplewood North Sec One created a 10' building line along Pontiac Drive and 25' building line along Reamer Drive. The original residence was built in 1964, with the garage at the 10' building line. There are currently several homes along Pontiac Drive which also appear to be built on the original 10' building line.

DEVELOPMENT PLAT VARIANCE



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Please note the following:

- a) The near vicinity of subject property is substantially residential and well developed.
- b) Reamer is only one Lot in length, at intersection with Pontiac Drive. Pontiac Drive terminates at its intersection with N Braeswood Blvd.
- c) Pontiac Drive is currently a 60' right-of-way, with a 27.9' pavement section. It does not appear that Pontiac Drive would require widening in the near future.
- d) The distance from Pontiac back of curb, to proposed garage opening, is approximately 26.6'.
- e) Plans for proposed residence have been approved by the neighborhood association and comply with building lines shown on the face of the original plat. According to the plat of Maplewood North Section One, property is subject to a 25' building line along Reamer Street and 10' building line along Pontiac Drive, as well as a 5' utility easements along with 5'x20' aerial easements along the northly and easterly property lines which further limit the buildable area of the lot.
- f) Rotating garage to front on Reamer would conflict with the location of existing trees.

(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, and to allow proposed home to be constructed on the building line designated by plat and deed restriction.

(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. Granting the variance will help preserve the prevailing 10' building line along Pontiac Drive
- b. Yards between right-of-way line and residence 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. New residence will enhance the existing block face, without any way compromising public health or safety.

DEVELOPMENT PLAT VARIANCE



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(5) Economic hardship is not the sole justification of the variance.

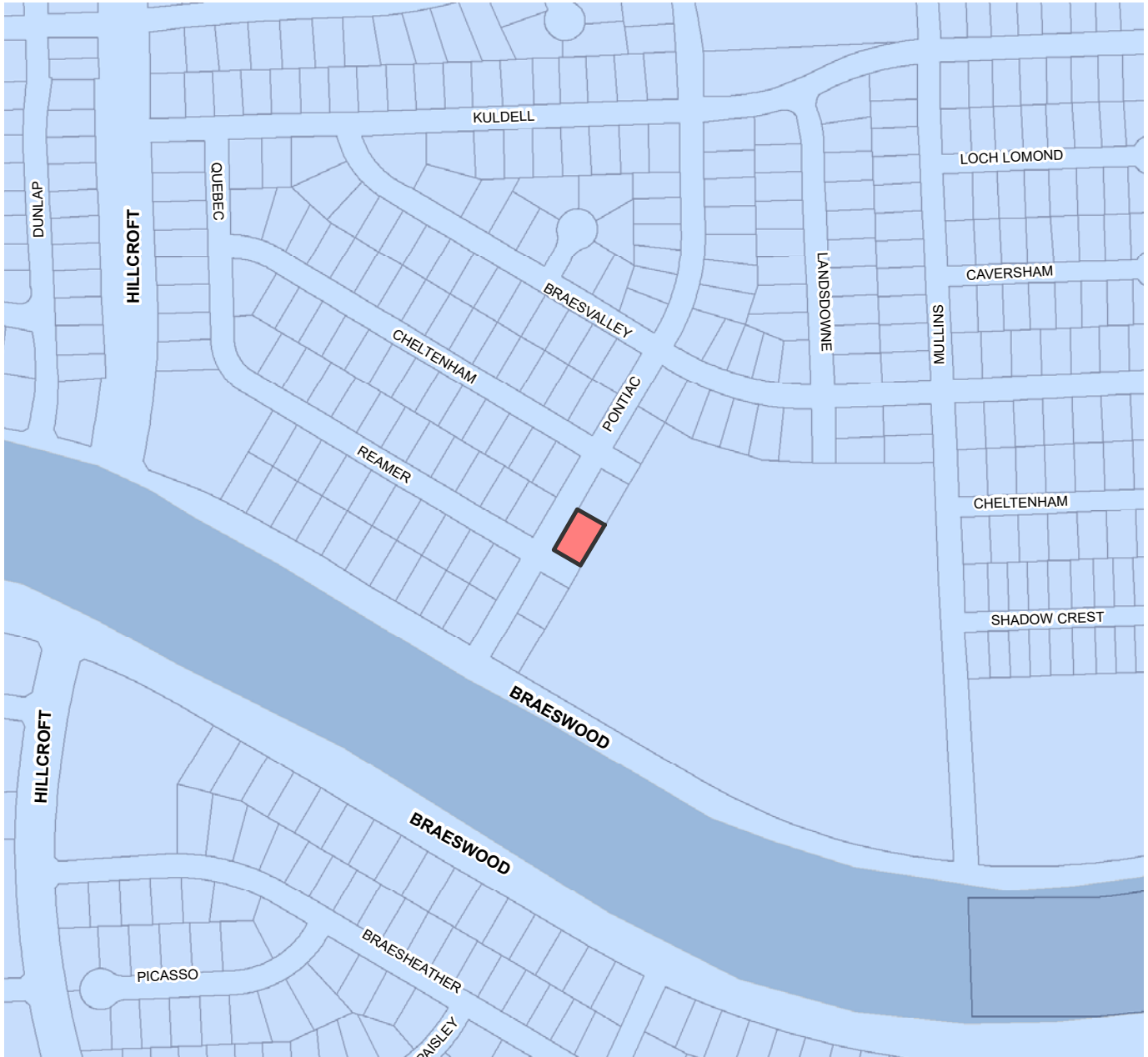
Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing and nearby prevailing conditions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



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Aerial Map



DEVELOPMENT PLAT VARIANCE



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ITEM: 140

Meeting Date: 8/8/19

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

The site is located at the north east intersection of Reamer Street and Pontiac Drive. The applicant is requesting a variance to allow a 10' garage building line along Pontiac Drive in lieu of the required 20' garage building line. At this time, staff recommends the Planning Commission defer the application per the applicant's request, so that they may explore other design options.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For 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
Texas Engineering and Mapping Co.	Ryan Moeckel	281-491-2525	rmoeckel@team-civil.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2619 Hadley Street	19083165	77003	5456A	493V	D

HCAD ACCOUNT NUMBER(S):	0021610000001
PROPERTY LEGAL DESCRIPTION:	LTS 1 2 3 6 7 8 12 & TRS 4 5 & 11 BLK 443 SSBB
PROPERTY OWNER OF RECORD:	PRH Preservation, Inc.
ACREAGE (SQUARE FEET):	1.4348 AC (62,500 SF)
WIDTH OF RIGHTS-OF-WAY:	Webster St. (80'), Nagle St. (80'), Hadley St. (65') Live Oak (80')
EXISTING PAVING SECTION(S):	Webster St. (37'), Nagle St. (40'), Hadley St. (20') Live Oak (30')
OFF-STREET PARKING REQUIREMENT:	48 Spaces
OFF-STREET PARKING PROVIDED:	31 Spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	(9) 2-bedroom residential units & (12) 1-bedroom residential units
PROPOSED STRUCTURE(S) [SQ. FT.]:	(10) 2-bedroom residential units

PURPOSE OF VARIANCE REQUEST:	To reduce the number of off-street parking spaces from 48 spaces to 31 spaces because of the character of the existing neighborhood
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CHAPTER 26 REFERENCE(S): 26-492 Class 2(a) – Apartment. 1.250 parking spaces for each efficiency dwelling unit, 1.333 parking spaces for each one-bedroom dwelling unit, 1.666 parking spaces for each two-bedroom dwelling unit, and 2 parking spaces for each dwelling unit with three or more bedrooms.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

PRH Preservation, Inc., the owner of the subject property, is seeking a variance from the Off-Street Parking requirement of Chapter 26 in order to maintain the character of the existing houses and to add additional houses according to the site plan in similar fashion.

PRH supports the charitable purposes of Project Row Houses with a mission to maintain and enhance existing buildings in Houston's Northern Third Ward to ensure long-term, safe, and affordable housing for its residents. This block currently consists of 19 wood-frame homes constructed between 1930 and 1950. These structures have been renovated with major updates for liability and safety. Renovations began in 2017 and the majority of the work was completed in March 2019. There are additional repairs/improvements that are ongoing but this is outside the scope of our original rehab contract for the existing homes. PRH plans to add 10 additional homes with a similar style within the block.

Several factors exist in this community that combine for this reduced parking variance request. First, the residents of this community are low income and are being provided assistance for their housing needs. All residents required to provide statement confirming that their household income does not exceed 60% of AMI (as determined annually by HUD). Over 90% of existing residents are considered Very Low Income based on HUD standards. Please see below for General Eligibility Requirements. Second, most of these homes do not, and will not, have driveways. Third, public transportation is easily accessible to these residents. The nearest Metro Station is located at the corner of Live Oak and McGowen approximately 1,000 feet away from the site. These factors combine for very low vehicle ownership for the residents of this community. The 31 new parking spaces that will be provided for this block combined with the current on-street parking available will be more than adequate to provide for their parking needs.

General Eligibility Requirements

Intake applications accepted from all interested parties. All applicants must be:

- 18 years of age or older
- Provide proof of U.S. residency or legal temporary residency
- Provide verifiable proof of income
- Be willing to participate in community building initiatives such as public art projects, neighborhood clean-ups, and be an active attendee of meetings and participate in Residents Council activities
- The household's annual income does not exceed 60% of the current HUD approved AMI
- The applicant's minimum income meets or exceeds 2.65 multiplied by the amount of monthly rent.
- Applicant must agree to pay the rent

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.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

Providing more than 31 off-street parking spaces for this project would be both infeasible because of the existing conditions of the community and impractical considering the characteristics of area. Public transportation is the primary option of the majority of the residents of this community. Few residents own vehicles. Therefore, applying the strict application of the parking ordinance in this instance is unnecessary and not in harmony with the community.

- (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 applicant did not create a hardship for this parking variance request. This request is a result of Practical community needs fitting into the culture of the area.

- (3) **The intent of this article is preserved;**

The 31 new off-street parking spaces being provided for this community is 1.06 spaces per new home being proposed. However, demand is not expected to be near this high because of the previously mentioned factors. Therefore, the intent and general purpose of the parking ordinance will be preserved.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

For reasons listed above, this community is not a high user of private vehicular transportation. The 31 new off-street parking spaces being provided, along with street parking, will be more than adequate to serve these residents.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

This community is well served by public transportation. It does not require many parking spaces simply because of low ownership of private vehicles. Granting this variance will not be injurious to the public health, safety or welfare.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

Not applicable.

OFF-STREET PARKING VARIANCE



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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



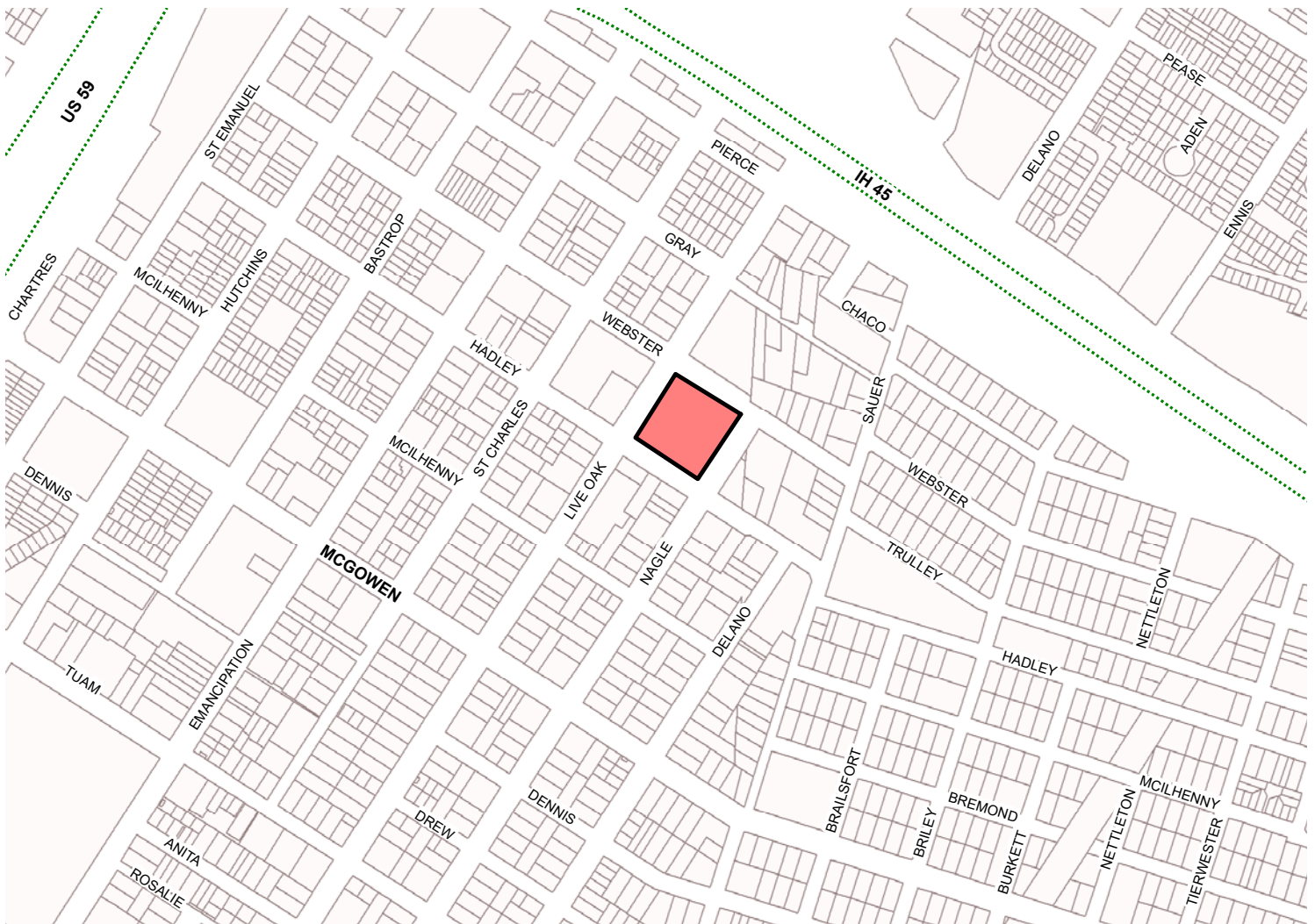
PLANNING &
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ITEM: III

Meeting Date: 08/08/2019

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



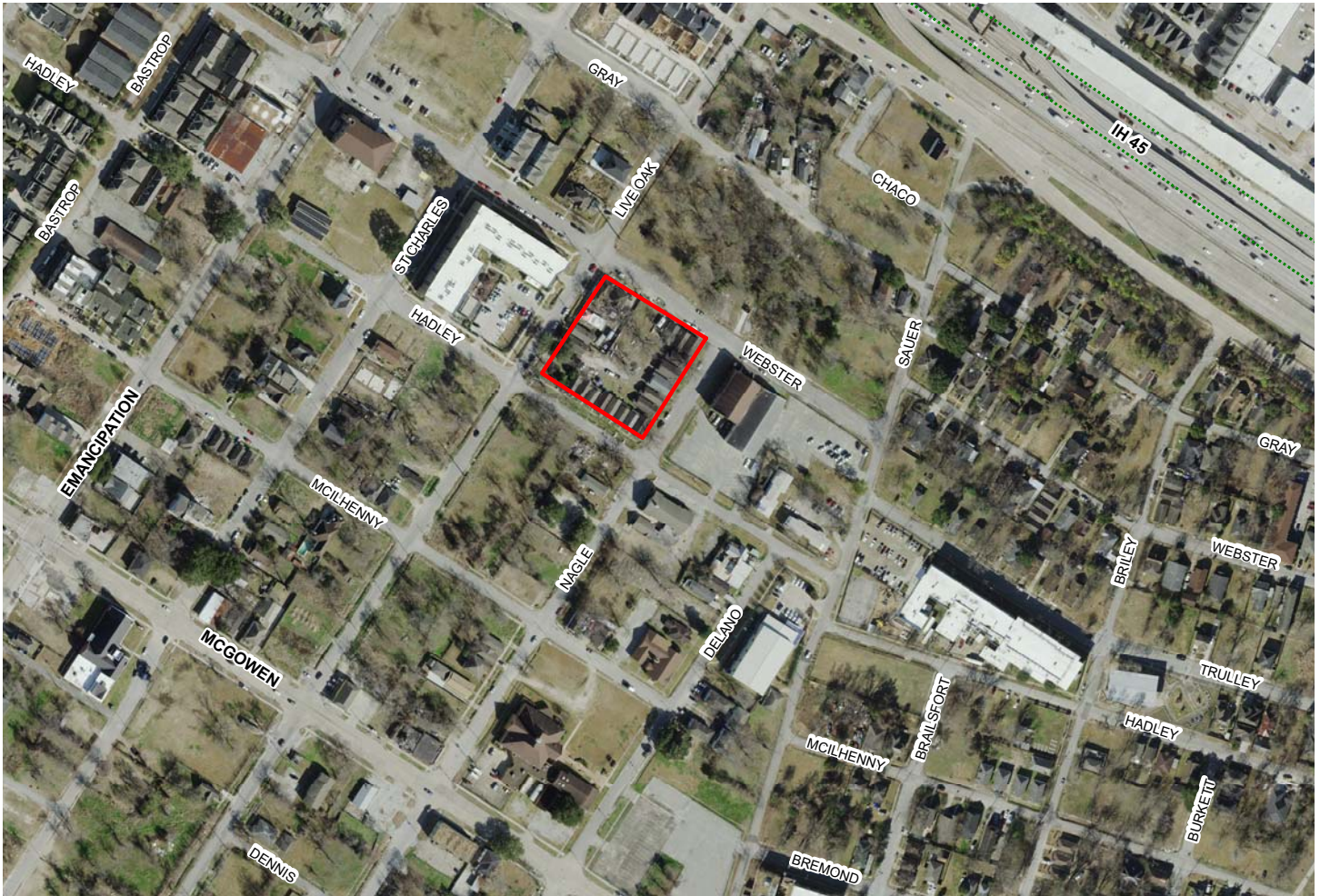
PLANNING &
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ITEM: III

Meeting Date: 08/08/2019

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Aerial Map



OFF-STREET PARKING VARIANCE

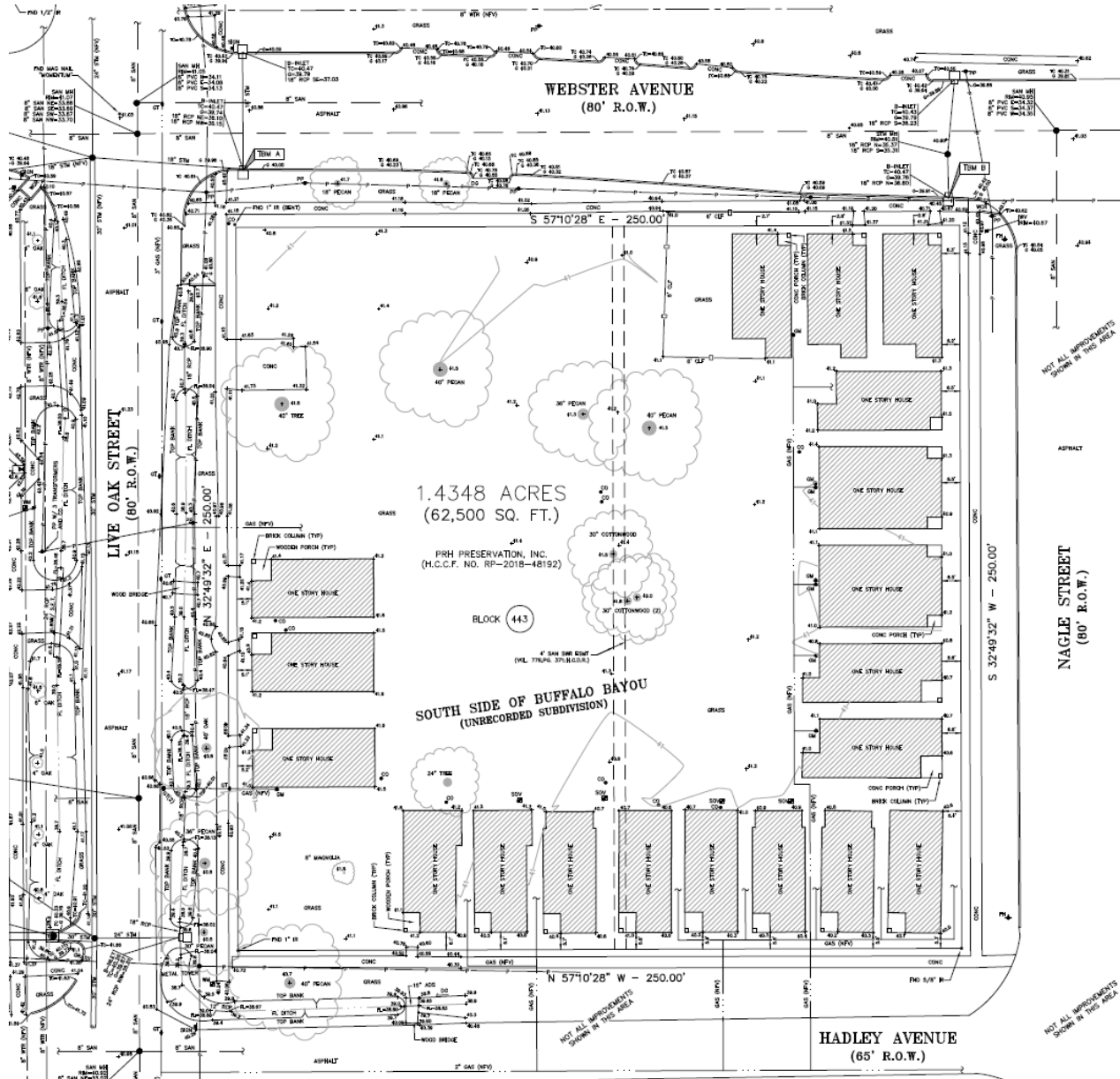


Houston Planning Commission

ITEM: III

Meeting Date: 08/08/2019

Survey

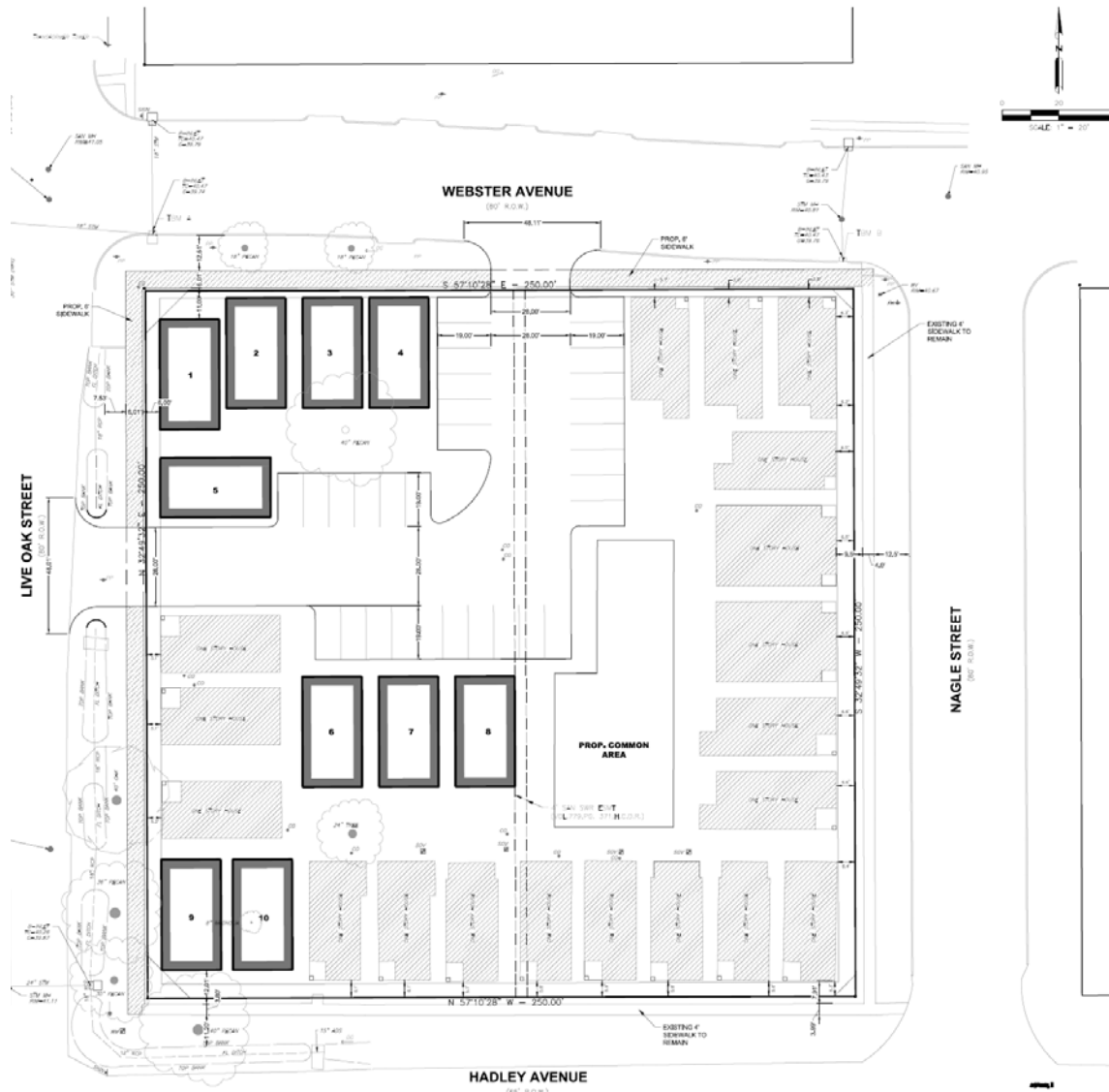


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



(10) new 2-BR units at 1.66 cars each	16.6 spaces
Existing units	
(9) 2-BR @ 1.66	15 spaces
(12) 1-BR @ 1.33	16 spaces
Total Required:	48 Spaces
Proposed spaces:	31 spaces

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 08/08/2019

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located south on Interstate 45, east of Emancipation and bounded by Webster Street, Nagle Street, Hadley Street and Live Oak Street. The applicant is requesting a reduced parking variance to allow 31 spaces in lieu of the required 48 spaces for a multifamily affordable housing development. Staff recommends deferring the application for two weeks to allow the applicant time to provide revised information. Information requested includes a more detailed site plan, a landscape plan and consistency between the variance request and site plan.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
St Thomas Episcopal Church & School	Eileen Spisak	713-666-3111	espisak@stes.org

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4900 Jackwood Street	19036265	77096	5154D	531Q	C

HCAD ACCOUNT NUMBER(S):	0855730000006
PROPERTY LEGAL DESCRIPTION:	Tracts 1A & 1B of Meyerland Plaza Shopping Subdivision
PROPERTY OWNER OF RECORD:	St Thomas Episcopal Church
ACREAGE (SQUARE FEET):	5.099 AC (222,095 SF)
WIDTH OF RIGHTS-OF-WAY:	Jackwood St. (60' ROW), Endicott Ln. (60' ROW), Indigo St. (60' ROW)
EXISTING PAVING SECTION(S):	Jackwood St. (38' ROW), Endicott Ln. (39' ROW), Indigo St. (35' ROW)
OFF-STREET PARKING REQUIREMENT:	176 Spaces
OFF-STREET PARKING PROVIDED:	85 (59 in Underground Garage, 26 on Surface Lot)
LANDSCAPING REQUIREMENTS:	3 Parking Lot Trees/ 3 Street Trees and 30 Shrubs on Jackwood

EXISTING STRUCTURE(S) [SQ. FT.]:	71,500 (94,800 Total at Pre-Demolition of Flood Damaged Building)
PROPOSED STRUCTURE(S) [SQ. FT.]:	103,900 S.F. Academic Building

PURPOSE OF VARIANCE REQUEST: Request a decrease of the required number of off-street parking spaces from 176 to 85 on-site.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

Class 5. Religious and Educational:

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

St Thomas' Episcopal Church & School (STE) requests a reduction of the number of on-site parking spaces, as stipulated on the tables in Sec-26-692.

STE is a pre-school through 12th grade parochial school located in Meyerland, in the City of Houston. In 2017, approximately 70% of the STE campus was destroyed by Hurricane Harvey. Since that time, the Pre-school, Lower (Elementary) school, and Middle (Jr. High) school have been operating out of a temporary campus made up of trailered portable buildings, while only the Upper (High) school is still operating on campus in a building that was constructed around ten years ago. STE has been working with FEMA for almost two years, and both public and private funding has now been raised to implement a campus rebuilding plan, including a New Education Building, which will allow all students to return to campus in a modern and comfortable environment for education, as well as provide a dramatic and uplifting aesthetic improvement for the hard-hit surrounding community.

The New Education Building is currently in the final stages of a Permit review at the City. With inclusion of existing buildings on-site, the entire campus requires a total of 176 off-street parking spaces to meet the parking ordinance. The applicant is providing 85 spaces of parking on-site with construction an underground parking garage (59 spaces), and surface parking (26 spaces), which is 91 spaces short of the required number.

STE has been operating at their current site at the corner of Jackwood and Endicott since 1955, and it is adjacent to Meyerland Plaza which opened for business in 1957. The four land areas at the corner of Jackwood and Endicott are STE, Meyerland Plaza parking lot, Meyerland Plaza parking lot, and Meyerland Plaza parking lot. These three parking lots are located to the rear of Meyerland Plaza business fronts and are not utilized by Meyerland Plaza customers or employees. Meyerland Plaza does not require these parking lots to meet on-site parking needs due to changes in city ordinance for businesses outside of Loop 610 which decreased the required on-site parking requirements. STE has been utilizing all three of these parking areas, by agreement with the owners of Meyerland Plaza, for over 60 years without any issues arising. One of the three parking areas is located directly across from the entrance to the School at 4898 Jackwood and has 220 spaces. This has always been utilized as the primary parking lot for STE.

OFF-STREET PARKING VARIANCE



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Prior to 2013, STE utilized the Meyerland Plaza parking areas with only verbal agreement. In April 2013, the applicant executed a Parking Lease Agreement with the owner of Meyerland Plaza, Fidelis Realty Partners, specifically for the 220-space off-site lot, to insure STE of continued utilization of the space with a binding contract. The Agreement term is one year, with automatic annual renewal. The agreement renews each year without further action or discussion between the parties, as is the intent and desire of the parties. The applicant has been under the impression that they have been exceeding all of the campus parking requirements with this Off-Site parking Lease which meets the requirements of Sec 26-499, and fully intended to continue meeting and exceeding those requirements in the future in the same manner.

During Commercial Permit review for the new Education Building, the City Planning Department has requested (required) that the lease agreement be notarized and recorded at the county. The applicant however is unable to comply. The owner of the parking lot and party to the Parking Lease Agreement has refused to notarize the Lease or file it (record it) with the County, thus the need for this variance request. Although it may seem illogical that the Meyerland Plaza owner refuses to comply with this request, they feel that they have executed a legal and binding contract for lease of the parking lot and, if that is not sufficient for our needs, then it is "not their problem".

The applicant is currently unable to provide sufficient parking on-site, as open space is limited and the buildings and playfields and courtyards occupy the majority of the 5-acre site, which are required in order for STE to be viable as a Church and School. Only a portion of the 220-parking space off-site lot has been utilized historically, so it is well established that even the 176 spaces required is more than what is needed to support STE.

The proposed construction is the first phase of a Campus Master Plan which was developed "post-Harvey". The applicant is well aware of, and agrees with, the need for the on-site parking ordinance, as demonstrated by their Campus Master Plan which addresses that issue. As an integral part of that plan, all future development calls for the creation of underground parking facilities with each subsequent phase of the project until all off-street parking requirements are met on-site. The Campus Master Plan does not have a specific timeline for completion as it is based upon future funding; therefore, continued leasing of the off-site parking agreement is expected to be maintained for years, which will effectively provide significant excess parking until the completion of the Campus Master Plan. (With the 85 spaces provided on-site, plus the 220 spaces provided off-site, a total of 305 spaces will be provided against a requirement of 176. It is important to note that additional buildings in the Campus Master Plan are primarily for facilities other than classrooms, such as Gym, Auditorium & Arts Center, Cafeteria & Parish Hall, etc., thus it is expected that the campus parking requirements will not increase in the future, rather that new facilities and parking will be constructed for the purpose of upgrading the existing facilities and not for the purpose of student population growth.)

The demand of a notarized and recorded Parking Lease, as requested by the Planning Department plan review, does in essence mean the school will not be able to meet the full parking requirements for the site, and will not be able to construct the new school building, given the unwillingness of the off-site parking owner to comply with the requirement.

The applicant would like to note that Sec. 26-501 Memorandum of Lease of Chapter 26 Code of Ordinances does not specifically state that Lease needs to be notarized or recorded, thus the applicant was not aware of the requirement until the City commented on the building permit. The building permit review is almost complete, with only a couple of Department minor comments remaining which are expected to be cleared shortly. This parking issue is the only insurmountable issue stopping a building permit for being obtained and enabling construction to begin in August.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

It is the applicant's position that in practice the school has more than adequate parking facilities for its use, with the on-site parking being proposed and with the continued use of the off-site parking lease on the Jackwood Lot.

It is the applicant's position that it is not at fault for not being able to provide a notarized and recorded Parking Lease, but rather it is limited by the will of the leased parking owner.

Also, the granting of such variance does not adversely impact the welfare of the community. In fact, by granting this variance the City would allow construction of on-site underground parking out of public view to allow more above-ground open space, which would also improve the safety and welfare of the public. And it would allow St Thomas' Episcopal Church & School, in the heart of the Meyerland area which was so devastated by Hurricane Harvey, to continue serving their community with an emphasis on excellence in academics, the arts, and the spirit and perform their mission of "Forming honorable men and women through a classical education grounded in a Christ-centered worldview."

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 demand of a notarized and recorded Parking Lease, which the off-site parking owner refuses to provide, in essence means that the school will not be able to meet the full parking requirements for the site, and thus will not be able to construct the new school building that replaces the buildings which the City of Houston determined to be "substantially damaged" by Hurricane Harvey. Without the new facilities, STE church and student enrollment will continue to decrease, as it has done continually post-Harvey due to noncompetitive facilities (i.e. due to being in trailers, and not in proper school buildings). Without the ability to construct these new facilities and move out of portable buildings, the existing facilities of the church and school will not be viable in the long term.

(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;

It is the applicant's position that it is not at fault for not being able to provide a notarized and recorded Parking Lease, but rather it is limited by the will of the leased parking owner. Not only is the hardship not created by the applicant, but the applicant has been and is observing and maintaining the general purposes of the article by building on-site parking in addition to maintaining the off-site lease, thus providing 305 parking spaces rather than only the 176 spaces required. The applicant is in full support of the article requiring adequate parking for all projects, and it is the applicant's position that in practice STE has more than adequate parking facilities for its use.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

The applicant is preserving the intent of Chapter 26 by providing a total of 305 parking spaces, in lieu of the 176 required. The applicant is working long-term to provide sufficient on-site parking to meet the entire requirements without an off-site lease agreement, but in the meantime, STE is going above and beyond the the intent of the article by continued maintenance of a lease for a significant excess of parking.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The entire campus requires a total of 176 parking spaces to meet the parking ordinance. The applicant is providing 85 new parking spaces on-site. The applicant also will also continue leasing and using the 220-space lot across the street from the proposed New Building as described under the current Lease agreement, for a total of 305 parking spaces against the 176-space requirement. It has always been STE's policy to secure a significant excess of off-site parking for the church and school community to handle overflow on high capacity days such as Christmas, Easter, Graduation, etc.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

By granting this variance, the City would allow construction of on-site parking which would not only not be injurious but would actually improve the safety and welfare of the public. The underground parking facilities which are proposed in the New Academic Building project provide a better aesthetic solution than surface parking as they are not visible to the public. And granting of the variance would allow St Thomas' Episcopal Church & School to continue serving the mind, body, and spirit of the community as they have done since 1955.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

Not applicable.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

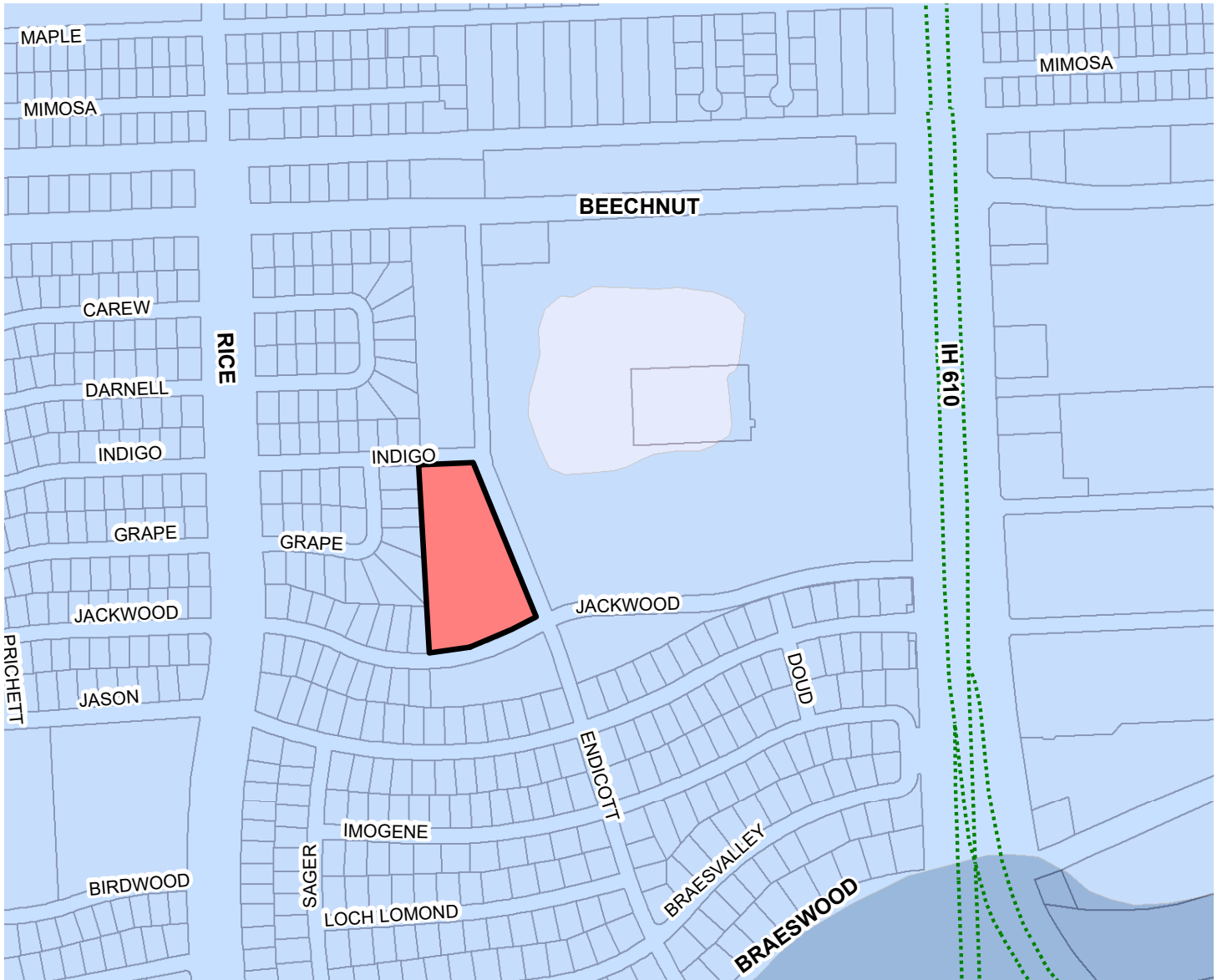
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



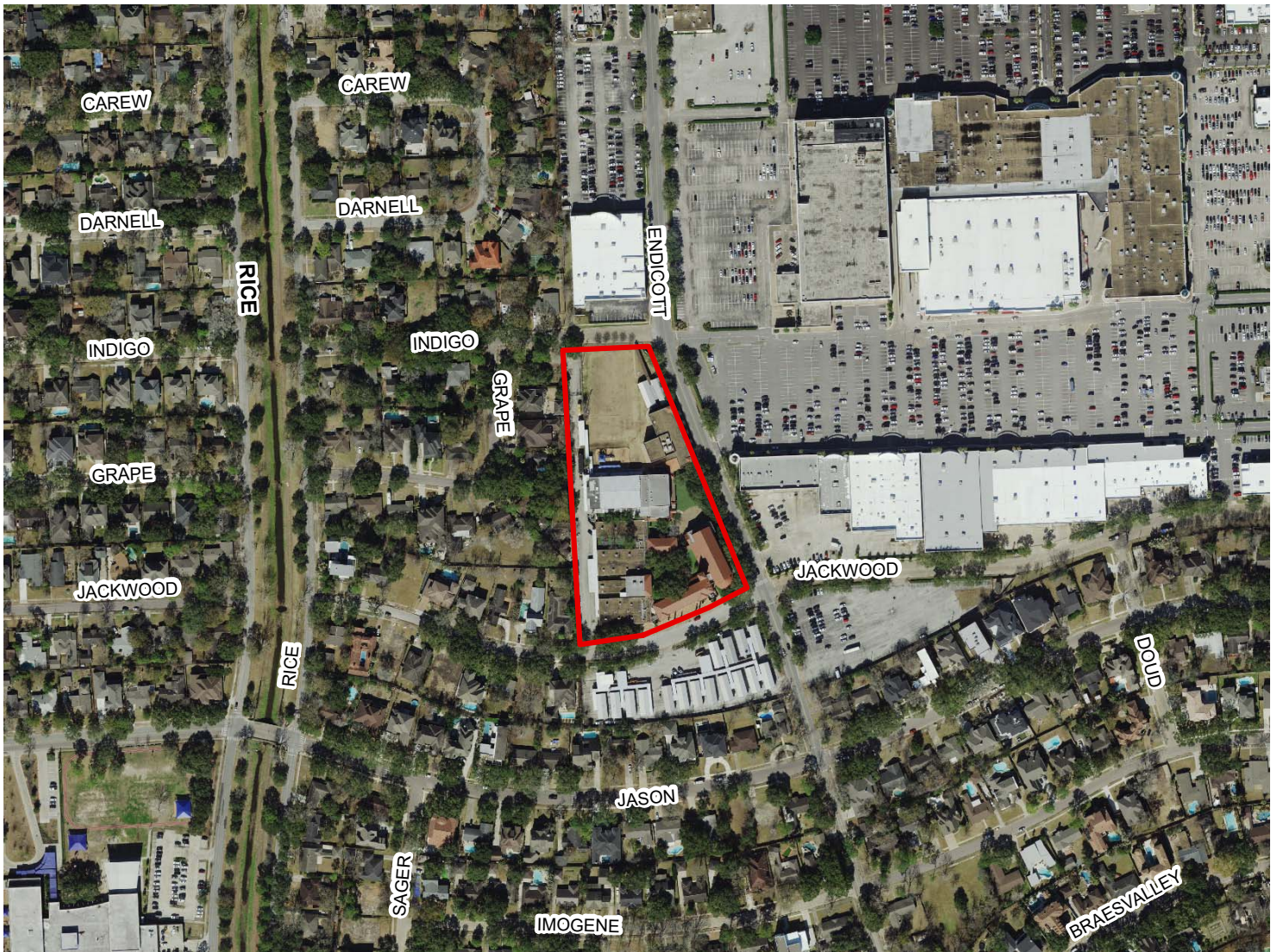
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 08/08/2019

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



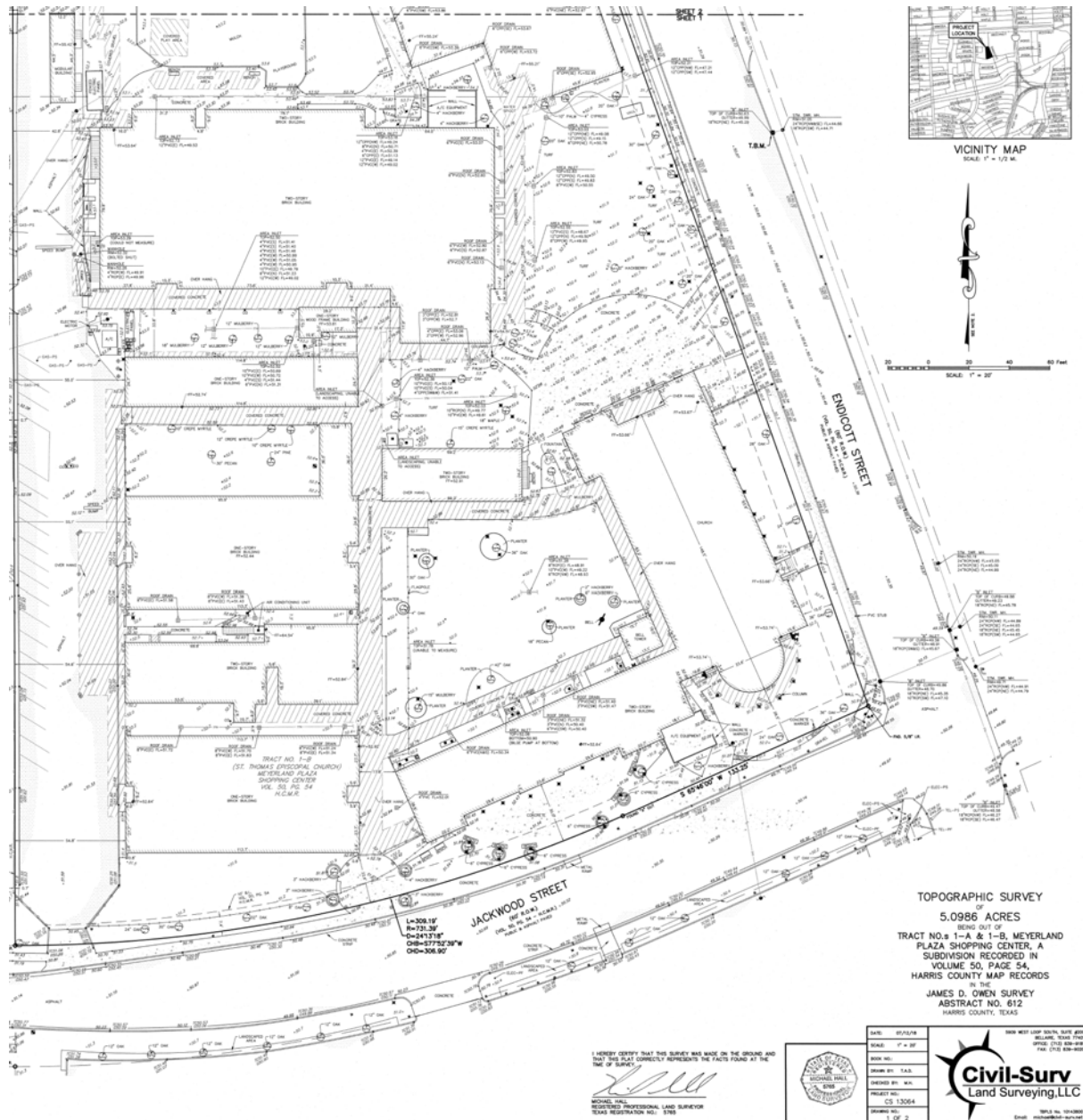
PLANNING &
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ITEM: IV

Meeting Date: 08/08/2019

Survey

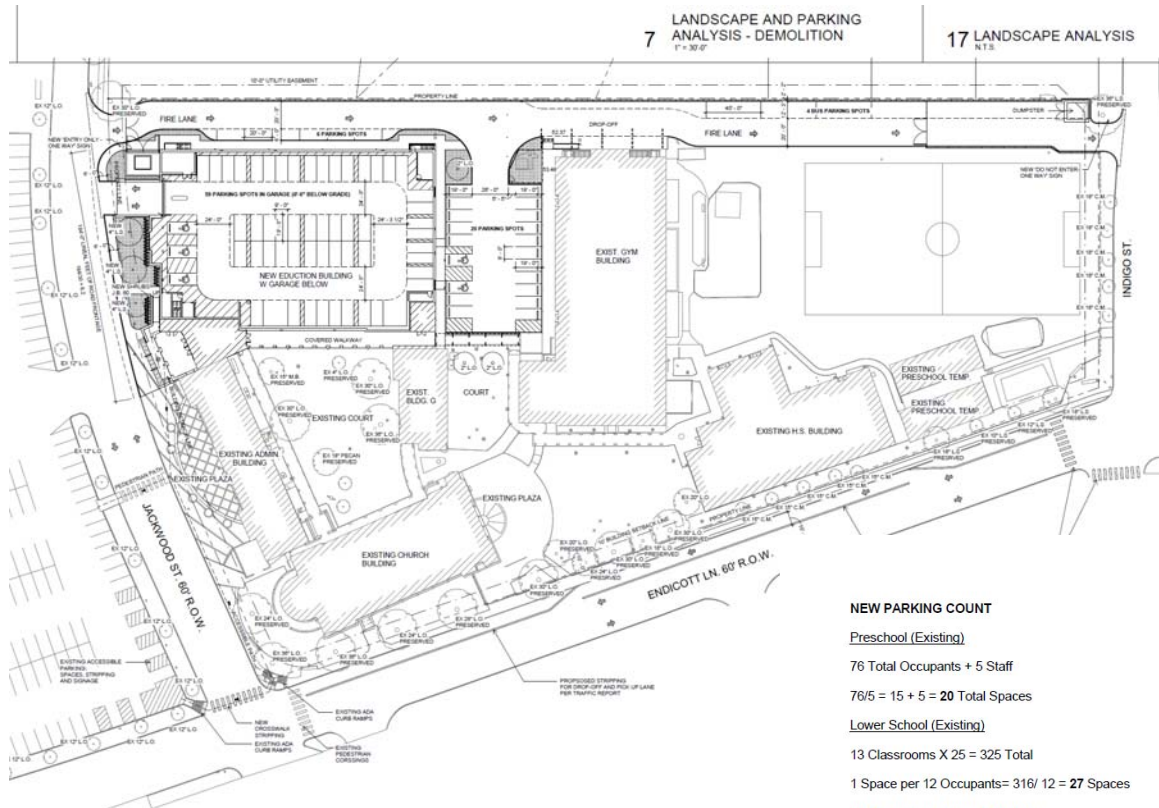


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



NEW PARKING COUNT

Preschool (Existing)

76 Total Occupants + 5 Staff

76/5 = 15 + 5 = **20** Total Spaces

Lower School (Existing)

13 Classrooms X 25 = 325 Total

1 Space per 12 Occupants = 316/ 12 = **27** Spaces

Middle School (Phase 1 Addition)

168 Occupants + 60 Science = 228 Total
Administration = 15

1 Space per 7 Occupants = 243/ 7 = **35** Spaces

High School (Phase 1 Addition)

192 Occupants + 72 Science = 264 Total
Administration = 18

1 Spaces per 3 Occupants = 282/ 3 = **94** Spaces

Total Parking Spaces: **176 SPACES REQUIRED FOR SCHOOL US**

85 ADDITIONAL SPACES PROVIDED ON SITE

Church (Existing)

Non-Simultaneous Use

700 Occupants/ 5 = 140 Spaces Required

EXISTING PARKING COUNT (Parking Agreement Lot)

Lot Across Jackwood

220 TOTAL EXISTING PARKING SPACES

TOTAL SPACES AVAILABLE ON SITE/ OFF-SITE: 305

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 08/08/2019

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Withdraw

Basis of Staff Recommendation: The site is located at 4900 Jackwood Street, bounded by Jackwood Street, Endicott Street, and Indigo Street. The purpose of the variance request is to provide 85 on-site parking spaces instead of the required 176 on-site parking spaces. The applicant has requested the item be withdraw at this time.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
BBG Consulting	Evan DuVall	310-308-2177	eduvall@bbgcode.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1012 Westheimer	19028142	77006	5356	493S	C

HCAD ACCOUNT NUMBER(S):	1304930010001
PROPERTY LEGAL DESCRIPTION:	RES A BLK 1, STRATFORD RESERVES
PROPERTY OWNER OF RECORD:	MOUZI MOSTAFA
ACREAGE (SQUARE FEET):	9,374 square feet
WIDTH OF RIGHTS-OF-WAY:	70' right-of-way (Westheimer)
EXISTING PAVING SECTION(S):	45' +/-
OFF-STREET PARKING REQUIREMENT:	19 Parking spaces required (includes bicycle parking)
OFF-STREET PARKING PROVIDED:	10 parking spaces provided (includes one handicap parking space), and two bicycle racks.
LANDSCAPING REQUIREMENTS:	Meets Criteria

EXISTING STRUCTURE(S) [SQ. FT.]:	0 SQ. FT. Vacant
PROPOSED STRUCTURE(S) [SQ. FT.]:	6,730 square feet

PURPOSE OF VARIANCE REQUEST: To allow 10 parking spaces in lieu of the required 19 spaces for a new office/medical building

CHAPTER 26 REFERENCE(S): 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 – Dental Office 3.5 parking spaces for every 1,000 square feet of GFA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This property is located in the Montrose District, and this project has been designed to utilize this small parcel for a medical and office building. According to Walkscore.com, 1012 Westheimer Road has an extremely high walk Score of 91, a good transit rating of 52, and a great bike score of 72. This proposed Variance is to allow 10 parking spaces where 19 parking spaces are required by Chapter 26, and rely more on the already established multimodal transportation network shown by the walk score. This project is located within the Montrose District, which similar to EADO and Midtown, has strong grid patterns, mature multi-modal transportation systems, and land availability encourages small scale more dense developments.

This proposal is to rely on the nearby network of bus stops, bicycle racks, and the proposed 11 parking spaces to fulfill the parking need for this Medical/Dental Office, and Office development. This development will provide much needed dental and office services to Montrose.

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;**

This proposed development is an infill parcel located within the heart of the Montrose District. This parcel is a small 9,374 square feet and has not been developed for 30 plus years, and currently is a paved parking area. The strict imposition of the standards of this article does not take into account the transportation infrastructure that is in place within this established area of Montrose, similar to EADO and Midtown. The hours that this Office development will be active are not those times that are significantly impacted by the nearby restaurants and bars. Likewise, this parcels parking may be utilized by adjacent businesses for parking off-hours, thereby providing for additional parking in peak time periods. The approval of this Variance will allow the further redevelopment of another parcel within the Montrose District.

- (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;**

OFF-STREET PARKING VARIANCE



Houston Planning Commission

The circumstances supporting granting this variance are not a hardship imposed or created by the applicant. As the Montrose District has developed overtime, this area is become denser, and large parcels of land are not common. The subject parcel size, established nature of transportation and the infill nature of this development are the reasons for this requested Variance.

(3) The intent of this article is preserved;

The intent of this article is preserved, as this development will provide ample parking for the development with the utilization of buses and bicycles. Multiple bus service lines are located within a short distance from this proposed development. This development will not adversely impact adjacent properties, and will provide a needed dental and office services to the Montrose community. The proposed uses operate during a normal work day time frame that is not as impacted by nighttime activities such as the nearby restaurants and bars within the Montrose District. This development will be a positive addition to the Montrose District.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The parking provided is sufficient to serve the use of a dental office and office uses. The transportation infrastructure augments this property, and allow this development to have less parking than another similar area without this infrastructure. The office uses will encourage their employees to take buses, rideshare, walk or bike to work to enable the customers access to the onsite parking. The proposed parking is sufficient to serve the uses that are intended.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

The granting of this variance will not cause any public health, safety or welfare issues. The building will be sprinkled, and satisfy all of the applicable building codes to ensure the safety and welfare for those that work, and visit this office building.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

This building is not subject article VII of chapter 33.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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- (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.
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- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 8/8/19

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE

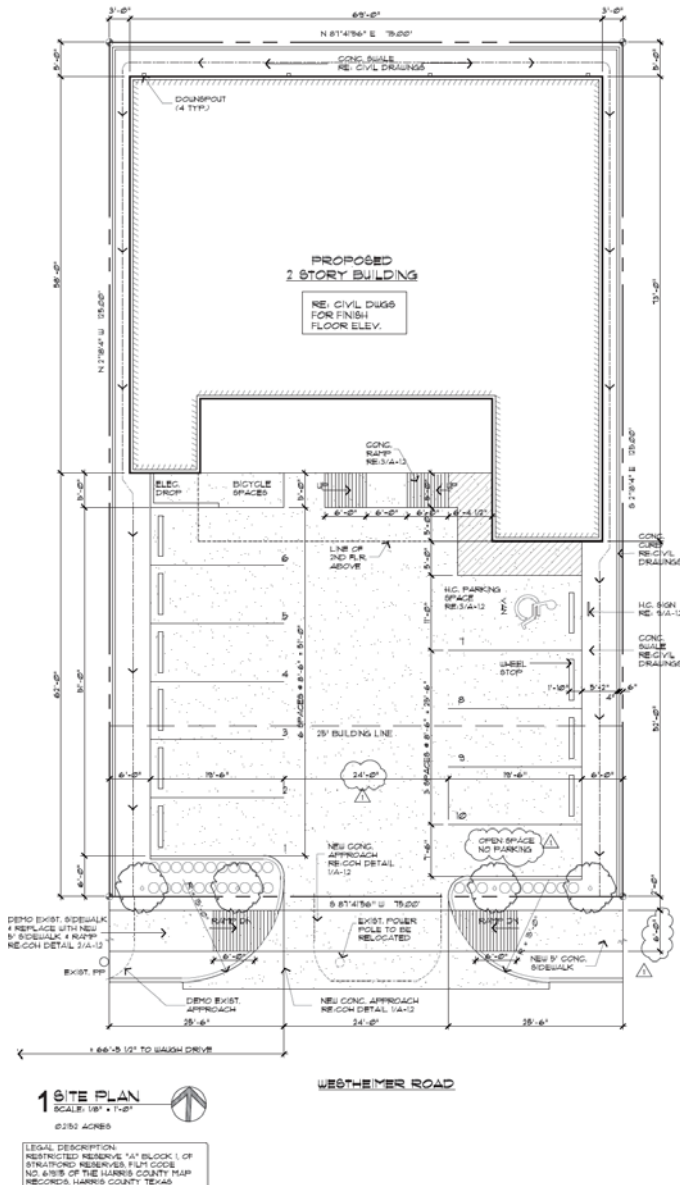


Houston Planning Commission

ITEM: V

Meeting Date: 8/8/19

Site Plan



CODE ANALYSIS

Applicable Codes

Code	Section	Section	Section
1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0

PARKING ANALYSIS

Category	Area	Area	Area
1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0

SHEET INDEX

Category	Category	Category	Category
1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0
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8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0

ROOF DRAINAGE CALCULATIONS

Category	Category	Category	Category
1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0
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4.0	4.0	4.0	4.0
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6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0

OFFICE BUILDING

TONY FLORES ARCHITECT

PO BOX 1882 STAFFORD, TX 77477

1013 WESTHEIMER ROAD HOUSTON, TEXAS 77006

SHEET TITLE

ISSUES AND REVISIONS

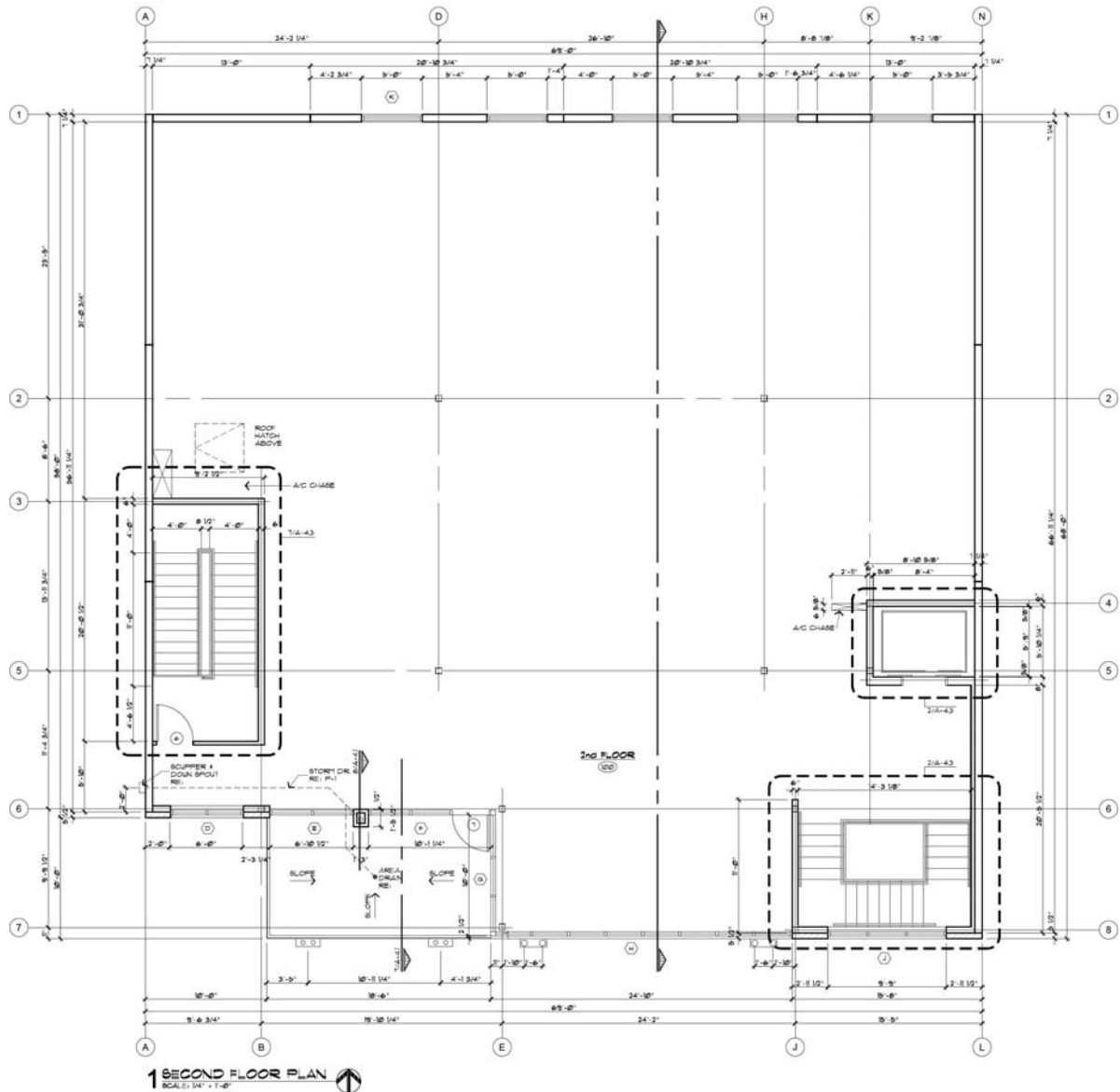
SHEET NO. A.1.1

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Floor Plans Cont.

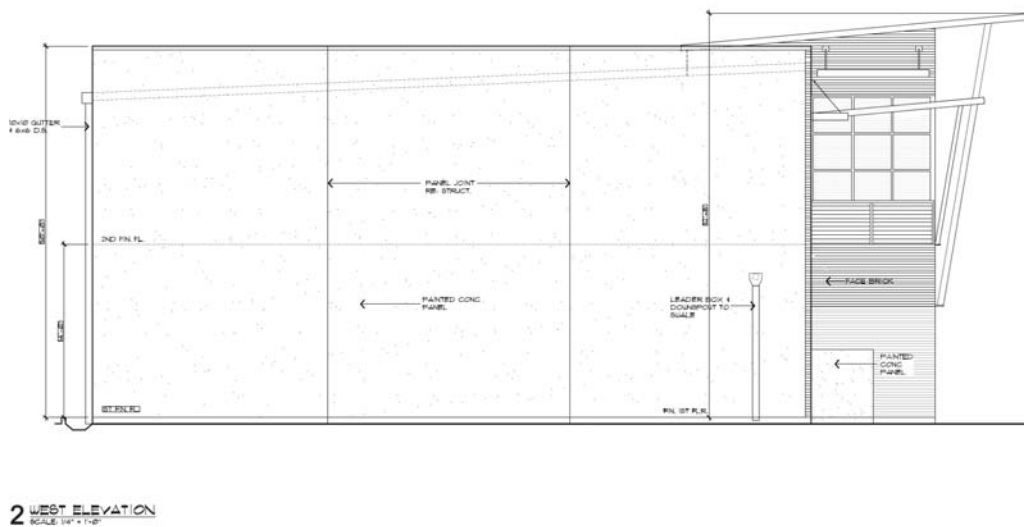
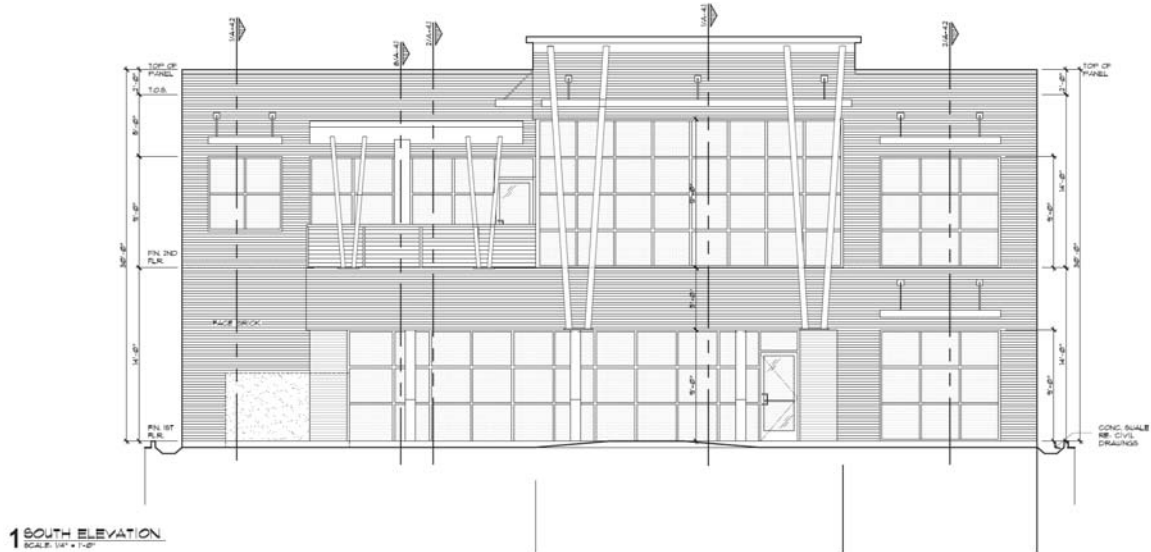


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V

Meeting Date: 8/8/19

Houston Planning Commission

Renderings



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located east of Waugh Drive, west of Montrose Blvd along the north side of Westheimer Road. The applicant is requesting a variance to allow 10 parking spaces on site for a new office/medical office building in lieu of the required 19 spaces. Staff is in support of the request.

The site is located along Lower Westheimer and was platted in 2007 with a 25' building line. The subject tract is an infill site between two existing developments and has a width of 75'. The applicant is proposing an office & medical office use and are providing 52% of the required parking on site, which consist of 10 vehicle spaces and one bicycle rack.

The site is located within the highly walkable Montrose neighborhood and provides for multi-modal transportation options. The property is located within walking distance of two high frequency bus routes, with Metro's 82 Bus Route along Westheimer being one of the most frequent and higher ridership buses. In addition, the mixed-use area also supports walkability and bicycling options as the street grid pattern provides for distribution & circulation. The subject site received a walk score of 91 and a bikeable score of 72. In addition, the proposed use is a moderate intense use that may not require additional spaces as a more intense use may. There are also available on street parking spaces in the nearby vicinity.

Staff did have conversations with the applicant on revising the site plan to re-locate the building closer to the ROW and provide a more pedestrian oriented development. However, the applicant has declined that option and states that the width and size of the infill tract provides a hardship to do so.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Staff recommends granting the requested variance to allow 10 parking spaces in lieu of the required 19 spaces subject to the following conditions:

1. A 6' unobstructed sidewalk
2. 3" caliper street trees
3. Relocate at least 2 street trees within the safety buffer provided.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

OFF-STREET PARKING VARIANCE