

HOUSTON PLANNING COMMISSION

AGENDA

SEPTEMBER 5, 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
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
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

The 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. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred speakers will be allowed to speak again when the item appears on the next agenda. But, will be limited to one minute.
9. Time limits will not apply to elected officials.
10. No speaker is permitted to accumulate speaking time from another person.

11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
12. 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.
13. 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.

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

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**

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

Houston Planning Commission

AGENDA

September 5, 2019

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

Call to Order

Director's Report

Approval of the August 22, 2019 Planning Commission Meeting Minutes

Approval of the August 29, 2019 Major Thoroughfare and Freeway Plan Planning Commission Minutes

- I. A Presentation on New Legislation Affecting Planning Commission Meetings and Actions (Kim Mickelson)**
- II. Consideration of Major Thoroughfare and Freeway Plan amendment request – Acres Home – Carver and Cebra (Melissa Beeler)**
- III. Consideration to forward the approved changes to the 2018 MTFP to City Council for adoption as the 2019 MTFP map**
- IV. 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, Tammi Williamson, Chad Miller, Suvidha Bandi, Aracely Rodriguez)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Aracely Rodriguez, Suvidha Bandi, Chad Miller)
 - g. Extensions of Approval (Thomas Kirn)
 - h. Name Changes (Thomas Kirn)
 - i. Certificates of Compliance (Thomas Kirn)
 - j. Administrative
 - k. Development Plats with Variance Requests (Jose Mendoza)
- V. Establish a public hearing date of October 3, 2019**
 - a. Avondale Square partial replat no 2
 - b. Emancipation Reserve
 - c. Grand Vista Sec 17 partial replat no 1
 - d. Melody Oaks partial replat no 21
 - e. Riverside Terrace Sec 11 partial replat no 1
 - f. Sherwood Estates Sec 3 partial replat no 2
 - g. Summer Heights Villas partial replat no
- VI. Consideration of an Off-Street Parking Variance for a property located at 3735 Drexel Drive (Chad Miller)**
- VII. Consideration of an Off-Street Parking Variance for a property located at 7903 South Loop East (Chad Miller)**
- VIII. Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of the Houston Heights and Studes Second Addition Subdivisions – MLSA 749 (Davonte Caldwell)**
- IX. Excuse the absences of Commissioner Abraham and Rodriguez**
- X. Public Comment**
- XI. Adjournment**

Minutes of the Houston Planning Commission

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

August 22, 2019

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:35 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Antoine Bryant Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Isabel Longoria Absent

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Ileana Rodriguez Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Left at 4:21 p.m. during item 122

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

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 AUGUST 01, 2019 MAJOR THOROUGHFARE AND FREEWAY PLAN PLANNING COMMISSION MINUTES

Commission action: Approved the August 01, 2019 Major Thoroughfare and Freeway Plan meeting minutes.

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

APPROVAL OF THE AUGUST 08, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 08, 2019 Planning Commission meeting minutes.

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION ON NEW LEGISLATION AFFECTING PLANNING COMMISSION MEETINGS AND ACTIONS

Comments were given by Kim Mickelson, Legal Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 101)

Staff recommendations for items 13 and 14 were modified from approve to defer at applicant's request.

Item(s) removed for separate consideration: **7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79.**

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

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

Motion: **Jones**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79**, subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Recused: **Alleman,
Dalton, Heisch**

C PUBLIC HEARINGS

102 El Dorado Clear Lake City Sec 14 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: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

103 Garden Acres partial replat no 4

C3N

Defer

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

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

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

104 Houstonian Homes on Edgewood replat no 1

C3N

Approve

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

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

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

105 Long Point Acres partial replat no 4 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

106 Martinville partial replat no 1 and extension C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

107 Melody Oaks partial replat no 21 C3N Withdrawn

108 Plainview Addition partial replat no 6 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

109 Take Five FM 2920 C3N Withdrawn

110 Westgrove Court partial replat no 4 C3N Approve
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Victor** Vote: **Carries** Opposed: **Rosenberg**
Speakers: Randall Davis, applicant, Arthur Epley – supportive; Joseph Gugenheim, Gordon Sorrells, Jim Noel, Sue Schaefer, Jack Baber, Allen C. Holmes, Vaughan Clark, Carolyn Hartley, Shawn Jackson, Justin Renshaw, Yvonne Ziegler, Craig Willey – opposed.

111 Willow Meadows Sec 18 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

112 Anita Street Artist Lofts C2R Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

113 Arcade on Spencer C2R Defer
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Carries** Opposed: **Jones, Rosenberg**

Speakers: Chen Wang, applicant - supportive; Joe Myers, Houston Public Works.

Items 114 and 115 were taken together at this time.

114	Benders Creek GP	GP	Approve
115	Benders Creek Sec 1	C3P	Deny/ Disapprove

Staff recommendation: Approve the general plan subject to the CPC 101 form conditions, deny the variance(s), and disapprove the Sec. 1 plat.

Commission action: Approved the general plan subject to the CPC 101 form conditions, denied the variance(s), and disapproved the Sec. 1 plat.

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

Speakers: Steven Perez, applicant, Kathleen McKinley – supportive; Karen Surface, Phyllis Howell, Jesus Villalpeado, Veronica Hernandez, Stephanie Dennis – opposed; Joe Myers, Houston Public Works.

116	CBS Outdoor Studemont replat no 1 and extension	C2R	Approve
------------	--	------------	----------------

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

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

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

117	Cherry Industrial Center	C2	Approve
------------	---------------------------------	-----------	----------------

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

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

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

Commissioner Heisch recused himself.

118	Groves Sec 36	C3R	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: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

119	Gutierrez Plaza	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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

120	Hass Center	C2	Approve
------------	--------------------	-----------	----------------

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

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

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

Commissioner Heisch recused himself on items 121, 122, and 123.

Commissioner Dalton recused herself on items 121 and 122.

121 JDS Nursery Tract GP

GP

Approve

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

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

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

122 Lantana Sec 5

C3P

Defer

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

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

Motion: **Sigler**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Dalton left during item 122.

123 Penn City Road Reserve

C2R

Defer

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

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

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

Items 124 and IV were taken together at this time.

124 PRH Preservation Hadley

C2

Approve

**IV. CONSIDERATION OF AN OFF-STREET
PARKING VARIANCE FOR A PROPERTY
LOCATED AT 2619 HADLEY STREET**

PV

Approve

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

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

Motion: **Sigler**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

125 Redimer Cypress Forest

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: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch recused himself.

126 River Oaks Green

C2R

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: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

127 Sanchez Addition on Becker Road C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

128 Towne Lake Sec 55 C3P Approve
Staff recommendation: Deny the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Porras-Pirtle** Vote: **Carries** Opposed: **Jones, Nelson**
Speaker: Chris Brown, applicant – supportive.

F RECONSIDERATION OF REQUIREMENTS

129 Becker Meadows Wastewater Treatment Plant C2R Defer
Staff recommendation: Defer the applications for two weeks for revised information.
Commission action: Deferred the applications for two weeks for revised information.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

130	Auz Reserves	EOA	Approve
131	Avance Oakwood	EOA	Approve
132	District West Pacfin Tract	EOA	Approve
133	Imperial Forest Sec 4	EOA	Approve
134	Rose Meadow Farms Sec 2	EOA	Approve
135	TPS Business Park	EOA	Approve
136	Willowcreek Ranch Sec 10	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

137	26335 Hunters Trail	COC	Approve
138	18581 Summer Hills	COC	Approve
139	18597 Huckleberry Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 130-139.

Commission action: Approved staff's recommendation for items 130-139.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140 5630 Reamer Street

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' garage building line along Potomac Drive, in lieu of the required 20' garage building line.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' garage building line along Potomac Drive, in lieu of the required 20' garage building line.

Motion: **Garza**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

141 4002 Silverwood Drive

DPV

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: **Alleman**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 19, 2019 FOR:

- a. Cal Run Estates in North Park
- b. Lanier Place partial replat no 4
- c. McFarland Court partial replat no 2 and extension
- d. Oak Grove partial replat no 1 replat no 1
- e. Rio Amending Plat no 1 partial replat no 1
- f. Rosewood Estates Sec 2 partial replat no 2

Staff recommendation: Establish a public hearing date of September 19, 2019 for item III a-f.

Commission action: Established a public hearing date of September 19, 2019 for item III a-f.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Item IV was considered earlier in the meeting.

V. EXCUSE THE ABSENCE(S) OF COMMISSIONERS RODRIGUEZ AND STEIN

Commissioner Stein was present; no Commission action was required.

A motion was made to excuse the absence of Commissioner Rodriguez.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:50 p.m.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

**Minutes of the Houston Planning Commission
2019 Major Thoroughfare and Freeway Plan
Recommendations**

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

August 29, 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 2:34 p.m. with a quorum present.

Martha L. Stein, Chair	
M. Sonny Garza, Vice Chair	Absent
David Abraham	Absent
Susan Alleman	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	Absent
Paul R. Nelson	
Linda Porras-Pirtle	
Ileana Rodriguez	Absent
Ian Rosenberg	
Megan R. Sigler	Absent
Zafar Tahir	Arrived at 2:35 p.m. during Introduction
Meera D. Victor	Absent
Mark Mooney for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	
Loyd Smith for The Honorable Lina Hidalgo	Arrived at 2:36 p.m. during Introduction

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Interim Director, Planning and Development

DIRECTOR'S REPORT

NONE

I. INTRODUCTION

Presentation was given by Sharon Moses-Burnside, Planning and Development Department.

II. MAJOR THOROUGHFARE AMENDMENT (MTFP) REQUESTS – Private Sector

Commissioner Heisch recused himself on item II A.

A. Acres Homes - Carver & Cebra – BGE, Inc.

Presenter: Melissa Beeler, City of Houston Planning and Development Department.

Staff recommendation: Deny amendment A, per the staff report.

Commission action: Deferred amendment A, until September 5.

Motion: **Rosenberg** Second: **Bryant** Vote: **Carries** Opposed: **Clark, Dalton and Jones**
Speakers: Andrew Lang, Hidi Wood, Christina Smith, Tracy Youngblood, applicants – supportive;
Jennifer Ostlind, Sharon Moses-Burnside, Planning and Development, Ian Hlavacek,
Houston Public Works.

B. Bridgeland & Tuckerton – BGE, Inc.- Withdrawn

Commissioner Heisch returned.

C. Crockett & Hogan – Paul Benz

Presenter: Melissa Beeler, City of Houston Planning and Development Department.

Staff recommendation: Approve amendment C, per the staff report.

Commission action: Approved amendment C, per the staff report.

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

D. West Gray – Bowden Land Services

Presenter: Lauren Grove, City of Houston Planning and Development Department.

Staff recommendation: Deny amendment D, per the staff report.

Commission action: Denied amendment D, per the staff report.

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

E. Braeswood – Vernon Henry and Associates

Presenter: Lauren Grove, City of Houston Planning and Development Department.

Staff recommendation: Deny the request for amendment E to reclassify right-of-way on South Braeswood Boulevard from T-4-120 to T-4-80 between the Southern Pacific Railroad and Stella Link Drive, and approve the City of Houston suggestion to reclassify right-of-way on South Braeswood from T-4-120 to T-4-80 from Stella Link to Linkwood Drive (0.27 miles), per staff report.

Commission action: Denied the request for amendment E to reclassify right-of-way on South Braeswood Boulevard from T-4-120 to T-4-80 between the Southern Pacific Railroad and Stella Link Drive, and approved the City of Houston suggestion to reclassify right-of-way on South Braeswood from T-4-120 to T-4-80 from Stella Link to Linkwood Drive (0.27 miles), per staff report.

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

III. MAJOR THOROUGHFARE AMENDMENT REQUESTS – Public Sector

Commissioner Dalton recused herself.

F. FM 359 – Fort Bend County

Presenter: Lauren Grove, City of Houston Planning and Development Department.

Staff recommendation: Approve amendment F, per the staff report.

Commission action: Approved amendment F, per the staff report.

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

Commissioner Dalton returned.

G. City of Houston Planning and Development Department

Presenter: Peter Eccles, City of Houston Planning and Development Department

G-1. Hogan Street

Staff recommendation: Partially approve amendment G-1, with reduction of right-of-way from 70' to 60', per the staff report.

Commission action: Partially approved amendment G-1, with reduction of right-of-way from 70' to 60', per the staff report.

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

G-2. Downtown/Midtown Streets – Withdrawn

H. Harris County Engineering Department

Presenter: Lauren Grove, City of Houston Planning and Development Department

H-1. NS Collector (between Holderrieh and Triechel)

Staff recommendation: Approve amendment H-1, per the staff report.

Commission action: Approved amendment H-1, per the staff report.

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

H-2. Spring Stadium Loop

Staff recommendation: Approve amendment H-2, per the staff report.

Commission action: Approved amendment H-2, per the staff report.

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

H-3. E-W Minor Collector

Staff recommendation: Approve amendment H-3, per the staff report.

Commission action: Approved amendment H-3, per the staff report.

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

IV. CONSIDERATION TO FORWARD THE APPROVED CHANGES TO THE 2018 MTFP TO CITY COUNCIL FOR ADOPTION AS THE 2019 MTFP MAP

Staff's recommendation: Forward the approved changes to the 2018 MTFP to City Council for adoption as the 2019 MTFP map.

Commission action: Deferred forwarding the approved changes to the 2018 MTFP to City Council for adoption as the 2019 MTFP map.

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

V. PUBLIC COMMENT

Commissioners Clark and Alleman expressed concerns about the two-year reapplication requirement in the ordinance.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:02 p.m.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

II. Acres Home – Carver and Cebra



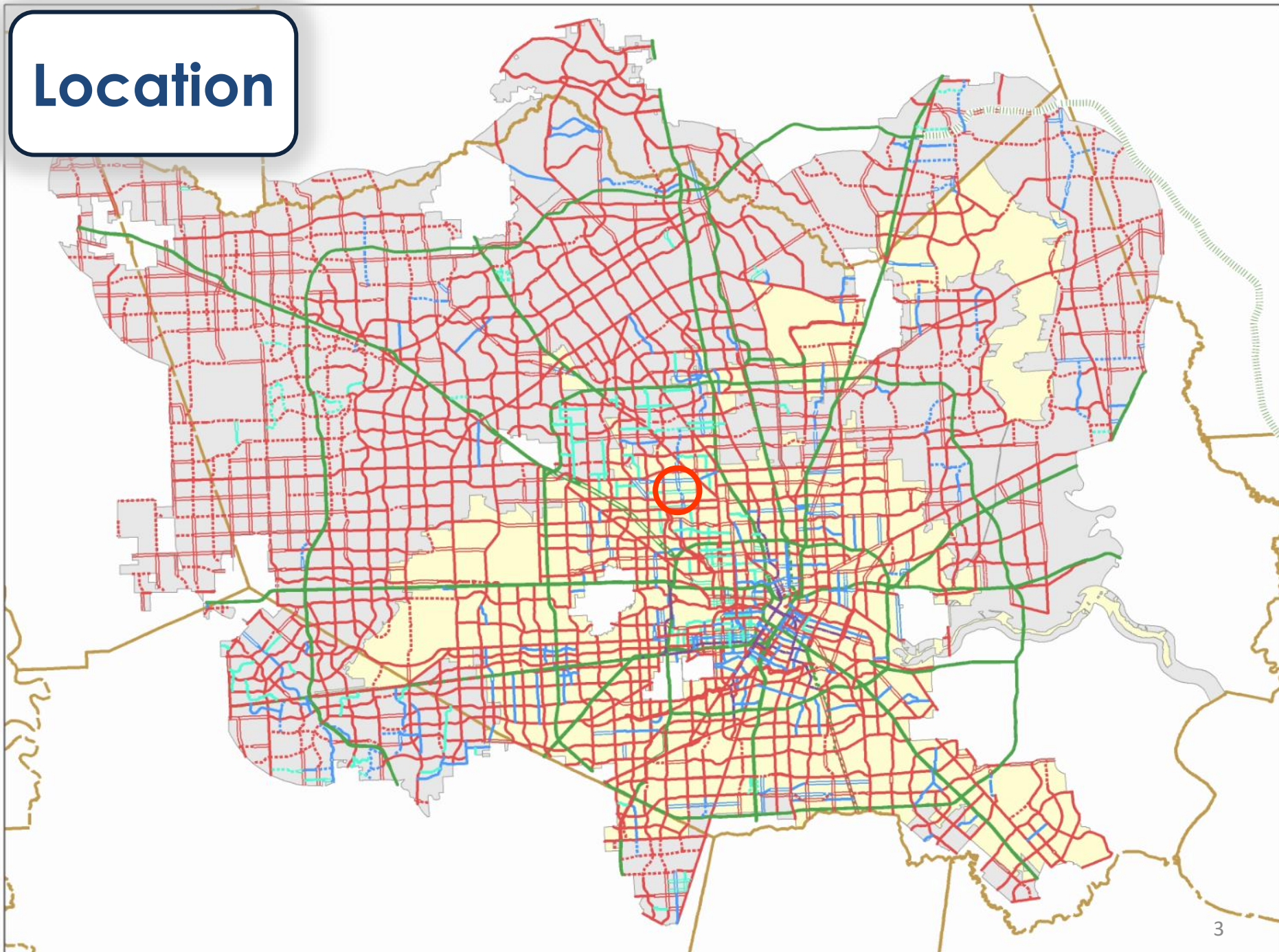
PLANNING &
DEVELOPMENT
DEPARTMENT

Planning Commission Action 8/29/19

- Deferred amendment A, until September 5
- Planning Department requested to confer with:
 - Mayor's Office of Complete Communities
 - Housing & Community Development
 - Houston Public Works



Location



Request

Delete Cebra St (MJ-4-80/100) and add Carver Rd and Cebra St as Major Collectors to DeSoto St

MTFP AMENDMENT REQUEST

- ADD
- ⊙ REALIGN
- ⊗ DELETE

RECLASSIFY

- Street Class
- △ ROW Width
- ◇ No. Lanes

- Freeway
- Major Thoroughfare
- Major Collector
- Minor Collector
- Transit Corridor Street



PLANNING &
DEVELOPMENT
DEPARTMENT



Carver

0.7 Miles

0.8 Miles

1 Mile

1.8 Miles

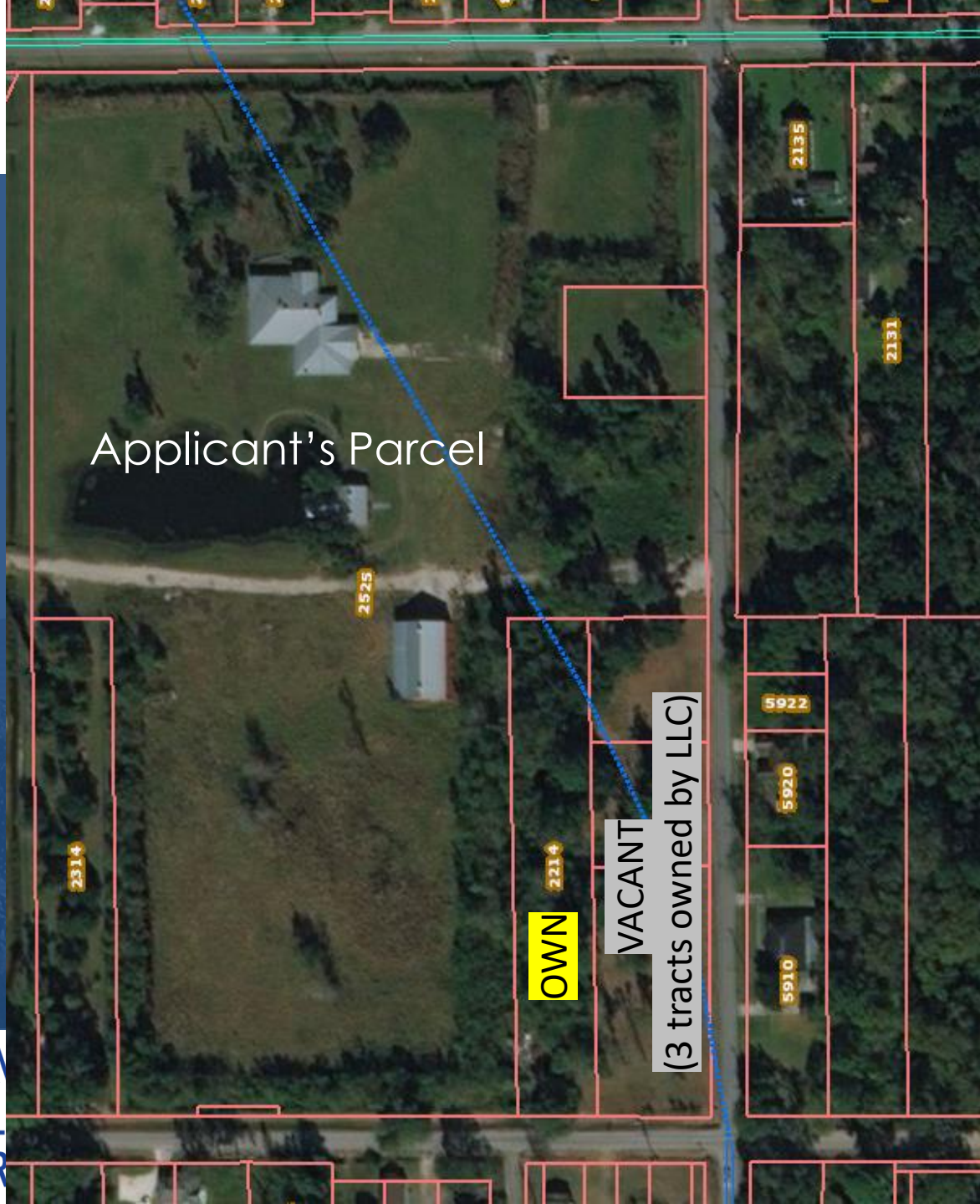




**PLANNING &
DEVELOPMENT
DEPARTMENT**



PLANNING
DEVELOPMENT
DEPARTMENT



Applicant's Parcel

OWN

VACANT

(3 tracts owned by LLC)



Recommendation

- APPROVE deletion of Cebra St (MJ-4-80/100) from Druid St to Mansfield St
- APPROVE addition of Carver Rd (from Druid St to DeSoto St) and Cebra St (from Mansfield to DeSoto St) as Major Collectors (MJ-4-80)

Name	2018 MTFP Classification	Existing Conditions	Proposed MTFP Classification
Cebra	MJ-4-80/100	2 lanes, 40 ft ROW, 20 ft street pvmt; Not existing from Druid to Mansfield	MJ-4-80/100
Carver	MJ-4-80/100	2 lanes, 60 ft ROW, 20 ft pavement	MJ-4-80/100



Next Steps

III. Consideration to forward the approved changes to the 2018 MTFP to City Council for adoption as the 2019 MTFP map



RECOMMENDATION REPORT

A: Acres Homes – Carver & Cebra

APPLICANT: BGE, Inc.

LAMBERT: 5319

JURISDICTION: City of Houston

PRECINCT: Harris County Pct. 1

DISTRICT: B

PROPOSAL:

BGE, Inc. – on behalf of CD 2525 DeSoto, LLC – is requesting the deletion of proposed Major Collector Cebra Street from Druid Street to Mansfield Street and the addition of Carver Rd (from Druid Street to DeSoto Street) and Cebra Street (from Mansfield to DeSoto Streets) as Major Collectors to the Major Thoroughfare and Freeway Plan.

APPLICANT'S JUSTIFICATION and HISTORY:

Carver Road and Cebra Street are Major Collectors located within the Acres Homes Super Neighborhood (Super Neighborhood 6). The property owner plans to develop affordable housing on the approximately thirteen-acre tract that is currently bisected by the Cebra Street alignment. The proposed alignment of Carver Road/Cebra Street passes directly through the subject site, encumbering the site with a minimum required 80 feet right-of-way dedication, and any associated costs with the construction of that street as required by the City of Houston. Additionally, the alignment of the proposed Major Collector will limit the ability of the property owner to efficiently develop the remaining property for single family homes due to the size and shape of the remainder.

The proposed alignment of Carver Road in this location is unlikely to make a connection within the next 25-50 years, as most of the properties that are located in the path of the currently proposed alignment are single-family residential. One of the properties is a recently constructed single family residence, and there is also an existing Baptist Church (All Nations Baptist Church) along the proposed alignment. In 2015, Carver Road was downgraded from a Major Thoroughfare with a planned right-of-way (ROW) width of 100 feet to a Major Collector with a variable ROW of 80-100 feet. Additionally, Major Collector Crestvale Road previously connected with Carver Road north of West Montgomery Road. However, during the 2018 City of Houston Major Thoroughfare Amendment process, the section between West Montgomery Road and Gulf Bank Road deleted from the MTFP, and Ferguson Way and Beckley Street were added as Minor Collectors to maintain connectivity to Gulf Bank Road. The property owner of the subject tract has immediate plans to redevelop. To maintain connectivity, the applicant proposes to add the existing ROW along Carver and Cebra approaching and intersecting with DeSoto Street, an existing Minor Collector.

STAFF RECOMMENDATION

APPROVE the deletion of Cebra Street from Druid Street to Mansfield Street and addition of Carver Road (from Druid Street to DeSoto Street) and Cebra Street (From Mansfield to DeSoto Street) as Major Collectors (MJ-4-80).

Justification

Planning and Public Works staff believe that the amendment may further reduce already poor connectivity in the Acres Home area. However, the suggested alternative to add the existing ROW along Carver and Cebra connecting to DeSoto is a reasonable alternative, albeit not preferred. Per the MTFP Policy Statement, major thoroughfares are theoretically spaced at one-mile intervals. While

RECOMMENDATION REPORT

Carver/Cebra was downgraded to a Major Collector in 2015 from a 70' Major Thoroughfare, it is still a key north-south street for mobility in the area. Carver/Cebra Road serves an important role in the MTFP spacing in Acres Home and ensures that the transportation system has proper redundancy to convey traffic efficiently in the region. Population and employment projections for the area are lower than the City of Houston overall, but projections are based on 2015 data and do not consider the concerted effort underway to implement the Complete Community Action Plan and bring more housing and economic opportunity to the Acres Home community.

The purpose of Major Collectors is to convey traffic to major thoroughfares. In 2018, the deletion of Crestvale was approved by Planning Commission. The Crestvale and Carver Road alignments terminated at major thoroughfares and minor collectors were added to provide a route that could continue to be operated and maintained as a collector from W. Montgomery to W Gulf Bank Road. Today, Carver/Cebra still terminate at major thoroughfares.

The existing Cebra alignment on the MTFP provides us an opportunity to improve street curvature and roadway safety on Carver Road, as the existing segment of Carver north of DeSoto is not ideal due to several driveway entrances to parcels and a blind curve that already causes safety issues for road users crossing at Garapan and Wilberforce.

2019 HCAD records were reviewed for land use, build year, condition and tenure for properties impacted by the alignment. 14 tracts are impacted by the MTFP alignment, including the applicant's property. Four are owner occupied, three appear to be rental properties, and six are vacant. Of the owner occupied, most are in poor condition except 2307 Garapan which was built in 2005. The rental properties are in average condition with most build in the 1940s except for 2334 De Soto that has a build year of 2018. The three tracts south of the applicant's property fronting Cebra Street are owned by an LLC. Since there is evidence of tracts adjacent to each other being bought by investors in the area, it is not unreasonable to believe this could happen north of DeSoto along this alignment.

However, staff has considered the realities of constructing the proposed Cebra alignment and obtaining right of way in a coordinated and timely fashion. There are no objections to the traffic impact analysis provided by the applicant, and future traffic projection show that the applicant's proposed Major Collection connections to DeSoto is a reasonable alternative to preserve mobility.

STAFF ANALYSIS

Population & Employment Projections

A demographic analysis using projections provided by Houston-Galveston Area Council (HGAC) was conducted for the MTFP amendment proposal area. According to the HGAC data, the population of the surrounding area is expected to grow by 11.4 percent from 2015 to 2040, which is slower than expected population growth for the City of Houston and ETJ. Job density is expected to remain stagnant in the area through 2040 with a change of less than 1 percent.

Year	Population	Population Density		Jobs	Job Density	
		(Persons/Acre)	% Change		(Jobs/Acre)	% Change
2015	5,137	3.9		697	0.5	

RECOMMENDATION REPORT

2020	5,669	4.3	10.4%	698	0.5	0.1%
2025	5,557	4.2	-2.0%	698	0.5	0.0%
2030	5,453	4.1	-1.9%	698	0.5	0.0%
2035	5,854	4.4	7.4%	698	0.5	0.0%
2040	5,721	4.3	-2.3%	698	0.5	0.0%
2045	5,966	4.5	4.3%	695	0.5	-0.4%
Change (2015 to 2045)	829	0.6	16.1%	-2	0.0	-0.3%
COH change (2015 to 2045)	872,669	1.7	38.7%	507,094	1.0	30.4%
COH ETJ change (2015 to 2045)	1,206,503	1.6	55.3%	512,135	0.7	77.4%

Source: 2015-2040 Demographic Projections by H-GAC released in 2017

Data represents population, jobs, and households in 2 Traffic Analysis Zones (TAZ) encompassing approximately 1,320 acres around the proposed amendment.

Land Use and Platting Activity

Land use surrounding the requested amendment is primarily single-family residential, with many vacant tracts interspersed throughout the area. A few larger industrial tracts exist along De Soto Street, and several smaller parcels are occupied by religious land uses.

Plats submitted in the last five years are primarily clustered south of Mansfield Street along Cebra and Tidwell. Some platting activity is also taking place West/Northwest of Cebra Street, along Wilberforce. Recent plats that have dedicated right-of-way to Carver/Cebra based on 80 feet ROW required include:

- Carver High School 2016-0487
- Ferguson Way Duplex 2017-0894
- Mansfield Addition 2017-0736
- Arma Park- 2018-0088

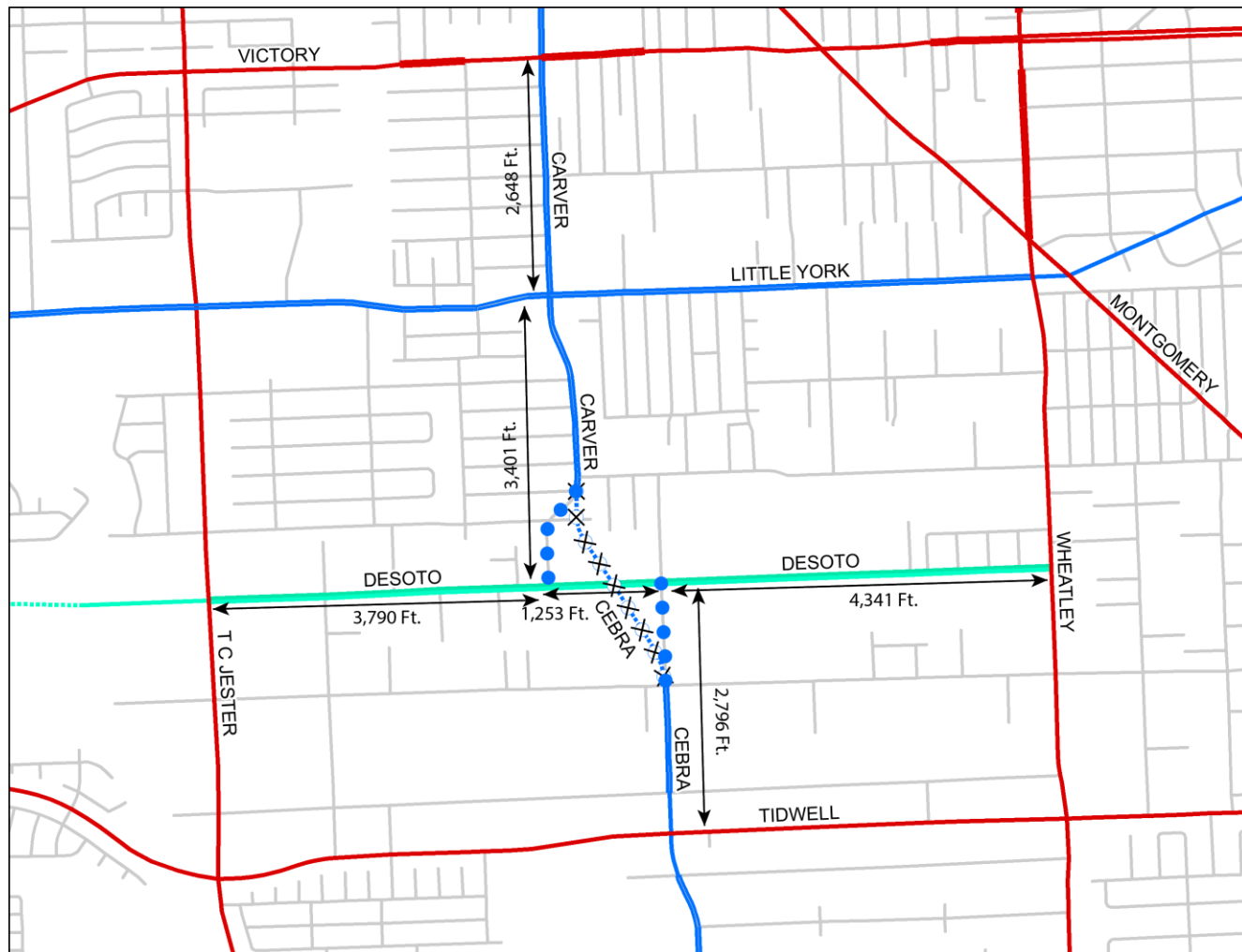
GP or Subdivision Plat Name	PC Action Date	Land Use	Property Size (acres)	Lots
Mansfield Addition	5/25/2017	Single Family Residential	1.76	19
Arma Park	2/01/2018	Commercial	0.93	0
La Porziuncola	4/15/2018	Single Family Residential	1.92	1
Cebra Manor	9/15/2016	Single Family Residential	0.99	9
Wilburforce Mount Zion	7/07/2016	Unrestricted Reserve	3.09	0
Orissa Culture Center	1/22/2015	Unrestricted Reserve	1.97	0
Highland Heights Park	7/19/2018	Single Family Residential	1.55	22
Oak Forest of La Sierra	6/12/2014	Single Family Residential	9.14	82
Tidwell Townhomes	5/09/2019	Single Family Residential	7.48	98

RECOMMENDATION REPORT

Right of Way (ROW) Status

Carver Road from Druid Street to DeSoto Street is a 2-lane, undivided road with 60 feet of existing ROW and 20-foot pavement width. Cebra Street from Mansfield to DeSoto Street is a 2-lane, undivided street with 40 feet of existing ROW and 20-foot pavement width.

Spacing





Live Oak

Date: 08/29/2019

From:

Live Oak Houston Holdings, LLC
7115 Schiller St
Houston, Texas 77055
thomas@liveoakhouston.com

To:

Sharon Moses-Burnside, J.D., M.S.,
Transportation Planning, Division Manager
City of Houston Planning & Development Department
611 Walker, 6th Floor, Houston, Texas 77002

Re: Carver & Cebra Major Thoroughfare Amendment Request

Dear Mrs. Burnside,

Let this letter represent our commitment to developing the subject property in whole, or in part, with an affordable housing project that aligns itself with the Acres Home Complete Communities Action Plan. Should our proposed thoroughfare amendment be denied, it would become economically infeasible to develop the property in the above stated manner.

Respectfully,



CD 2525 Desoto, LLC
By: Live Oak Houston Holdings, LLC
Owner/Manager

James Thomas Dorsey Jr
Live Oak Houston Holdings, LLC
Owner/Manager



Project Timeline for Acres Homes 2019 MTFP Amendment Request – Carver Road and Cebra Street

02/28/2018

Location: Housing and Community Development Office

Met with: Tom McCasland at City of Houston Housing and Community Development

Meeting Points: Discussed Affordable Housing, the subject property's viability for affordable housing in Acres Homes and the Community Land Trust program.

02/27/2019

Location: Housing and Community Development Office

Met with: Tom McCasland

Meeting Points: To further discuss the subject property and affordable housing/community land trust in general.

03/02/2019

Location: Acres Homes Multi Service Center

Met with: Tom McCasland (HCD), Laurie Vignaud (HCD), Brandi Gipson (Administration Manager for the HCD), Angeanette Thibodeaux (Acres Homes Super Neighborhood President)

Meeting Points: Affordable housing in Acres Homes, Community Land Trust Program, Acres Homes neighborhood needs.

03/04/2019

Location: 611 Walker Street, 6th Floor

Met with: Sharon Moses Burnside, Peter Eccles

Meeting points: Pre-submittal meeting for Acres Homes MTFP amendment with City of Houston Transportation Planning staff.

03/05/2019

Location: Office of Council Member Jerry Davis

Met with: Council Member Jerry Davis and Christa Stoneham

Meeting Points: Subject property's viability for affordable housing and to garner support from his office for our project.

03/18/2019

Location: Housing and Community Development Department

Met with: Laurie Vignaud & Anderson Stoute at CoH Housing and Community Development

Meeting Points: Discussed affordable housing on the subject property.

03/22/2019

Location: Housing and Community Development Department

Met with: Anderson Stoute

Meeting Points: Discussed affordable housing and how to become a certified vendor with the City of Houston to build affordable housing in conjunction with the HCD and other HCDD construction related programs.

05/09/2019

Location: City Hall Annex

Met with: City of Houston Planning Commission, Planning and Development Transportation Division Staff

Meeting Points: Initial presentation by City of Houston Staff to the City of Houston Planning Commission

05/23/2019

Submitted WCR application for 100 single family residences on subject property.

06/12/2019

Location: United Way of Houston

Met with: City of Houston Planning Department Transportation Division Staff, members of the public

Meeting Points: Major Thoroughfare and Freeway Plan 2019 Open House for public comment and engagement.

06/25/2019

Obtained WCR for 100 single family residences on subject property.

08/01/2019

Location: City Hall Annex

Met with: City of Houston Planning Commission, Planning and Development Transportation Division Staff

Meeting Points: Public Hearing before City of Houston Planning Commission regarding the requested amendments to Carver Road and Cebra Street.

08/29/2019

Location: City Hall Annex

Met with: City of Houston Planning Commission, Planning and Development Transportation Division Staff

Meeting Points: City of Houston Planning Department Transportation Division recommendation to disapprove the request to remove the reverse curve alignment connecting Carver Road to Cebra Street

September 3, 2019

Ms. Sharon Moses-Burnside, J.D., M.S.
Transportation Planning, Division Manager
City of Houston Planning & Development Department
611 Walker, 6th Floor
Houston, Texas 77002

Re: Real Property located at 2525 DeSoto, Houston, Texas (~ 13.77 acres)

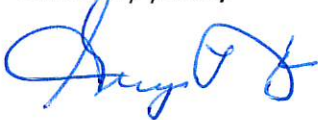
Dear Ms. Burnside:

This letter is written on behalf of CD 2525 DeSoto, LLC (and Live Oak Builders) to inform the Planning & Development Department of the City of Houston that the company is a long time and valued client of Allegiance Bank having always handled their affairs in a satisfactory manner.

Further, Allegiance Bank has approved a Line of Credit for CD 2525 DeSoto, LLC in the amount of \$550,000 for the initial development costs for the development the above referenced Real Estate located at 2525 DeSoto, Houston, Texas and to eventually build an Affordable Housing Community in Acres Homes. We were approached by Live Oak Builders about this particular partnership when they were forming it last year. Per our discussions with them, it is our understanding that it is their intention to develop a community of over 100 homes many of which will be sold under the "Affordable" threshold of \$250,000 within this development.

Should you need additional information, please feel free to contact me at 832-615-6868 (direct phone #) or greg.novak@allegiancebank.com.

Sincerely yours,



Greg Novak
Sr. Vice President
Allegiance Bank Texas

/gn

Carver/Cebra MTFP Amendment Request
City of Houston Meeting Notes
09-03-2019

Attendees

Jennifer Ostlind, Assistant Director, COH Planning & Development

Anderson Stoute, Division Manager New Construction, Single Family New Home Development Program, COH Housing & Community Development

Christa Stoneham, Division Manager, COH Mayor's Office, Complete Communities

Ian Hlavacek, Supervising Engineer, COH PWE....Ian was the PWE representative at the MTFP Recommendation Hearing on 08/29/2019

Sharon Moses-Burnside, Transportation Planning Division Manager, COH Planning & Development

Melissa Beeler, Planner, COH Planning & Development

Khang Nguyen, COH PWE

Rodolfo Reyes, COH Housing & Community Development

Christina Smith, BGE

Hidi Wood, BGE

Andrew Lang, BGE

Tracy Youngblood, BGE

Anderson Stoute acknowledged meeting with Live Oak Builders twice...his only concern in discussing the potential project with Live Oak was what percentage of the units would be affordable versus market. Anderson went on to explain the available funding process...including details related to the required RFQ that is anticipated to come out early in 2020 along with the applications being scored on a point system....funding is absolutely not guaranteed to any one group and all must qualify through a competitive application process. Anderson explained the higher the ratio of affordable units proposed in the application process the higher the # of points will be awarded to the application. The major collector (Cebra/Carver) was discussed at the 2nd meeting. Anderson also pointed out the area north of the subject parcel where the City is involved in the funding of ± 75 affordable single-family residential units.

Ian Hlavacek was firm in his stance of maintaining seamless connectivity with designated roadways designated on the major thoroughfare map. Ian requested a history of the Cebra/Carver alignment....Tracy Youngblood provided the following historical timeline for the group:

Carver/Cebra MTFP Amendment Request
City of Houston Meeting Notes
09-03-2019

- 1) In August of 2018, just last year, the MTFP Amendment process deleted an approximate half mile segment of major collector, Crestvale, between W. Montgomery and Gulf Bank and added Ferguson Way and Beckley Street as minor collectors to ...maintain street network connectivity between W. Montgomery and Gulf Bank...the deleted segment of Crestvale would have been the uninterrupted extension of Carver north of W. Montgomery for an applicant proposing to purchase property for a coffee shop, retail, and a business innovation HUB.
- 2) The 2018 MTFP map, the current map, preserved the contemplated extension of Carver between Ferguson and W. Montgomery despite HPD's North Police Station existing on the City owned acreage tract since 2007 when the North Police Station was constructed and at the time the City of Houston MTFP had Carver designated as a major thoroughfare through the subject City owned acreage tract.
- 3) Carver/Cebra alignment was a designated major thoroughfare until the 2015 Amendment process downgraded Carver/Cebra to its current designation of being a major collector and deleted the connection with West Road.
- 4) For approximately 25 years the City of Houston Major Thoroughfare and Freeway Plans contemplated Carver/Cebra to connect with Rosslyn and ultimately TC Jester providing uninterrupted connectivity to Washington Avenue then in 1993 the MTFP removed the major thoroughfare segment south of Pinemont...one mile south of the request under consideration today.
- 5) Fast forward to 2002 when non-connectivity of Rosslyn to the south was solidified with the Commission's action to approve a variance to not extend the stub street of Rosslyn through Candlelight Place a single-family residential development consisting of half a million to million-dollar homes.

Christa Stoneham acknowledged being contacted in February of 2019 by a Live Oak Builders representative. Christa identified the Carver/Cebra alignment traversing across the subject 13-acre property. Christa recommended speaking with Council Member Jerry Davis on the proposed development. Christa recalled batch plants along DeSoto being a concern of the community. Christa mentioned a TCEQ checkbox....she was fuzzy in her recollection and she was going to go back and check her notes; however, she seemed to think the subject site was "something" that placed it on TCEQ's radar. Christa recalls the conversation in February referencing 100 units and she recalled Tom McCasland wanting more units. Christa went on to state the importance of incorporating the local community in all aspects of the project....from outreach to public engagement to utilizing local labor.

Anderson explained he and his team are charged with looking at the big picture of affordable housing in the City as a whole and it is possible one would be able to obtain more points through the required application process by applying in an area with a greater need.....may not necessarily be the case for this subject parcel but it is possible in a different designated "Complete Community." In short, Anderson made it clear many variables are in play through the affordable housing application and funding process. The question remains "What will be the demand in Acres Homes versus other designated Complete Communities for affordable housing at the time this project is ready to move forward?"

Carver/Cebra MTFP Amendment Request
City of Houston Meeting Notes
09-03-2019

Tracy reminded the group the request from Commissioner Rosenberg was to provide answers to the following:

- 1) Obtain acknowledgement (not an approval or denial, just acknowledgement) from Housing & Community Development meetings / conversations have occurred with the applicant.
- 2) Obtain acknowledgement (not an approval or denial just, acknowledgement) from Complete Communities meetings / conversations have occurred with the applicant.
- 3) BGE to meet with PWE to talk through if any alternatives are possible for the MTFP amendment application.
- 4) Is it possible to turn the segment of De Soto into a major collector between Carver and Cebra?

Sharon Moses-Burnside explained the options for the application including:

- 1) Approve the application as submitted would preclude any future amendment requests for a period of 2 years with the 3rd year opening up for requests for the rights-of-way subject to the current request.
- 2) Deny the application and the MTFP remains as is....this would preclude any future amendment requests for a period of 2 years with the 3rd year opening up for requests for the rights-of-way subject to the current request.
- 3) Take no action on the application leaving the MTFP open for an amendment request in 2020.

The staff requested / mentioned at two separate times throughout the meeting if Live Oak would be able to provide examples of their experience / history of affordable housing in the Houston region....along with what percentage or number of units out of the ± 100 units will be affordable....will the units be single family residential homes, or will they be apartments?

III. Consideration to forward the approved changes to the 2018 MTFP to City Council for adoption as the 2019 MTFP map

2019 MTFP Amendment Requests – Private Sector

Case No.		Street	Street Segment	Amendment Request	Current MTFP Classification	Existing Condition	Proposed MTFP Classification	P&D Staff Recommendation	PC Action	Council District	County Precinct	Location
Acres Homes Tract - Carver Road & Cebra Street												
A	1	Cebra	Druid St to Mansfield Street	Delete Cebra St (MJ-4-80/100) from Duid St to Mansfield St	MJ-4-80/100	N/A	N/A	APPROVE the deletion of Cebra Street from Druid Street to Mansfield Street		B	Harris Co. 1	COH
	2	Carver	Druid to DeSoto	Add Carver Rd from Druid St to DeSoto St as a Major Collector	N/A	2 lanes, 60' ROW, 20' pavement width	MJ-4-80/100	APPROVE the addition of Carver Road as a Major Collector from Druid Street to DeSoto Street		B	Harris Co. 1	COH
	3	Cebra	Manfield to DeSoto	Add Cebra St from Mansfield to DeSoto as a Major Collector	N/A	2 lanes, 40' ROW, 20' pavement width	MJ-4-80/100	APPROVE the addition of Cebra Street as a Major Collector from DeSoto Street to Mansfield Street		B	Harris Co. 1	COH
Bridgeland-Tuckerton Road												
B	1	Bridgeland Creek Parkway	Katy Hockley Road to Grand Parkway	Realign Bridgeland Creek Parkway (T-4-100) from Katy Hockley Road to Grand Parkway	T-4-100	N/A	T-4-100	Withdrawn by applicant	N/A	N/A- ETJ	Harris Co. 3	ETJ
	2	Tuckerton Road	Katy Hockley Road to Grand Parkway	Realign Tuckerton Road (T-4-100) from Katy Hockley Road to Grand Parkway	T-4-100	N/A	T-4-100	Withdrawn by applicant	N/A	N/A- ETJ	Harris Co. 3	ETJ
	3	Unnamed Minor Collector	Katy Hockley Road to Bridgeland Lake	Realign Unnamed Minor Collector (MN-2-60)	MN-2-60	N/A	MN-2-60	Withdrawn by applicant	N/A	N/A- ETJ	Harris Co. 3	ETJ
Crockett Street												
C	1	Crockett Street	Sawyer St to I-45	Reclassify Crockett Street from a Major Collector (MJ-2/4-70) to a Minor Collector (MN-2/4-70)	MJ-2-70; MJ-4-70	2-4 lanes, 70' ROW, 32-45' pavement width	MN-2-70; MN-2-70	APPROVE the reclassification of Crockett Street from Sawyer to I-45 as MN-2-70	APPROVE P&D staff recommendation	H	Harris Co. 2	COH
	2	Hogan Street	I-45 to Main Street	Reclassify Hogan Street from a Major Collector (MJ-4-70/80) to a Minor Collector (MN-4-70)	MJ-4-70/80	4 lanes, 50-70' ROW, 40' pavement width	MN-2-70	APPROVE the reclassification of Hogan Street from I-45 to Main Street as a Minor Collector (MN-2-70)	APPROVE P&D staff recommendation	H	Harris Co. 2	COH
West Gray												
D	1	West Gray Street	Mathews St to Cushing St	Reclassify West Gray from T-3-70 to T-3-60	T-3-70	3 lanes, 70' ROW, 44'+ pavement width	T-3-65	DENY the reclassification of West Gray between Mathews St and Cushing St	APPROVE P&D staff recommendation	C	Harris Co. 1	COH
Braeswood												
E	1	South Braeswood Boulevard	SPRR to Stella Link Rd	Reclassify South Braeswood from T-4-120 to T-4-80	T-4-120	4 lanes, 120' ROW	T-4-80	DENY the reclassification of ROW for South Braeswood between Stella Link Rd and Southern Pacific Railroad (SPRR). Declare South Braeswood ROW between Stella Link and Linkwood 80'.	APPROVE P&D staff recommendation	K	Harris Co. 1	COH

2019 MTFP Amendment Requests – Public Sector, Fort Bend and Harris Counties

Case	No.	Street	Street Segment	Amendment Request	Current MTFP Classification	Existing Condition	Proposed MTFP Classification	P&D Staff Recommendation	PC Action	Council District	County Precinct	Location
Fort Bend County												
F	1	FM 359	FM 1463 to FM 359	Realign FM 359 and a portion of Fulshear-Gaston	T-4-100	2 lanes 44 ft pavement width	T-4-100	APPROVE the realignment of FM 359 and Fulshear-Gaston Rd	APPROVE P&D staff recommendation	N/A	Fort Bend Co. Pct 3	COH ETJ
City of Houston												
G	1	Hogan Street	Main St to Elysian St	Reclassify ROW on Crockett/Hogan/Lorraine to match existing widths	MJ-2-70	2 lanes, 28 ft pavement width	MJ-2-60	APPROVE the reclassification of ROW on Hogan/Lorraine from 70/80 to 60 feet.	APPROVE P&D staff recommendation	H	Harris Co. Pct 2	COH
	2	Downtown/Midtown Streets	varies	varies	varies	varies	varies	Withdrawn by applicant	N/A	varies	Harris Co. Pct 1	COH
Harris County												
H	1	NS Collector - b/t Holderrierh and Triechel		Add Minor Collector (MN-2-60)	N/A	N/A	MN-2-60	APPROVE the addition of alternate minor collector North-South Graceview Drive	APPROVE P&D staff recommendation	N/A	Harris Co.	ETJ
	2	Spring Stadium Loop		Add Minor Collector (MN-2-60)	N/A	N/A	MN-2-60	APPROVE the addition of minor collector Spring Stadium Loop	APPROVE P&D staff recommendation	N/A	Harris Co.	ETJ
	3	E-W Minor Collector		Add Minor Collector (MN-2-60)	N/A	N/A	MN-2-60/80	APPROVE the addition of minor collector Amira East-West	APPROVE P&D staff recommendation	N/A	Harris Co.	ETJ

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Acre Homes partial replat no 1	C3F		Approve the plat subject to the conditions listed
2	Aliana Sec 61	C3P		Approve the plat subject to the conditions listed
3	Aliana Sec 68	C3P		Approve the plat subject to the conditions listed
4	Austinville partial replat no 2	C3F		Approve the plat subject to the conditions listed
5	Austinville partial replat no 3	C3F		Approve the plat subject to the conditions listed
6	Balmoral Swing Tract Drainage Channel	C3P	DEF2	Approve the plat subject to the conditions listed
7	Benders Landing Estates Sec 6 partial replat no 1	C3F		Approve the plat subject to the conditions listed
8	Breckenridge West Sec 3	C3P		Approve the plat subject to the conditions listed
9	Breckenridge West Sec 4	C3P		Approve the plat subject to the conditions listed
10	Breckenridge West Sec 5	C3P		Approve the plat subject to the conditions listed
11	Bridgeland Parkland Village Sec 40	C3F		Approve the plat subject to the conditions listed
12	Bridgeland Peek Road Street Dedication Sec 2	SP	DEF2	Approve the plat subject to the conditions listed
13	Brittmoore Crossing Sec 1	C3F		Approve the plat subject to the conditions listed
14	Brooklyn Trails Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
15	Buffalo Bayou Park Sec 1	C3F	DEF1	Defer Chapter 42 planning standards
16	Buffalo Bayou Park Sec 2	C3F	DEF1	Defer Chapter 42 planning standards
17	Crossing at Highway Six Sec 1	C3F		Approve the plat subject to the conditions listed
18	Cypresswood Landing Sec 1	C3F	DEF2	Approve the plat subject to the conditions listed
19	Denbury Resources GPI Clear Lake Campus	C2		Approve the plat subject to the conditions listed
20	Faith Tabernacle	C2		Approve the plat subject to the conditions listed
21	Fisk Estates in Sharman	C2		Approve the plat subject to the conditions listed
22	Freeman Ranch Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
23	G Porter Business Park	C2		Approve the plat subject to the conditions listed
24	Gleannloch Farms Office Enclave	C3F	DEF1	Approve the plat subject to the conditions listed
25	Grand Mission Estates Sec 26	C3F		Approve the plat subject to the conditions listed
26	Harris County Emergency Services District No 16 Station 1	C3F		Approve the plat subject to the conditions listed
27	Harvest Green Multifamily	C2		Approve the plat subject to the conditions listed
28	Haven at Kieth Harrow	C3F		Approve the plat subject to the conditions listed
29	Houstonian Homes on Edgewood replat no 1	C3F		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: September 05, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
30	Imperial Forest Sec 4	C3F		Approve the plat subject to the conditions listed
31	Key Truck Stop	C2		Defer Additional information reqd
32	Kolfahl Estates	C2		Approve the plat subject to the conditions listed
33	Lakewood Pines Sec 11	C3F	DEF1	Defer per Harris County Eng. Dept.
34	Marisol Sec 1	C3P	DEF2	Approve the plat subject to the conditions listed
35	Meadows at Westfield Village Sec 6	C3P		Defer Applicant request
36	Millan Ranch GP	GP		Approve the plat subject to the conditions listed
37	Moderno at Independence Heights	C3F		Defer Additional information reqd
38	Morton Creek Ranch Sec 23	C3P	DEF2	Withdraw
39	Northwood Street Park Sec 3	C2	DEF1	Approve the plat subject to the conditions listed
40	Plainview Addition partial replat no 6	C3F		Approve the plat subject to the conditions listed
41	Powell	C1		Defer Additional information reqd
42	Retreat at Champions Landing Sec 4	C3F		Approve the plat subject to the conditions listed
43	Sheldon Ridge Sec 7	C3P		Defer Additional information reqd
44	Shops at City Park	C2		Approve the plat subject to the conditions listed
45	Stuebner Hollow Sec 1	C3P		Approve the plat subject to the conditions listed
46	Taco Libre	C2		Defer Additional information reqd
47	Towne Lake Sec 61	C3P		Defer Additional information reqd
48	Union Park West	C3F		Defer Additional information reqd
49	Upper Yale Heights	C3P		Defer Additional information reqd
50	Ventana Lakes East Sec 6	C3P		Approve the plat subject to the conditions listed
51	Villas at Fountain River Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
52	Villas of Fonde Park	C2		Approve the plat subject to the conditions listed
53	Villas at Fountain River GP	GP	DEF1	Approve the plat subject to the conditions listed
54	Wayside Village Detention Reserve	C2		Approve the plat subject to the conditions listed
55	Winkler Crossing	C2	DEF2	Approve the plat subject to the conditions listed

B-Replats

56	Bauer Schiel Retail	C2R	DEF1	Approve the plat subject to the conditions listed
57	Bucks Landing	C2R		Approve the plat subject to the conditions listed
58	Buzzy Bee Blalock	C2R		Withdraw
59	Calhoun Reserve	C2R		Approve the plat subject to the conditions listed
60	Champions Oak Sec 1	C3R		Approve the plat subject to the conditions listed
61	City Gate Sec 3	C3R		Approve the plat subject to the conditions listed
62	CNPH Properties Complex	C2R		Defer further deed rests review reqd

Platting Summary**Houston Planning Commission****PC Date: September 05, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
63	Cora Estate	C2R		Approve the plat subject to the conditions listed
64	Durham Commons	C2R	DEF1	Approve the plat subject to the conditions listed
65	Edison Homes	C2R		Approve the plat subject to the conditions listed
66	Esther Estates	C2R	DEF2	Approve the plat subject to the conditions listed
67	Fisher Gardens	C2R	DEF1	Approve the plat subject to the conditions listed
68	Fisher Street Terrace	C2R	DEF1	Approve the plat subject to the conditions listed
69	Hilliard Estates replat no 1	C2R		Defer Additional information reqd
70	Houston Heights partial replat no 25	C2R		Approve the plat subject to the conditions listed
71	Lucky Street Villas	C2R		Approve the plat subject to the conditions listed
72	Martinez Gardens	C2R		Defer Chapter 42 planning standards
73	Midtown Beach House Villas	C2R		Approve the plat subject to the conditions listed
74	Mills Road Reserves	C2R		Approve the plat subject to the conditions listed
75	Modern at Buck	C2R		Approve the plat subject to the conditions listed
76	Modern at McKinney	C2R		Approve the plat subject to the conditions listed
77	Momentum Volkswagen	C2R	DEF1	Defer Applicant request
78	Muneera replat no 1 and extension	C2R	DEF1	Approve the plat subject to the conditions listed
79	Nicole Homes	C2R	DEF1	Defer Applicant request
80	Park at Eado	C2R	DEF1	Approve the plat subject to the conditions listed
81	Plainview Addition partial replat no 7	C2R		Approve the plat subject to the conditions listed
82	Riley Fuzzel Business Center	C2R	DEF2	Approve the plat subject to the conditions listed
83	Savoy Complex	C2R		Approve the plat subject to the conditions listed
84	Timber Crossing East	C2R		Approve the plat subject to the conditions listed
85	United Front Alvin on Freeport Street	C2R		Defer Additional information reqd
86	Views at Tidwell Road	C2R		Defer Chapter 42 planning standards

C-Public Hearings Requiring Notification

87	Acre Villa partial replat no 2	C3N		Defer Applicant request
88	Brookhaven Addition partial replat no 1	C3N		Defer Applicant request
89	Cypress Creek Landing Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed
90	Garden Acres partial replat no 4	C3N	DEF1	Approve the plat subject to the conditions listed
91	Martinville partial replat no 1 and extension	C3N	DEF1	Defer Applicant request
92	Northgrove Sec 5 partial replat no 1	C3N		Approve the plat subject to the conditions listed
93	Nottingham Forest Sec 3 partial replat no 1	C3N		Approve the plat subject to the conditions listed
94	Stone Lake partial replat no 2	C3N		Defer per Harris County Eng. Dept.

Platting Summary**Houston Planning Commission****PC Date: September 05, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
95	Westgrove Court partial replat no 2	C3N		Approve the plat subject to the conditions listed
96	Westgrove Court partial replat no 3	C3N		Approve the plat subject to the conditions listed

D-Variances

97	Anita Street Artist Lofts	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
98	Eado Navigation replat no 1	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Gutierrez Plaza	C3P	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Harris County MUD no 449 Water Plant no 2	C2		Defer Additional information reqd
101	Kipp Texas Houston Florence Road	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	Kyle Aviation	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Lantana Sec 5	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
104	Penn City Road Reserve	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Redimer Cypress Forest	C2	DEF2	Withdraw

E-Special Exceptions

None

F-Reconsideration of Requirements

106	Becker Meadows Wastewater Treatment Plant	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Grand Vista Sec 23	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
108	Hardy 88 Commerce Park	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Migues Casa	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Sabic Americas Campus Bluebonnet	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

111	Aarohi West Road	EOA		Approve
-----	------------------	-----	--	---------

Platting Summary**Houston Planning Commission****PC Date: September 05, 2019**

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
112	Centerpoint Energy Magnolia Point Reserve	EOA	Approve	
113	Crosby Park Village	EOA	Approve	
114	Harris County Emergency Services District no 7	EOA	Approve	
115	Montrose Garden	EOA	Approve	
116	Theall Equity Holdings LLC	EOA	Approve	
117	Woodridge Baptist North Campus	EOA	Approve	

H-Name Changes

118	Marisol GP (prev. Raven Meadows GP)	NC	Approve	
-----	-------------------------------------	----	---------	--

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

119	3002 Norhill Boulevard	DPV	Defer	
120	12627 Pinerock Lane	DPV	Defer	
121	4002 Silverwood Drive	DPV	Approve	

Off-Street Parking with Variance Requests

VI	3735 Drexel Drive	PV	Defer	
VII	7903 South Loop East	PV	Defer	



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/05/2019
Plat Name: Acre Homes partial replat no 1
Developer: Sullivan Brothers Builders, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1523 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.8030	Total Reserve Acreage:	2.4870
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576Q	City

Conditions and Requirements for Approval

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)
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.
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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 09/05/2019
Plat Name: Acre Homes partial replat no 1
Developer: Sullivan Brothers Builders, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1523 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.

Parks and Recreation: Incremental dwelling units should read "75" in parks table.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 09/05/2019
Plat Name: Aliana Sec 61
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1521 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	22.2540	Total Reserve Acreage:	15.0960
Number of Lots:	20	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:	FB C MUD 134B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566H	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (42-40(c) & 44(1))
- 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. (42-42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42-42(5) & 44(6))
- 159. Provide centerline tie.
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (42-45)

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.) Identify purpose for dashed line in Reserve D and E.
 2.) Block length variance adjacent to Aliana Sec. 68 may be done with this plat or with Sec. 68.
 3.) C25 is not included in curve table.
 4.) Submit FP to FBC for formal review.
 5.) This review does not constitute a formal review, as not all comments are included in this portal.
 PWE Utility Analysis: Approve
 Harris County Flood Control District: Flood Control review - No comments.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 09/05/2019
Plat Name: Aliana Sec 68
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1522 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.2930	Total Reserve Acreage:	4.8250
Number of Lots:	58	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	77407	566H	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. (42-210)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (42-40(c) & 44(1))

052. Aliana Kirkshaw Drive and Reserve must be recorded prior to or simultaneously with this plat. (42-120(a)(3))

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. (42-41(14))

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42-42(5) & 44(6))

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.) Block length variances required through FBC.

2.) Submit FP to FBC for formal review.

3.) This does not constitute a formal review by FBC, as not all comments are included in this review.

PWE Utility Analysis: Approve

Addressing: Please rename GEDDES PLACE from the 90 degree bend to AMISFIELD AVENUE. Road names shall change at a near 90 degree change in direction.

City Engineer: WLE & STM S E can not overlap, which is not allowed. Make sure that the subdivision has detention.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 09/05/2019
Plat Name: Austinville partial replat no 2
Developer: Austinville Interests, Ltd.
Applicant: BGE, Inc.
App No/Type: 2019-1555 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4963	Total Reserve Acreage:	0.0612
Number of Lots:	4	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

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 - 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)

Verify location of subdivision monument prior to recordation

UVE should be checked at Austinville Drive and W. Little York Road.

Corner ROW radii C1 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 09/05/2019
Plat Name: Austinville partial replat no 3
Developer: Austinville Interests, Ltd.
Applicant: BGE, Inc.
App No/Type: 2019-1556 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0970	Total Reserve Acreage:	0.1323
Number of Lots:	9	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.

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

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

For Your Information:

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

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

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

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

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

UVE should be checked at Austinville Drive and West Little York Road.

Corner ROW radius C2 at Austinville Drive and West Little York Road should be 30'.

INO letter will be needed from MUD to shift utility easements 10 feet to the north

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 09/05/2019
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:
Approve the plat subject to
the conditions listed

Total Acreage:	7.0140	Total Reserve Acreage:	6.9310
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	77396	376Q	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. (Ch. 42-212).

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. (42-40(c) & 44(1)).

052. Balmoral Sec 24 must be recorded prior to or simultaneously with this plat. (42-120(a)(3)).

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

For Your Information:

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

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

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 if revised GP needs to be submitted

Sec 24 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 09/05/2019
Plat Name: Benders Landing Estates Sec 6 partial replat no 1
Developer: Coveler and Peeler
Applicant: Weisser Engineering Company
App No/Type: 2019-1498 C3F

Staff Recommendation:
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:		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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 8
Action Date: 09/05/2019
Plat Name: Breckenridge West Sec 3
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-1549 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.4000	Total Reserve Acreage:	0.8800
Number of Lots:	88	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:	TIMBER LANE UD
County	Zip	Key Map ©	City / ETJ
Harris	77373	293X	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)

159. Provide centerline tie of proposed Tree House Lane extension with the existing 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.

Addressing: CHESTNUT BEND WAY - sound-alike street in ETJ (CHESTNUT BEND STREET). Please change CHESTNUT BEND WAY street name to something more unique.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Sec 2 will need to be recorded prior to or simultaneously with this plat.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/05/2019
Plat Name: Breckenridge West Sec 4
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-1550 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.7000	Total Reserve Acreage:	1.2200
Number of Lots:	109	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:	TIMBER LANE UD
County	Zip	Key Map ©	City / ETJ
Harris	77373	293X	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. 42-40(c) & 44(1)
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. (42-41)(14)
063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44
064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42(5), Sec 42-44(6)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 09/05/2019
Plat Name: Breckenridge West Sec 4
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-1550 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: Flood Control review - No comments.
Addressing: LARKSPUR VALLEY COURT has a 90 degree turn with no name change. You must assign a new name to the other portion.

Keep in mind the suffix "COURT" cannot be used after this new road addition, because it can only be used for road segments that dead end (cul-de-sac)
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)
Breckenridge West secs 2 and 3 will need to be recorded prior to or simultaneously with this plat
Add street name break and new street name at corner of Larkspur Valley Court. Change suffix for Larkspur Valley Court.
UVE should be checked at Stanley Canyon Drive and Otto Road.
Driveway for Lot 43, not Lot 48, Block 4 will encroach on curb return between cul-de-sac and knuckle. Revise lot lines so there will be tangent.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 09/05/2019
Plat Name: Breckenridge West Sec 5
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-1551 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.8000	Total Reserve Acreage:	0.5000
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:	TIMBER LANE UD
County	Zip	Key Map ©	City / ETJ
Harris	77373	293X	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.(Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. 42-40(c) & 44(1)
052. Breckenridge West Sec 1 must be recorded prior to or simultaneously with this plat. 42-120 42-120(a)(3)
063. All appropriate engineering and surveying data shall be shown. (Sec 42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42 & 44)
132. Add: All lots shall have adequate wastewater collection service.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 10
Action Date: 09/05/2019
Plat Name: Breckenridge West Sec 5
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-1551 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: BENNETT RIDGE WAY Sounds-alike street name. Could be misleading or confusing in emergencies. Sound-alike duplicate streets found: Bennet Ridge Drive.
Suggest street name change for LINDEN THICKET LANE sound-alike street name in ETJ is WINDY THICKET LANE.

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION.

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

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

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

UVE has been shown on the Plat at Lincolns Meadow Drive and Breckenridge Village Drive. But there are no records of review of UVE Exhibit for Sec 5. UVE Exhibit should be sent for review.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 09/05/2019
Plat Name: Bridgeland Parkland Village Sec 40
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-1512 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.8700	Total Reserve Acreage:	3.0000
Number of Lots:	69	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	365Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Show future cross street from sec 42 and ensure centerlines match
Easements outside of plat boundary will need to be recorded prior to plat recordation
Construction plan (Project Number 1905300117 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 09/05/2019
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:
 Approve the plat subject to
 the conditions listed

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:	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. (Ch. 42, Sec 212).

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

052. Bridgeland Creek Parkway Street Dedication Sec 7 and Bridgeland Peek Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. (42-120(a)(3)).

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) (Ch. 42, Sec 45).

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Ch. 42, Sec 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)
 Sec 1 will need to be recorded prior to or simultaneously with this plat.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 09/05/2019
Plat Name: Brittmoore Crossing Sec 1
Developer: Classic Neighborhood Development, LLC
Applicant: Crestline Engineering
App No/Type: 2019-1530 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.4870	Total Reserve Acreage:	0.8083
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449Y	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. (Ch. 42, Sec 212).

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)(Ch. 42,Sec 45).

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Ch. 42,Sec 45(2)).

For Your Information:

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 09/05/2019
Plat Name: Brooklyn Trails Sec 1
Developer: Brooklyn Trails, LTD
Applicant: Pape-Dawson Engineers, Inc.
App No/Type: 2019-1490 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	42.5160	Total Reserve Acreage:	6.9010
Number of Lots:	203	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	PORTER MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296P	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)

Remainder of Mills Branch Drive to be dedicated and recorded with future Section 2.

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 15
Action Date: 09/05/2019
Plat Name: Buffalo Bayou Park Sec 1
Developer: BB Land Development Holdings LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1440 C3F

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	2.3980	Total Reserve Acreage:	2.3980
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	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	77019	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. (Ch. 42, Sec 212).

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

052. Adjacent local streets 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.

The Planning Commission granted variances to allow minimum intersection spacing along Allen Parkway, as well as to allow a zero foot building line for all reserves along the internal streets subject to the following conditions:

Minimum 18' Pedestrian Realm (back of curb to face of the building) along all streets except West Dallas and the portion of Main Street that is dedicated for a turning lane at the NW corner of West Dallas and Main Street.

Minimum 15' Pedestrian Realm on the NW corner of West Dallas Street and Main Street. The 15' Pedestrian Realm along the west side of Main Street will extend north from West Dallas to the point where the turning lane begins.

Minimum 6' unobstructed sidewalk.

Minimum 4' safety buffer or tree grates is required where ever planned and it must be between the back of curb and the sidewalk.

The 8.5' parallel parking along the streets will be considered as part of the 18' Pedestrian realm. (Location of on street parking is subject to change at final design).

All required street trees must be minimum 3" caliper trees.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 09/05/2019
Plat Name: Buffalo Bayou Park Sec 1
Developer: BB Land Development Holdings LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1440 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

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

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Add multifamily note.

Add park sector note. This is Park Sector 14.

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: 16
Action Date: 09/05/2019
Plat Name: Buffalo Bayou Park Sec 2
Developer: BB Land Development Holdings LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1441 C3F

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	2.7390	Total Reserve Acreage:	2.7360
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	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	77019	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. (Ch. 42, Sec 212).

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.

Change note to:

The Planning Commission granted variances to allow for a 7.7 foot offset between Buffalo Park Drive and the cul-de-sac Marston Drive, and to allow a zero foot building line for all reserves along the internal streets subject to the following conditions:

Minimum 18' Pedestrian Realm (back of curb to face of the building) along all streets except W. Dallas and the portion of Main Street that is dedicated for a turning lane at the NW corner of W. Dallas and Main Street.

Minimum 15' Pedestrian Realm on the NW corner of W. Dallas Street and Main Street. The 15' Pedestrian Realm along the west side of Main Street will extend north from W. Dallas to the point where the turning lane begins.

Minimum 15' Pedestrian Realm along W. Dallas.

Minimum 6' Unobstructed sidewalk.

Minimum 4' safety buffer or tree grates is required wherever planned and it must be between the back of curb and the sidewalk.

The 8.5' parallel parking located along the streets will be considered as part of the 18' pedestrian realm.

(Location of on-street parking is subject to change at final design).

All required street trees must be minimum 3" caliper trees.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/05/2019
Plat Name: Buffalo Bayou Park Sec 2
Developer: BB Land Development Holdings LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1441 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Traffic: 08/13/19:

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.

Parks and Recreation: Add multifamily note.

Add park Sector note. This is Park Sector 14.

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.

Addressing: Please change W Dallas Avenue to W Dallas 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 &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 09/05/2019
Plat Name: Crossing at Highway Six Sec 1
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1579 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.3580	Total Reserve Acreage:	18.4325
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	HARRIS COUNTY MUD 188
County	Zip	Key Map ©	City / ETJ
Harris	77095	408C	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. (Ch. 42, Sec 212).

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)(Ch. 42,Sec 45).

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Ch. 42,Sec 45(2)).

For Your Information:

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

Upcoming meeting with county will determine proper turnaround design

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/>



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18

Action Date: 09/05/2019

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:

Approve the plat subject to the conditions listed

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

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

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

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

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

1. Coordinate with Harris County Engineer regarding agency markup.
2. Add build to lines on plat as shown in staff markup.
3. Coordinate with MUD and HCFCD to verify if sufficient dedication has been made.
4. Address required 7.5' dedication to ROW along Northwest 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: 18

Action Date: 09/05/2019

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:

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

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 and Chamkiri Drive/Montague Drive intersection

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

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 and lots 4 and 5, block 4 as their frontage is not adequate to have separate driveway.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 09/05/2019
Plat Name: Denbury Resources GPI Clear Lake Campus
Developer: Group 1 Automotive
Applicant: LUPHER,LLC
App No/Type: 2019-1561 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	25.3732	Total Reserve Acreage:	25.3732
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77598	617F	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)
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.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

PWE Traffic: 09/04/19:
No comments.
City Engineer: DETENTION IS REQUIRED.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 09/05/2019
Plat Name: Faith Tabernacle
Developer: UNITED PENTECOSTAL CHURCH OF TOMBALL
Applicant: Atkinson Engineers
App No/Type: 2019-1529 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.9991	Total Reserve Acreage:	3.9991
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	289L	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. (Ch. 42, Sec 212).

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) (Ch. 42, Sec 45).

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Ch. 42, Sec 45(2)).

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/05/2019
Plat Name: Faith Tabernacle
Developer: UNITED PENTECOSTAL CHURCH OF TOMBALL
Applicant: Atkinson Engineers
App No/Type: 2019-1529 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

UVE should be checked at Walden Way and FM 2920.

Corner ROW hypotenuse at Walden Way and FM 2920 should be 28.28' for 20'x20' cutback.

Documentation of TXDOT approval of additional driveway, if any, 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 &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 09/05/2019
Plat Name: Fisk Estates in Sharman
Developer: Survil, LLC
Applicant: SurVil LLC
App No/Type: 2019-1506 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2479	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and Requirements for Approval

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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: 21
Action Date: 09/05/2019
Plat Name: Fisk Estates in Sharman
Developer: Survil, LLC
Applicant: SurVil LLC
App No/Type: 2019-1506 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Parks and Recreation: 1. Remove multifamily not.

2. Provide all appropriate parks notes and corresponding table.

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 09/05/2019
Plat Name: Freeman Ranch Sec 3
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1415 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	64.4640	Total Reserve Acreage:	12.9820
Number of Lots:	227	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
Waller	77493	403T	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Humble Pipeline Company, Lone Star Gas, Gas Company for 30' Pipeline Easement) (Sec 42-55)

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. (42-210)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (42-212)

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. (Sec 42-40 & Sec 42-44)

159. Provide centerline tie as indicated on the marked file copy.

201. Recordation dedicatory acknowledgements and certificates must conform to those requirements by Waller County. Contact staff Recordation Section for appropriate statements and requirements.

For Your Information:

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

PWE Utility Analysis: 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 &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 09/05/2019
Plat Name: G Porter Business Park
Developer: Gamal Enterprises, Inc.
Applicant: The Interfield Group
App No/Type: 2019-1574 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.0020	Total Reserve Acreage:	3.0020
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
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.

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

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

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

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

1. 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.

City Engineer: DETENTION IS REQUIRED.

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 09/05/2019
Plat Name: Gleannloch Farms Office Enclave
Developer: Gleannloch Farms 18, LLC
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No/Type: 2019-1438 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	3.8971	Total Reserve Acreage:	3.8971
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 383
County	Zip	Key Map ©	City / ETJ
Harris	77379	329D	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

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. (Sec 42-45)

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

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

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

Limited scope TIA for driveway and NB left turn lane may be required for plans.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 09/05/2019
Plat Name: Grand Mission Estates Sec 26
Developer: 688 Development INC.
Applicant: Jones | Carter
App No/Type: 2019-1552 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	19.9700	Total Reserve Acreage:	6.8100
Number of Lots:	77	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:	GRAND MISSION MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	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. (Ch. 42, Sec 212).

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

149. Change street name ending(s) as indicated on the marked file copy. (Ch. 42, Sec 133-134).

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)(Ch. 42, Sec 45).

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Ch. 42, Sec 45(2)).

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.) A variance for lot sizes will be required for all lots under 5,000sf.

2.) Submit FP to FBC for formal review.

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

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

Addressing: MOONLIGHT FALLS CIRCLE should be renamed, at 90 degree bend, to another street name.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/05/2019
Plat Name: Harris County Emergency Services District No 16 Station 1
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2019-1531 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.6560	Total Reserve Acreage:	13.6560
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	77379	330B	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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 09/05/2019
Plat Name: Harris County Emergency Services District No 16 Station 1
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2019-1531 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve

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

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

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

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

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

Limited scope TIA will be required to determine driveway locations, median opening and left turn lane requirements at the time the property is ready for development.

Harris County Geometric Design Guidelines should be met for median opening spacing, taking into account future development on the west side of Stuebner Airline Road.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 09/05/2019
Plat Name: Harvest Green Multifamily
Developer: Harvest Green MF Owner, LLC
Applicant: Jones | Carter
App No/Type: 2019-1543 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.1530	Total Reserve Acreage:	15.1530
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:	FB C MUD 134A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	526Y	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.

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)

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: 27
Action Date: 09/05/2019
Plat Name: Harvest Green Multifamily
Developer: Harvest Green MF Owner, LLC
Applicant: Jones | Carter
App No/Type: 2019-1543 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1.) Add a note to the General Notes stating access to State Highway 99 is denied.
2.) Please note that coordination with FBCTRA will be required for future sound barrier/wall.
3.) Submit FP to FBC for formal review.
4.) This does not constitute a formal review by FBC as not all 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: 09/05/2019
Plat Name: Haven at Kieth Harrow
Developer: Grason Communities, LTD.
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1504 C3F

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

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

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - No comments.
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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 09/05/2019
Plat Name: Houstonian Homes on Edgewood replat no 1
Developer: Houstonian Capital Investments, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1540 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.0867	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494T	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 14 from previously-recorded plat:

The Planning Commission granted the requested variance to allow a 5'x5' visibility triangle at the intersection of Sherman and Edgewood Streets subject to the following conditions: The applicant is to provide 3" caliper trees, semi-opaque decorative fence, the homes cannot exceed more than 1 1/2 stories and be affordable as defined by the following definition: "Affordable Housing" shall mean a single-family home that has an initial price which will not exceed the median price for homes in the Houston area as established by the Texas A&M University Real Estate Center from time to time. The variance approval is contingent on the site plan, supporting drawings submitted upon variance approval, and conditions of approval. Any modifications to the site plan submitted with this application requires readdressing the variance with 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 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 09/05/2019
Plat Name: Imperial Forest Sec 4
Developer: Forestar (USA) Real Estate Group, Inc.
Applicant: Manhard Consulting
App No/Type: 2019-1544 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.1150	Total Reserve Acreage:	3.0390
Number of Lots:	171	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	457J	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (42-150-160)
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. (155)
047. Make minor corrections and additions as indicated on the marked file copy. 42
052. Imperial Forest Sec 3 must be recorded prior to or simultaneously with this plat.42-120(a)(3)
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. (42-41)(14)
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. 42-41(1)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)(2)

For Your Information:

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

Plat Name: Imperial Forest Sec 4

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

Applicant: Manhard Consulting

App No/Type: 2019-1544 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - Need to include information shown on the Agency Markup (see uploaded PDF).

City Engineer: Make sure that the subdivision has detention.

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

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

Sec 3 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.

Minimum lot width is 28 feet per county policy for lot 23 block 3

UVE should be checked at Tullamore Drive and Rimwood Drive, and at Ballymore Drive and Rimwood Drive.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 09/05/2019
Plat Name: Key Truck Stop
Developer: KNZSK INVESTMENTS LLC
Applicant: RP & Associates
App No/Type: 2019-1516 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	4.0000	Total Reserve Acreage:	4.0000
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:	H.C.W.C.I.D. 21
County	Zip	Key Map ©	City / ETJ
Harris	77530	499A	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. (Ch. 42, Sec. 212).

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

147. Provide a copy of the instrument dedicating Market Street and Interstate 10 at this plat's location, prior to recordation.

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

Add revised Centerpoint note.

For Your Information:

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

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)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 09/05/2019
Plat Name: Kolfahl Estates
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1525 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.4880	Total Reserve Acreage:	0.0045
Number of Lots:	10	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	534B	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. (Ch. 42, Sec 212).

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)(Ch.42, Sec 45).

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Ch.42, Sec 45(2)).

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 33
Action Date: 09/05/2019
Plat Name: Lakewood Pines Sec 11
Developer: KB Home Lone Star, Inc.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1492 C3F

Staff Recommendation:
Defer per Harris County
Eng. Dept.

Total Acreage:	16.6700	Total Reserve Acreage:	2.7200
Number of Lots:	61	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	77044	377P	ETJ

Conditions and Requirements for Approval

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (42-156)

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

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. Sec 42-41(14)

207.1. Staff requests a two week deferral for further study and review, per Harris County Eng. office.

For Your Information:

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

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: 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)
County requests deferral of the plat.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 09/05/2019
Plat Name: Marisol Sec 1
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1352 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.8030	Total Reserve Acreage:	12.6370
Number of Lots:	109	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	444C	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.

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

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

For Your Information:

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

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

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

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

UVE should be checked at 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.

EB left turn lane will be required on Stockdick School Road at Vossler Manor Drive.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 09/05/2019
Plat Name: Meadows at Westfield Village Sec 6
Developer: KB Home Lone Star Inc.
Applicant: R.G. Miller Engineers
App No/Type: 2019-1499 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	35.4500	Total Reserve Acreage:	6.1846
Number of Lots:	116	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:	NW HC MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446A	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. (42-210)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42-42(5) & 44(6))

148. Change street name(s) as indicated on the marked file copy. (41-22; 42-133)

165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (42-132)

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: 35
Action Date: 09/05/2019
Plat Name: Meadows at Westfield Village Sec 6
Developer: KB Home Lone Star Inc.
Applicant: R.G. Miller Engineers
App No/Type: 2019-1499 C3P

Staff Recommendation:
Defer Applicant request

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)

Possible street name duplication of West Reidland Street. Choose another name.

Green River Lane is a street name duplication. choose another street name.

Existing roadway easement needs to be abandoned prior to plat recordation

100 foot tangent along Kieth Harrow from ROW line before curve

UVE should be checked for making right turn on red by WB traffic on Kieth Harrow Blvd onto Westgreen Blvd for future signalization.

Traffic Impact Analysis will be required before the review of construction plan. It should address, but not limited to, traffic control at Westgreen Blvd and Kieth Harrow Blvd, at Kieth Harrow Blvd and Westfield Pines Drive, developer obligation of improvements of Westgreen Blvd and Kieth Harrow Blvd.

C/L radius C26 of Westgreen Blvd is less than required 2000'.

Addressing: WESTFIELD RANCH is already in use, please choose a different name

GREEN RIVER is already in use, please choose a different name

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36

Action Date: 09/05/2019

Plat Name: Millan Ranch GP

Developer: KING'S LAND SURVEYING SOLUTIONS LLC

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC

App No/Type: 2019-1501 GP

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	6.5460	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	77377	286S	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.

PWE Utility Analysis: Approved

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

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

Addressing: Please change HERITAGE LANE to HERITAGE DRIVE on plat.

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)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 09/05/2019
Plat Name: Moderno at Independence Heights
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1520 C3F

Staff Recommendation:
 Defer Additional
 information reqd

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):	Type 2 PAE
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

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. Provide all record information for ROW, including the COH Parcel on southern side of Thornton.
2. Fix Parks table to show 1 dwelling unit, or provide d Existing Conditions survey that labels secondary structure as a dwelling unit.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Applicant must demonstrate that secondary structure is not a barn or storage shed by providing d survey indicating the second building as a residence, or, provide a demolition survey dated within the last 12 months for a secondary dwelling unit on the property. If the above requirements cannot be met the applicant must the parks table and notes to claim 1 dwelling unit.

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 09/05/2019
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:
Withdraw

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 drainage ROW is needed for lots along Mason Creek.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 09/05/2019
Plat Name: Northwood Street Park Sec 3
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-1442 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3004	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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: 08/13/19:

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 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: 40
Action Date: 09/05/2019
Plat Name: Plainview Addition partial replat no 6
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2019-1559 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77019	492V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
Chapter 42

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-54

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 09/05/2019
Plat Name: Powell
Developer: robinson survey
Applicant: Robinson Surveying Inc.
App No/Type: 2019-1545 C1

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.3320	Total Reserve Acreage:	0.0000
Number of Lots:	2	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:	PORTER MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296R	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
 42-40(c) & 44(1)

051. Tie plat boundary to the nearest intersection of public street rights-of-way.(42-41(2))

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. Sec 42-150(a)

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided. (42-1)

127. Provide Visibility Triangle at intersections and add plat note:
 The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
 (42-161)

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41

Action Date: 09/05/2019

Plat Name: Powell

Developer: robinson survey

Applicant: Robinson Surveying Inc.

App No/Type: 2019-1545 C1

Staff Recommendation:

Defer Additional
information reqd

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/05/2019
Plat Name: Retreat at Champions Landing Sec 4
Developer: PULTE HOMES OF TEXAS, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1582 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.2300	Total Reserve Acreage:	4.9210
Number of Lots:	90	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	77069	330Z	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.

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 *****.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 09/05/2019
Plat Name: Retreat at Champions Landing Sec 4
Developer: PULTE HOMES OF TEXAS, L.P.
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1582 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)
See markup for preferred lot widths around knuckle and street corner
Verify number of reserves.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 43
Action Date: 09/05/2019
Plat Name: Sheldon Ridge Sec 7
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2019-1500 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	8.8560	Total Reserve Acreage:	0.4910
Number of Lots:	50	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:	NORTHEAST HARRIS COUNTY MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77044	418S	ETJ

Conditions and Requirements for Approval

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

050. Revise plat boundary to include the drainage channel from Upland Junction Trail to the eastern drainage channel boundary within the General Plan, as indicated on the marked file copy.

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

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

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
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)
Include drainage channel in plat boundary
UVE should be checked at Laceleaf Trail and Upland Junction Trail.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44

Action Date: 09/05/2019

Plat Name: Shops at City Park

Developer: KING'S LAND SURVEYING SOLUTIONS LLC

Applicant: KING'S LAND SURVEYING SOLUTIONS, LLC

App No/Type: 2019-1502 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	2.3256	Total Reserve Acreage:	2.3256
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	HARRIS COUNTY MUD 390
County	Zip	Key Map ©	City / ETJ
Harris	77047	573J	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (42)

052. City Park Central Lane must be recorded prior to or simultaneously with this plat. 42-120(a)(3)

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. Sec 42-41(14)

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.42-41(1)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 08/26/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.No building is allowed within any public utilities easement.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 09/05/2019
Plat Name: Stuebner Hollow Sec 1
Developer: Rausch Coleman Homes
Applicant: IDS Engineering Group
App No/Type: 2019-1542 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.7410	Total Reserve Acreage:	9.7820
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	331W	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. (Ch. 42, Sec 210).

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Ch. 42, Sec 212).

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. (Ch. 42-40(c) & 44(1)).

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. (Ch. 42, Sec 42 & Sec 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: 45
Action Date: 09/05/2019
Plat Name: Stuebner Hollow Sec 1
Developer: Rausch Coleman Homes
Applicant: IDS Engineering Group
App No/Type: 2019-1542 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris Engineer:

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

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

UVE should be checked at Stuebner Hollow Drive and Stuebner Airline Road.

Limited scope TIA will be required before the review of construction plan addressing Stuebner Airline LTL striping, 3+ lane entrance road layout, pedestrian path to school, speed limit/school zone sign review on Gladeridge Drive.

PWE Utility Analysis: Approve

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

Addressing: Suggest change street name ODUM ORCHARD TRAIL sound-alike street name, AUTUMN ORCHARD CT, and OAK ORCHARD CT, within the ETJ.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 09/05/2019
Plat Name: Taco Libre
Developer: Bohler Engineering
Applicant: Gruller Surveying
App No/Type: 2019-1538 C2

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.2326	Total Reserve Acreage:	0.2326
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491V	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (42)

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. Sec 42-41(14)

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Sec 42-42(5), 44(6)

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 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 09/05/2019
Plat Name: Towne Lake Sec 61
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1404 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	16.9300	Total Reserve Acreage:	1.6200
Number of Lots:	78	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	ETJ

Conditions and Requirements for Approval

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. Sec 53 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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: 47

Action Date: 09/05/2019

Plat Name: Towne Lake Sec 61

Developer: CW SCOA West, L.P., a Texas Limited Partnership

Applicant: EHRA

App No/Type: 2019-1404 C3P

Staff Recommendation:

Defer Additional
information reqd

PWE Utility Analysis: Approved

Addressing: COUNCE CREEK COURT - Sounds-alike street name. Could be misleading or confusing in emergencies. Sound-alike duplicate streets found: CANCY CREEK COURT.

MAPLE WOODS DRIVE - Warning - Sound-alike duplicate streets found: MAPLEWOOD STREET.

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)

Independence Creek Court should be given another street name since a block length doesn't end in a turnaround.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 48

Action Date: 09/05/2019

Plat Name: Union Park West

Developer: Action Surveying

Applicant: Action Surveying

App No/Type: 2019-1476 C3F

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	29.1100	Total Reserve Acreage:	28.1490
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379S	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

051. Tie plat boundary to the nearest intersection of public street rights-of-way. (42-41(2))

054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements. (42-41 thru 51)

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. (42-41(14))

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

159. Provide centerline tie.

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: 48

Action Date: 09/05/2019

Plat Name: Union Park West

Developer: Action Surveying

Applicant: Action Surveying

App No/Type: 2019-1476 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.

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

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

Dedicate p-type temporary turnaround roadway easement by separate instrument prior to plat recordation
Traffic Impact Analysis will be required before the review of site development plan.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 09/05/2019
Plat Name: Upper Yale Heights
Developer: Omega Touch, LLC
Applicant: The Interfield Group
App No/Type: 2019-1583 C3P

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	2.5150	Total Reserve Acreage:	0.2990
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452R	City

Conditions and Requirements for Approval

010. This project includes property(s) that is not eligible for City solid waste service. Provisions need to be made for collection by private garbage collection companies. For additional information, please contact Marina Joseph at 713-837-9164.

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

010.4. Number of residential lots in project is greater than 25. Project is ineligible for solid waste collection services.

010.5. There is not sufficient frontage for trash container placement to be eligible for solid waste collection services.

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (_42_units) of dwelling units.

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

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

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

1. Address Agency comments for Street Name, Parks Table and Solid Waste.
2. Provide Lot width average table/exhibit.
3. Provide Existing Conditions Survey dated within last year.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/05/2019
Plat Name: Upper Yale Heights
Developer: Omega Touch, LLC
Applicant: The Interfield Group
App No/Type: 2019-1583 C3P

Staff Recommendation:
Defer Additional
information reqd

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: BETULAMAPLE LANE name should change at 90 degree change in direction, to the intersection of NYSSAWOOD DRIVE.
City Engineer: DETENTION IS REQUIRED.

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

Parks and Recreation: Survey must demonstrate that all buildings on the premises are residential dwellings by noting that on a survey that is less than 12 months old, or, applicant must provide a demolition permit(s) for any residential structure(s) within the last 12 months.

Incremental dwelling units in parks table and notes do not match.

Solid Waste: The proposed development contains more than 25 units taking access from private drives and does not qualify for COH solid waste collection services.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 09/05/2019
Plat Name: Ventana Lakes East Sec 6
Developer: H.L.B. Harris Group
Applicant: EHRA
App No/Type: 2019-1586 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.6700	Total Reserve Acreage:	1.1400
Number of Lots:	115	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	445G	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Ventana Lakes East Sec 3 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)
1. Provide letter of no objection from pipeline, or document abandoning the pipeline 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.

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)
Sec 3 will need to be recorded prior to or simultaneously with this plat
Exxon pipeline easement will need to be abandoned prior to plat recordation
Waterline easement will need to be relocated in reserves C and D prior to plat recordation



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 09/05/2019
Plat Name: Villas at Fountain River Sec 1
Developer: FRI Tomball
Applicant: Landpoint
App No/Type: 2019-1437 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.1402	Total Reserve Acreage:	12.9808
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	289G	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. (42-212)

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)

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

Extend the stub street Pumpkin Ash Ln or address stub street extension (42-134)

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: 51
Action Date: 09/05/2019
Plat Name: Villas at Fountain River Sec 1
Developer: FRI Tomball
Applicant: Landpoint
App No/Type: 2019-1437 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 08/13/19:

No comments.

PWE Utility Analysis: Approve

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

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

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)

Roadway easement will need to be recorded prior to plat recordation

UVE should be checked for making right turn on red by SB traffic on Stuebner Airline Road onto FM 2920, and by traffic on FM 2920 in SE direction onto Mahaffey Road.

UVEs have been shown at Fountain River Plaza and FM 2920. But there are no records of review of UVE Exhibits.

UVE shown at NE corner of Mahaffey Road and FM 2920 is not needed as the intersection is signalized.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations left turn lane requirements, impact at adjacent intersections. Joint scoping meeting with TxDOT is recommended.

Documentation of TxDOT driveway approval and tie-in of proposed Fountain Creek Plaza should be submitted with site plans.

"Plaza" is not an acceptable suffix. choose another suffix.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 09/05/2019
Plat Name: Villas of Fonde Park
Developer: American Risk
Applicant: RP & Associates
App No/Type: 2019-1436 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4359	Total Reserve Acreage:	0.1884
Number of Lots:	24	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	534F	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

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. (42-41(14))

079. Revise the Lot Size and Coverage Table & Dwelling Unit Density Table. (42-184)

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45(2))

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

Airport Tier 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: 52
Action Date: 09/05/2019
Plat Name: Villas of Fonde Park
Developer: American Risk
Applicant: RP & Associates
App No/Type: 2019-1436 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 09/04/19:

The proposed on-street parking is sufficient. There is sufficient width to allow parking on one side of the street parking restriction exist on the east side of the street making the west side of the street along the development the parking side.

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

Submit applications online at houstonpermittingcenter.org

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

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

City Engineer: 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
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 09/05/2019
Plat Name: Villas at Fountain River GP
Developer: FRI Tomball
Applicant: Landpoint
App No/Type: 2019-1426 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	48.7320	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	77375	289G	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. (Chapter 42)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (42-41)

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

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

159. Provide centerline tie.

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

Address extension of a public street Pumpkin Ash Lane. (42-134)

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: 53
Action Date: 09/05/2019
Plat Name: Villas at Fountain River GP
Developer: FRI Tomball
Applicant: Landpoint
App No/Type: 2019-1426 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 - This plat will require a Plat Release letter before recordation it has channel M112-01-00 across the northern portion of the plat (see uploaded PDF).

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

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

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

Check block length requirements with COH

Provide INO letters for pipeline crossing for section plats prior to recordation if street is extended

Street separation is a violation of chapter 42 block length rules, relocate street 600' from intersection

UVE should be checked for making right turn on red by SB traffic on Stuebner Airline Road onto FM 2920 , and by traffic on FM 2920 in SE direction onto Mahaffey Road.

UVE should be checked at Fountain Creek Way and FM 2920 if roadway is approved.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations left turn lane requirements, impact at adjacent intersections.

Dead-end public street Fountain Creek Way as proposed is not approved. Consider either a cul-de-sac at the end or a loop road.

Documentation of TxDOT driveway approval and tie-in of proposed Fountain Creek Way should be submitted with site plans.

Variance request for not to extend Pumpkin Ash Lane through the property is missing.

Curve and line tables are missing.

Show entire road corridor for Fountain Creek Way

Discuss unusual ROW widths for fountain Creek Way with city and county.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 54
Action Date: 09/05/2019
Plat Name: Wayside Village Detention Reserve
Developer: STARLIGHT HOMES TEXAS, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1548 C2

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	28.6870	Total Reserve Acreage:	28.6870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 439
County	Zip	Key Map ©	City / ETJ
Harris	77016	415X	City

Conditions and Requirements for Approval

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 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)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. Add 25' BL along Wayside.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 09/05/2019
Plat Name: Wayside Village Detention Reserve
Developer: STARLIGHT HOMES TEXAS, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1548 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: - No HCFCF 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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/05/2019
Plat Name: Winkler Crossing
Developer: Spotted Palms LLC
Applicant: GBI Partners, LP
App No/Type: 2019-1392 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (42-212)

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. (42-41)

203. Provide complete Recordation Package when submitting plat for recordation.(42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42- 45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 09/05/2019
Plat Name: Winkler Crossing
Developer: Spotted Palms LLC
Applicant: GBI Partners, LP
App No/Type: 2019-1392 C2

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 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.

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 56
Action Date: 09/05/2019
Plat Name: Bauer Schiel Retail
Developer: MPK Hospitality, Inc.
Applicant: tejas surveying, inc
App No/Type: 2019-1427 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.0000	Total Reserve Acreage:	9.3050
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	77447	325F	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

1. Coordinate with county regarding ROW dedication and MTFP alignment
2. Coordinate with HCFCD regarding agency markup.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 09/05/2019
Plat Name: Bauer Schiel Retail
Developer: MPK Hospitality, Inc.
Applicant: tejas surveying, inc
App No/Type: 2019-1427 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 09/04/19:

No comments.

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 - The plat is located on a HCFCD Detention pond (HCFCD Fee 51832, 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)

Add 25 foot building line along Bauer 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 09/05/2019
Plat Name: Bucks Landing
Developer: Nui Haus, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1575 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for 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 full Centerpoint note

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57

Action Date: 09/05/2019

Plat Name: Bucks Landing

Developer: Nui Haus, LLC

Applicant: Total Surveyors, Inc.

App No/Type: 2019-1575 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

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

Parks and Recreation: Park Sector is Sector 11.

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
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 09/05/2019
Plat Name: Buzzy Bee Blalock
Developer: Buzzy Bee
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1532 C2R

Staff Recommendation:
Withdraw

Total Acreage:	1.1370	Total Reserve Acreage:	1.1370
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450P	City

Conditions and Requirements for Approval

1. Subject site has single family deed restrictions and requires a public hearing.

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@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: 59
Action Date: 09/05/2019
Plat Name: Calhoun Reserve
Developer: Fivepoint Capital Management, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-1577 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.5118	Total Reserve Acreage:	1.5118
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	77021	534E	City

Conditions and Requirements for Approval

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

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

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

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

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

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.

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

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

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

1. Show all ROW record information on plat.
2. Add Multifamily Note and Park 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: 59

Action Date: 09/05/2019

Plat Name: Calhoun Reserve

Developer: Fivepoint Capital Management, LLC

Applicant: META Planning + Design, LLC

App No/Type: 2019-1577 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Traffic: 09/04/19:

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.

Parks and Recreation: Provide only multifamily and park sector note. Park sector is 15. Remove all other notes and remove parks table.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 09/05/2019
Plat Name: Champions Oak Sec 1
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1509 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	28.6910	Total Reserve Acreage:	17.1100
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 202
County	Zip	Key Map ©	City / ETJ
Harris	77066	370H	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)

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)

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.

158. Provide for the dedication of widening for Bourgeois Rd 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: 60

Action Date: 09/05/2019

Plat Name: Champions Oak Sec 1

Developer: Woodmere Development Company, Limited

Applicant: Van De Wiele & Vogler, Inc.

App No/Type: 2019-1509 C3R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approved

Addressing: PARADISE VALLEY DRIVE is a local road in GIS, which runs through the proposed subdivision PARADISE VALLEY DRIVE may need to be abandoned.

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)

See comments related to ROW dedication along West Richey/Bourgeois

UVE should be checked at Epic Oak Drive (pvt) and Champions Forest Drive, and at Colossal Oak drive (pvt) and West Richey Road.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, EB left turn lane on West Richey Road at Colossal Oak Drive (pvt), NB left turn lane on Champions Forest Drive at Epic Oak Drive (pvt),

Pavement width and traffic signal at Epic Oak Drive (pvt) and Champions Forest Drive.

Turn around space and adequate set back distance from major thoroughfares should be provided, if private streets are gated.

Plans and plat should be approved by Bourgeois Road CIP Project Manager, Wael Tabara.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/05/2019
Plat Name: City Gate Sec 3
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1510 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.5280	Total Reserve Acreage:	1.2030
Number of Lots:	108	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573P	City

Conditions and Requirements for Approval



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/05/2019
Plat Name: City Gate Sec 3
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1510 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (42-40(d)(1))

013. Provide written approval of plat with Recordation Package from the following pipeline company(s): Houston Pipeline Company. (42-55)

014. Establish building setback lines as indicated on the marked file copy. (42-150 thru 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. (42-155)

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 157(b) illustration and notes to the plat. (42-157(b))

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (42-40(c) & 44(1))

052. City Gate Sec 1 must be recorded prior to or simultaneously with this plat. (42-120(a)(3))

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. (42-41(14))

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. (42-42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42-42(5) & 44(6))

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (42-41)

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

148. Change street name(s) as indicated on the marked file copy: Baker Street, Ashfield Drive, Elmstone Drive, Windsor Way, & Portobello Drive. (41-22; 42-133)

149. Change street name ending(s) as indicated on the marked file copy: Swingle Street. (41-22; 42-133)

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

159. Provide centerline tie.

* Approved drainage plan required for final.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 09/05/2019
Plat Name: City Gate Sec 3
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1510 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

PWE Traffic: 09/04/19:

Parking can be accommodated along the proposed streets.

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

Submit applications online at houstonpermittingcenter.org

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: Make sure that the subdivision has detention. In the floodplain, need drainage plan.

Addressing: Please change road type of SWINGLE STREET to ROAD.

WINDSOR WAY Warning - Sound-alike duplicate streets found: WINDSOR CT, WINDSOR LN, WINDSOR ST, WINDSOR CT, WINDSOR PL.

PORTOBELLO DRIVE Exists in ETJ, near current city limits.

ELMSTONE DRIVE - ELMSTONE CT exists within city limits.

BAKER STREET - BAKER ST exists within city limits.

ASHFIELD DRIVE - ASHFIELD DR exists within city limits.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 62
Action Date: 09/05/2019
Plat Name: CNPH Properties Complex
Developer: CNPH Properties, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1564 C2R

Staff Recommendation:
Defer further deed rests
review reqd

Total Acreage:	0.4510	Total Reserve Acreage:	0.4390
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

For Your Information:

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

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

City Engineer: DETENTION IS REQUIRED. MISSING B.L. ON ARBOR ST.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 63
Action Date: 09/05/2019
Plat Name: Cora Estate
Developer: Ikonik Real Estate
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1497 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Traffic: 09/04/19:
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: Incremental dwelling units should equal 2 in parks table.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 09/05/2019
Plat Name: Durham Commons
Developer: Ilan Feld
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1455 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2060	Total Reserve Acreage:	0.1960
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	77007	492H	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

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. (Sec 42-45)

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

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: 65
Action Date: 09/05/2019
Plat Name: Edison Homes
Developer: Alan Nash
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1537 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1260	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Ch. 42, Sec 212).

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) (Ch. 42, Sec 45).

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Ch. 42, Sec 45(2)).

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 may be 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: 66

Action Date: 09/05/2019

Plat Name: Esther Estates

Developer: CARTA GOMEZ INTERNATIONAL LLC

Applicant: CARTA GOMEZ INTERNATIONAL LLC

App No/Type: 2019-1218 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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)

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

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

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

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

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.

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)

1. Provide CPL that accurately calls out and describes subject site being replatted at recordation.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66

Action Date: 09/05/2019

Plat Name: Esther Estates

Developer: CARTA GOMEZ INTERNATIONAL LLC

Applicant: CARTA GOMEZ INTERNATIONAL LLC

App No/Type: 2019-1218 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.

B.L. is missing.

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

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

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

Plat is requested to be deferred for evaluation of revised alignment for Becker Road.

Dedicate 17 feet of ROW and add 25 foot building line for Bauer Hockley Road.

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For

more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage

Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

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

UVE should be checked at Bauer-Hockley Road and Becker Road.

25'x25' ROW cutback is required at corner of Becker Road at Bauer- Hockley Road.

Alignment of Becker Road should be checked.

Verify ROW of Becker Road and Bauer Hockley Road. Road Log indicates 66' ROW. Additional ROW will be required as major thoroughfare standard.

Plat is requested to be deferred for county to finalize Becker Road alignment.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 67
Action Date: 09/05/2019
Plat Name: Fisher Gardens
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1496 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	0.0018
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452L	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. (Sec 42-212)

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

079. Revise the Lot Size and Coverage Table as indicated on the marked file copy. (Sec 42-183)

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. (Sec 42-45)

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: 67
Action Date: 09/05/2019
Plat Name: Fisher Gardens
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1496 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 08/14/19:

The parking plan claims 3 spaces are provided however, for parallel parking spaces, 20' is the minimum for the stall length. In order to claim 3 spaces, the reserve must be extended by 3' from 57' to 60'. Otherwise, the parking exhibit should be d to show 2 spaces provided.

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

Solid Waste: According to the face of the plat, the residential units are ineligible for SWMD solid waste collection services. It is understood that the proposed development will not receive COH solid waste collection services.

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: 68
Action Date: 09/05/2019
Plat Name: Fisher Street Terrace
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-1473 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3350	Total Reserve Acreage:	0.0050
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452L	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. (Sec 42-212)

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. (Sec 42-41)

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. (Sec 42-45)

215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use. (Sec 42-145)

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>). (Sec 42-145)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 68
Action Date: 09/05/2019
Plat Name: Fisher Street Terrace
Developer: Manco Associates, LC
Applicant: RVi Planning + Landscape Architecture
App No/Type: 2019-1473 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 08/20/19 (02):
The third submittal meets the minimum requirement for guest parking. No further comments.

08/20/19:
8' open ditch requirement is not relevant in this scenario because this street is curb & gutter. The revised parking plan creates safety issues with backing out over the sidewalk. We recommend that the applicant relocate the guest parking between lots 6 & 7 perpendicular to the shared driveway.

08/14/19:
For parking stalls located adjacent to the public right of way, the minimum stall width shall be 10'.
The current layout of the driveway does not meet the 20' separation of driveways specified within the IDM.
Drainage requirements also specify that there shall be a minimum of 8' of open ditch between the existing culvert and the new proposed culvert.

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: 69
Action Date: 09/05/2019
Plat Name: Hilliard Estates replat no 1
Developer: Surv-Tex Surveying Inc
Applicant: Surv-Tex surveying Inc.
App No/Type: 2019-1435 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	8.6906	Total Reserve Acreage:	8.6906
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330Q	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)

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.

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 69
Action Date: 09/05/2019
Plat Name: Hilliard Estates replat no 1
Developer: Surv-Tex Surveying Inc
Applicant: Surv-Tex surveying Inc.
App No/Type: 2019-1435 C2R

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 .

Plat boundary may need to include Hudson Street and easement to the west

NB left turn lane will be required on Stuebner Airline Road at driveway in line with median opening.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 70
Action Date: 09/05/2019
Plat Name: Houston Heights partial replat no 25
Developer: NAN Properties
Applicant: Tetra Surveys
App No/Type: 2019-1472 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3036	Total Reserve Acreage:	0.3036
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	City

Conditions and Requirements for Approval

017. A 15-foot front building line is allowed in the urban area along a major thoroughfare (< 80 feet) when certain standards have been met. Add note to the face of the plat. (42-153)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
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. (42-41(14))
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (42-41)
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.
194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (42-42(5) & 44(6))
203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45(2))

Add plat note: "A 15' building line is applicable only if the future development complies with each of the performance standards stated in Section 42-153, optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less"

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 09/05/2019
Plat Name: Houston Heights partial replat no 25
Developer: NAN Properties
Applicant: Tetra Surveys
App No/Type: 2019-1472 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 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: 71
Action Date: 09/05/2019
Plat Name: Lucky Street Villas
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1585 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1114	Total Reserve Acreage:	0.0000
Number of Lots:	7	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	412S	City

Conditions and Requirements for Approval

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

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

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

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

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

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

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

Please add the following deed restricted building line note to the face of the plat: "The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section."

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 09/05/2019
Plat Name: Lucky Street Villas
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1585 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 MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Park sector is Sector 1.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 72
Action Date: 09/05/2019
Plat Name: Martinez Gardens
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1508 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.2754	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

Conditions and Requirements for Approval

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

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.'

134.4. 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.

215. Add shared driveway plat notes (42-145 or 42-146): 1) Each lot shall be restricted to single family use.

216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only.

217. Add shared driveway plat notes (if applicable): 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

218. Add shared driveway plat notes: 4) Any fence or wall up to eight feet high shall be located at least two feet from the property line along the collector street or local street. This area shall be planted and maintained with landscaping.

220. Add shared driveway plat notes: 5) This subdivision contains one or more shared driveways that have not been dedicated to 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 shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

Verify the type of proposed shared driveway 1) 18' shared driveway with 3' building line or 2) 16' shared driveway with 4' garage building line. (42-145 or 42-146)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 09/05/2019
Plat Name: Martinez Gardens
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1508 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Parks and Recreation: 1. Provide all appropriate parks notes.

2. Change existing and incremental dwelling units to 2, or provide a demolition permit (no older than 12 months) for the 3rd structure that the applicant is claiming for the project.

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 73
Action Date: 09/05/2019
Plat Name: Midtown Beach House Villas
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2019-1569 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1480	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42

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) sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 09/05/2019
Plat Name: Mills Road Reserves
Developer: Ilan Investments
Applicant: R.G. Miller Engineers
App No/Type: 2019-1573 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.9000	Total Reserve Acreage:	15.9000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	MILLS ROAD MUD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369K	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. 42-212

047.1 Make minor corrections and additions as indicated on the marked file copy. Chapter 42

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. Sec 42-41(14)

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) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/05/2019
Plat Name: Mills Road Reserves
Developer: Ilan Investments
Applicant: R.G. Miller Engineers
App No/Type: 2019-1573 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 09/04/19:

No comments.

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

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

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

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

Bearings do not match previously recorded PLAT

Construction plan (Project Number 1609220074) has been approved.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 09/05/2019
Plat Name: Modern at Buck
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1524 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.3214	Total Reserve Acreage:	0.0045
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Traffic: 09/04/19:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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: 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 09/05/2019
Plat Name: Modern at McKinney
Developer: Texas Permits
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1526 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1114	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494T	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Ch. 42, Sec 212).

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)(Ch.42, Sec 45).

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Ch.42, Sec 45(2)).

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 may be 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: 77
Action Date: 09/05/2019
Plat Name: Momentum Volkswagen
Developer: Lago Bella, L.C.C., a Texas limited liability company
Applicant: Windrose
App No/Type: 2019-1479 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.2619	Total Reserve Acreage:	1.2619
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	77098	492Y	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (42)
139. Provide for widening of Richmond Ave. (42-122)
209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

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

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

City Engineer: Detention is required.

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: 78
Action Date: 09/05/2019
Plat Name: Muneera replat no 1 and extension
Developer: Sunshine Petroleum, LLC
Applicant: Century Engineering, Inc
App No/Type: 2019-1468 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.9110	Total Reserve Acreage:	6.9110
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	77039	373U	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. 42-152 (a)
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) 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. 42-42 (2)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/05/2019
Plat Name: Muneera replat no 1 and extension
Developer: Sunshine Petroleum, LLC
Applicant: Century Engineering, Inc
App No/Type: 2019-1468 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 - No comments.

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

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

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

UVE should be checked for making right turn on red WB traffic on Aldine Bender Road onto Tall Shadows Drive.

UVE should be checked at Ralphcrest Street and Luthe 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79

Action Date: 09/05/2019

Plat Name: Nicole Homes

Developer: CARTA GOMEZ INTERNATIONAL LLC

Applicant: CARTA GOMEZ INTERNATIONAL LLC

App No/Type: 2019-1393 C2R

Staff Recommendation:

Defer Applicant request

Total Acreage:	0.3381	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	4
COH Park Sector:	17	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	77020	494F	City

Conditions and Requirements for Approval

025. Single family residential lots in the city 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 157(b) illustration and notes to the plat. (157)(b)

047.1. 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. (42-41)(14)

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. 42-41(1)

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79

Action Date: 09/05/2019

Plat Name: Nicole Homes

Developer: CARTA GOMEZ INTERNATIONAL LLC

Applicant: CARTA GOMEZ INTERNATIONAL LLC

App No/Type: 2019-1393 C2R

Staff Recommendation:

Defer Applicant request

PWE Traffic: 08/13/19:

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%.B.L. is missing.

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

Parks and Recreation: Note #11 should reflect 4 units.

Note #5 should reflect Park Sector 17.

Parks Table should reflect 1 existing, 5 proposed, 4 incremental dwelling units.

Addressing: Please add street type "Street" to Bringhurst 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 09/05/2019
Plat Name: Park at Eado
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-1433 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3276	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

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. (42-41(14))

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (42-41(1))

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

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45(2))

For Your Information:

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

Plat Name: Park at Eado

Developer: City Choice Homes L.L.C.

Applicant: ICMC GROUP INC

App No/Type: 2019-1433 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.

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: 81
Action Date: 09/05/2019
Plat Name: Plainview Addition partial replat no 7
Developer: Novatecture Design Group
Applicant: Daram Engineers, Inc.
App No/Type: 2019-1412 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77019	492V	City

Conditions and Requirements for Approval

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

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

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (_2_units) of dwelling units.

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/05/2019
Plat Name: Plainview Addition partial replat no 7
Developer: Novatecture Design Group
Applicant: Daram Engineers, Inc.
App No/Type: 2019-1412 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 08/26/19:

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: Park notes must reflect fees will be applied to 2 dwelling units.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/05/2019
Plat Name: Riley Fuzzel Business Center
Developer: BHKS Ventures LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1322 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.1198	Total Reserve Acreage:	2.0792
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	77373	292M	ETJ

Conditions and Requirements for Approval

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (42-155)

047. Make minor corrections and additions as indicated on the marked file copy. (42)

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. Sec 42-41(14)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)(2)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 09/05/2019
Plat Name: Riley Fuzzel Business Center
Developer: BHKS Ventures LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1322 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.

Addressing: Local road, "Main", may go through Reserve tract.

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

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

Plans and plat will need to be approved by CIP project manager, Wael Tabara before plat recordation

Include sliver of remainder of main street within 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 .

Plat is requested to be deferred for further study and review of platted land sliver at SW portion of 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 09/05/2019
Plat Name: Savoy Complex
Developer: Savoy Group
Applicant: The Interfield Group
App No/Type: 2019-1539 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.4460	Total Reserve Acreage:	1.3300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77029	495F	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. 42-212

047. Make minor corrections and additions as indicated on the marked file copy. (42)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)(2)

For Your Information:

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 09/05/2019
Plat Name: Timber Crossing East
Developer: KB Home
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1486 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.1570	Total Reserve Acreage:	0.7124
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	ETJ

Conditions and Requirements for Approval

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

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

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

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

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.

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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/05/2019
Plat Name: Timber Crossing East
Developer: KB Home
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1486 C2R

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)
Need INO letter for pipeline crossing prior to plat recordation
Easements outside of plat boundary will need to be recorded prior to plat recordation
UVE should be checked at Willow Briar Drive and Ella Blvd, and at Willow Timber Drive and Ella Blvd.
NB left turn lane will be required on Ella Blvd at Willow Timber Dr, and at Willow Briar Dr.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/05/2019
Plat Name: United Front Alvin on Freeport Street
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2019-1568 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.9121	Total Reserve Acreage:	0.9070
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	77015	497F	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)

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)

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.

158. Provide for the dedication of widening for Freeport Street 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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 09/05/2019
Plat Name: United Front Alvin on Freeport Street
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2019-1568 C2R

Staff Recommendation:
Defer Additional
information reqd

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

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

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

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

Dedicate 10 feet of ROW and change BL to 25 feet along Freeport Street

UVE should be checked at Hershie Street and Freeport Street, and at Waxahachie Street and Freeport Street.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 09/05/2019
Plat Name: Views at Tidwell Road
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1365 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.6616	Total Reserve Acreage:	0.0045
Number of Lots:	11	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	451D	City

Conditions and Requirements for Approval

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

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

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

115. Add Owners Certification of Restrictions note to face of replat: Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; 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.

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

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

Provide existing conditions survey showing paving width

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 86
Action Date: 09/05/2019
Plat Name: Views at Tidwell Road
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1365 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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

City Engineer: 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.



Agenda Item: 87
Action Date: 09/05/2019
Plat Name: Acre Villa partial replat no 2
Developer: RL Equity LLC
Applicant: Richard Grothues Designs
App No/Type: 2019-1193 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.9898	Total Reserve Acreage:	0.2395
Number of Lots:	18	Number of Multifamily Units:	0
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	535P	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.

Review by Legal indicates that this plat violates deed restrictions. The applicant has requested that this item be deferred to confer with Legal concerning separately filed deed restrictions.

Please note that since this plat has been requested to be deferred, it is the applicant's responsibility to the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

For Your Information:

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

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Make sure that 10' clearance between public utility to the building foundation.

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 should reflect Park Sector 6.

Houston Planning Commission

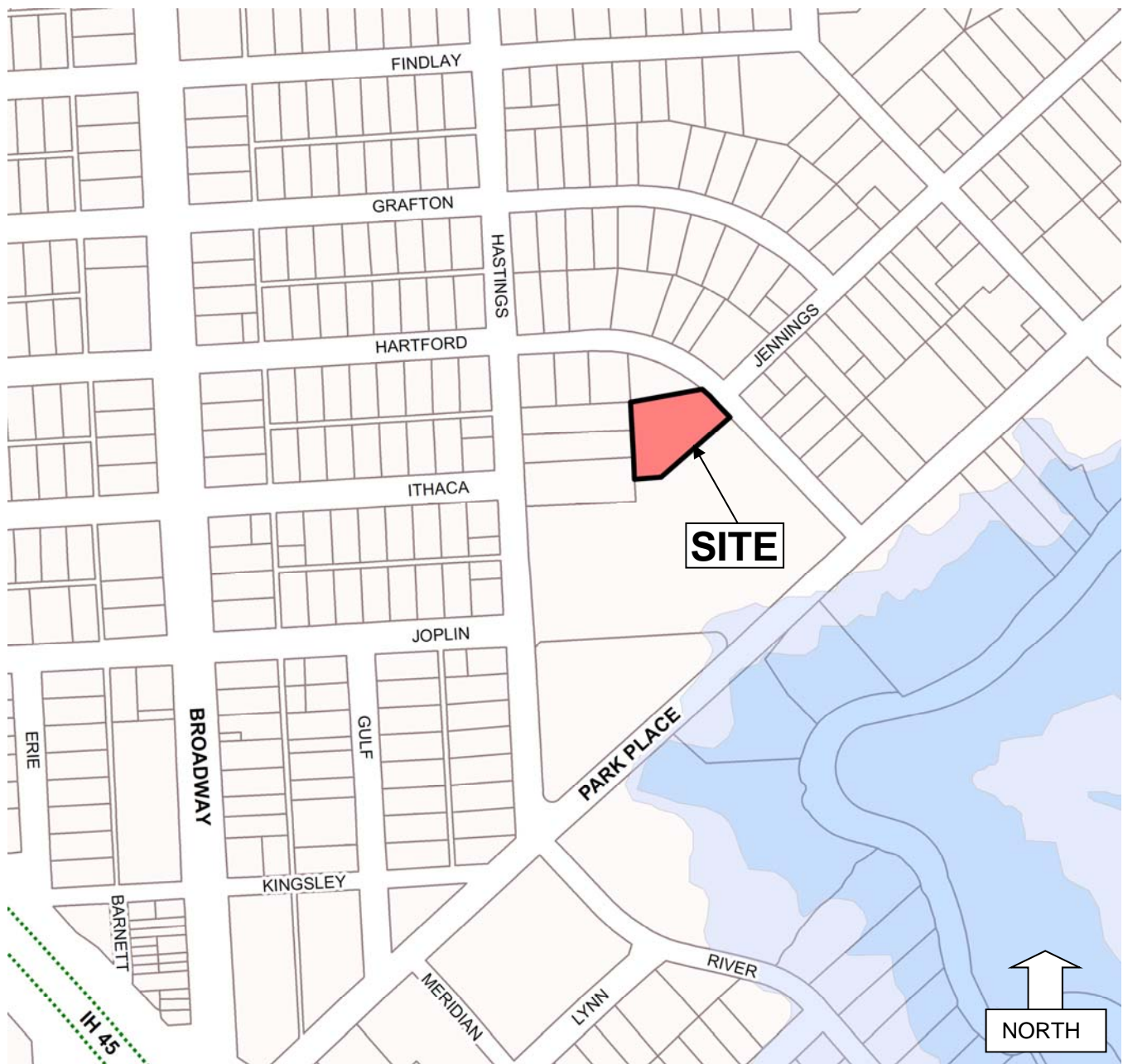
ITEM: 87

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Acre Villa partial replat no 2

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

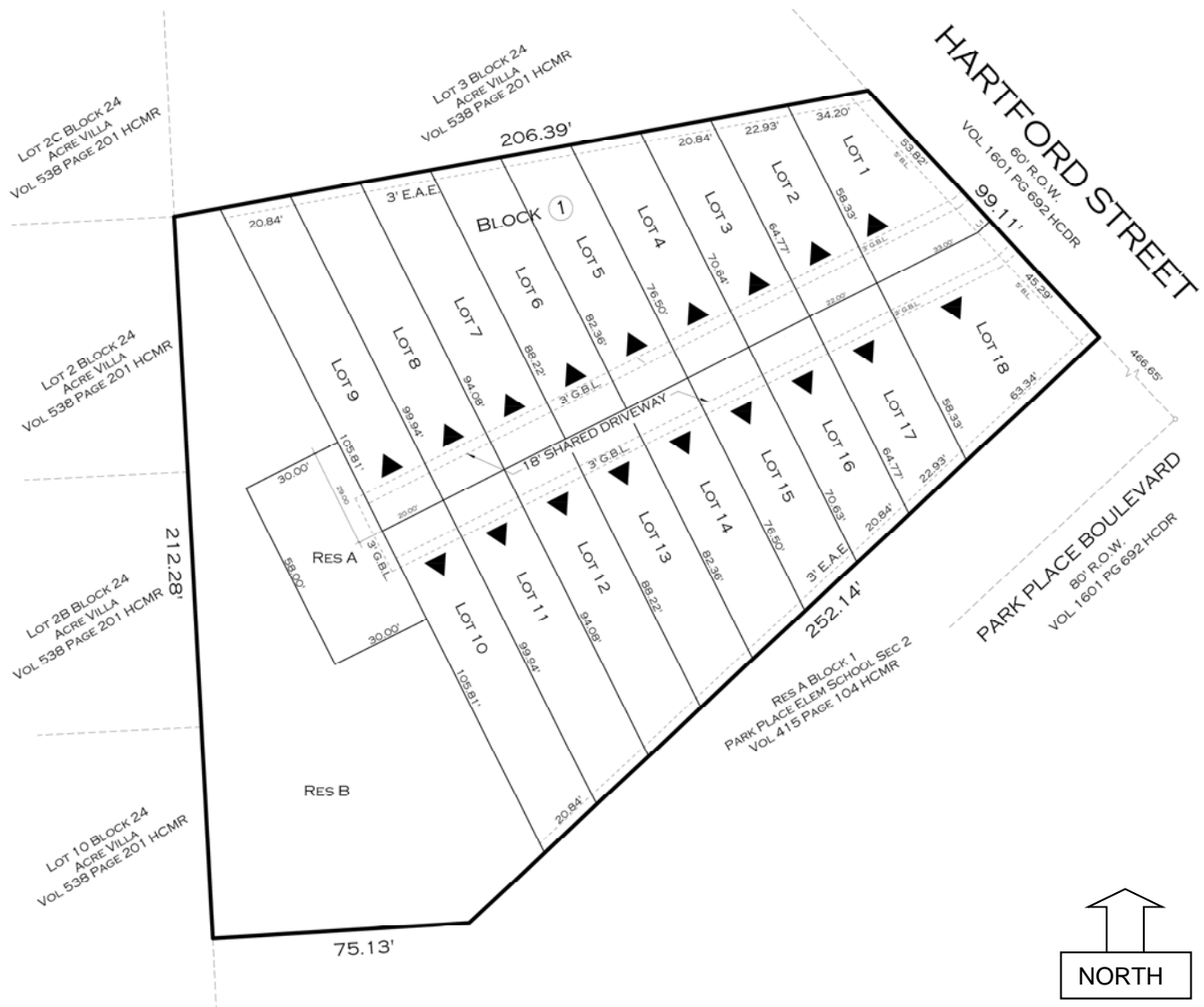
ITEM: 87

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Acre Villa partial replat no 2

Applicant: Richard Grothues Designs



Houston Planning Commission

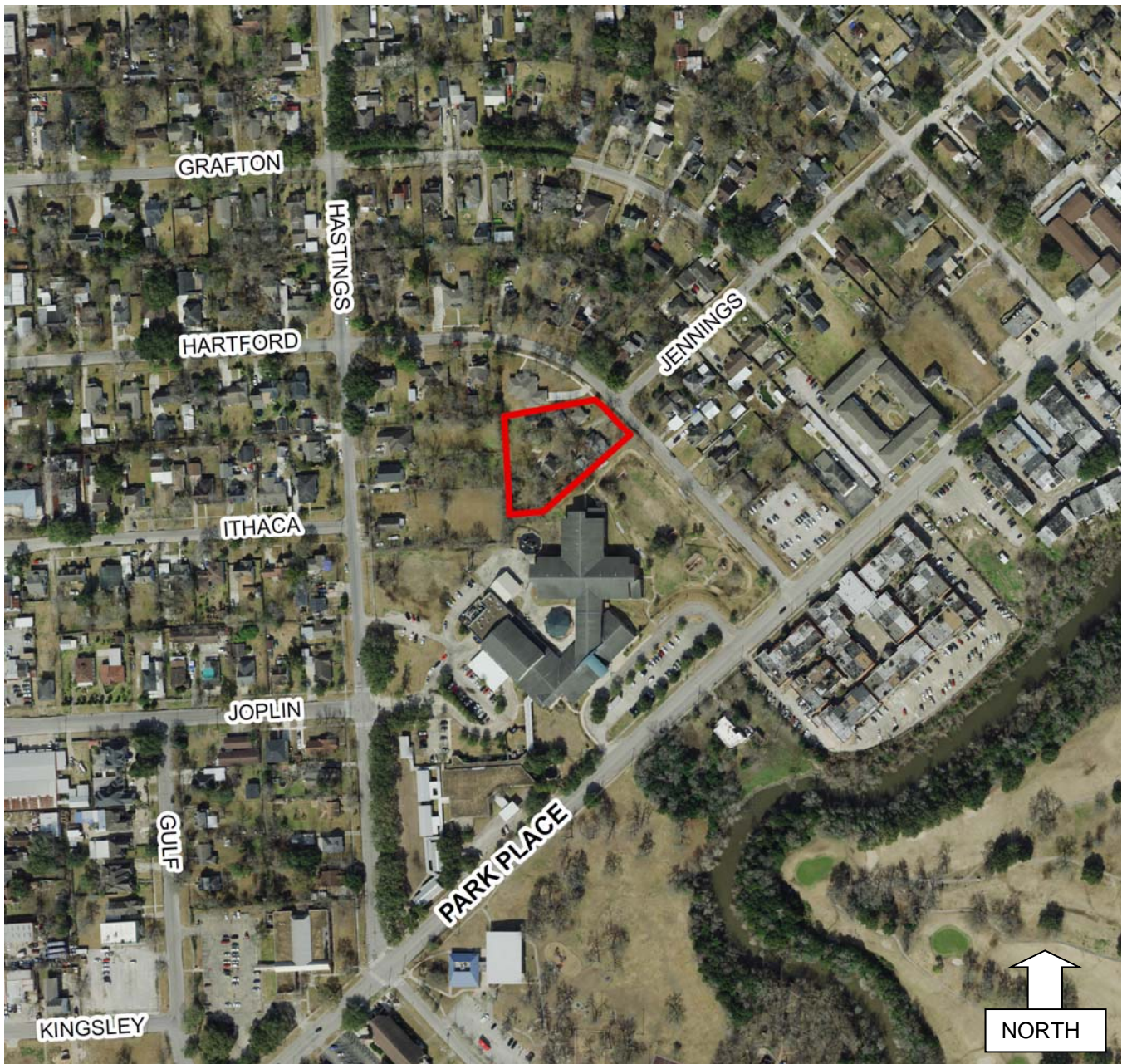
ITEM: 87

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Acre Villa partial replat no 2

Applicant: Richard Grothues Designs



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 13th, 2019

Dear Property Owner:

Reference Number: 2019-1193

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Acre Villa". This proposal includes the replatting of Lot 3 of Block 24, as recorded in Volume 538 Page 201 of the Harris County Deed Records. The new subdivision name is "**Acre Villa partial replat no 2**".

The property is located at the West of Park Place Blvd, East of Broadway St and South along Hartford St. The purpose of the replat is to create 18 lots, 2 reserves and one shared driveway. The applicant, **Richard Grothues**, with Richard Grothues Designs, can be contacted at **713-449-9191**.

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

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

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

Thursday, September 5th, 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.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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.



Agenda Item: 88
Action Date: 09/05/2019
Plat Name: Brookhaven Addition partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2019-1198 C3N

Staff Recommendation:
 Defer Applicant request

Total Acreage:	0.4050	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533U	City

Conditions and Requirements for Approval

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (42-161)

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7. Add Parks notes and Table. 42-1, Division 7

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

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

Please note that since this plat has been requested to be deferred, it is the applicant's responsibility to the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>) Review by Legal indicates that this plat violates 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 09/05/2019
Plat Name: Brookhaven Addition partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2019-1198 C3N

Staff Recommendation:
Defer Applicant request

PWE Traffic: 08/26/19:

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.

Parks and Recreation: Provide all required parks notes and table.

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

Houston Planning Commission

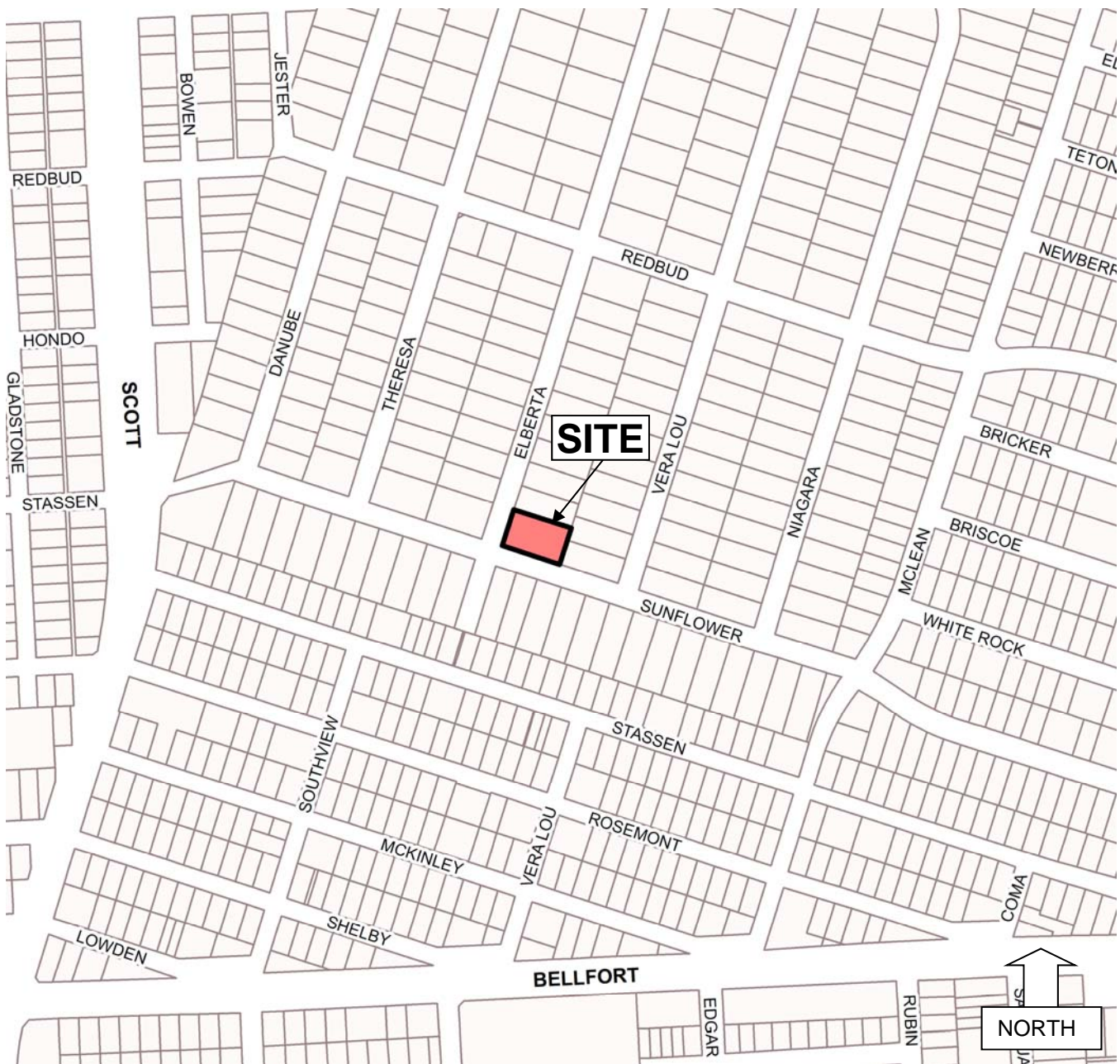
ITEM: 88

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Brookhaven Addition partial replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

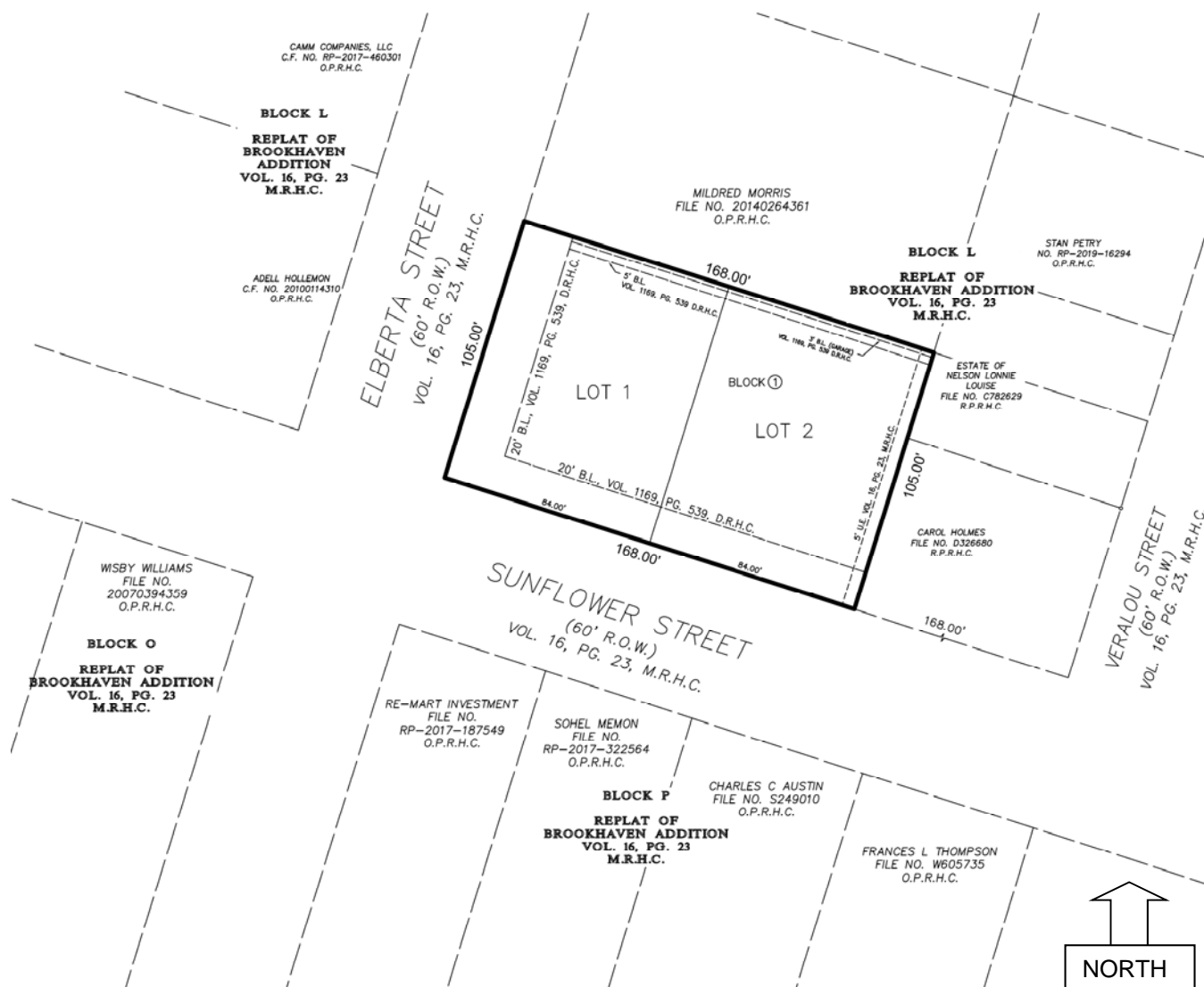
ITEM: 88

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Brookhaven Addition partial replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

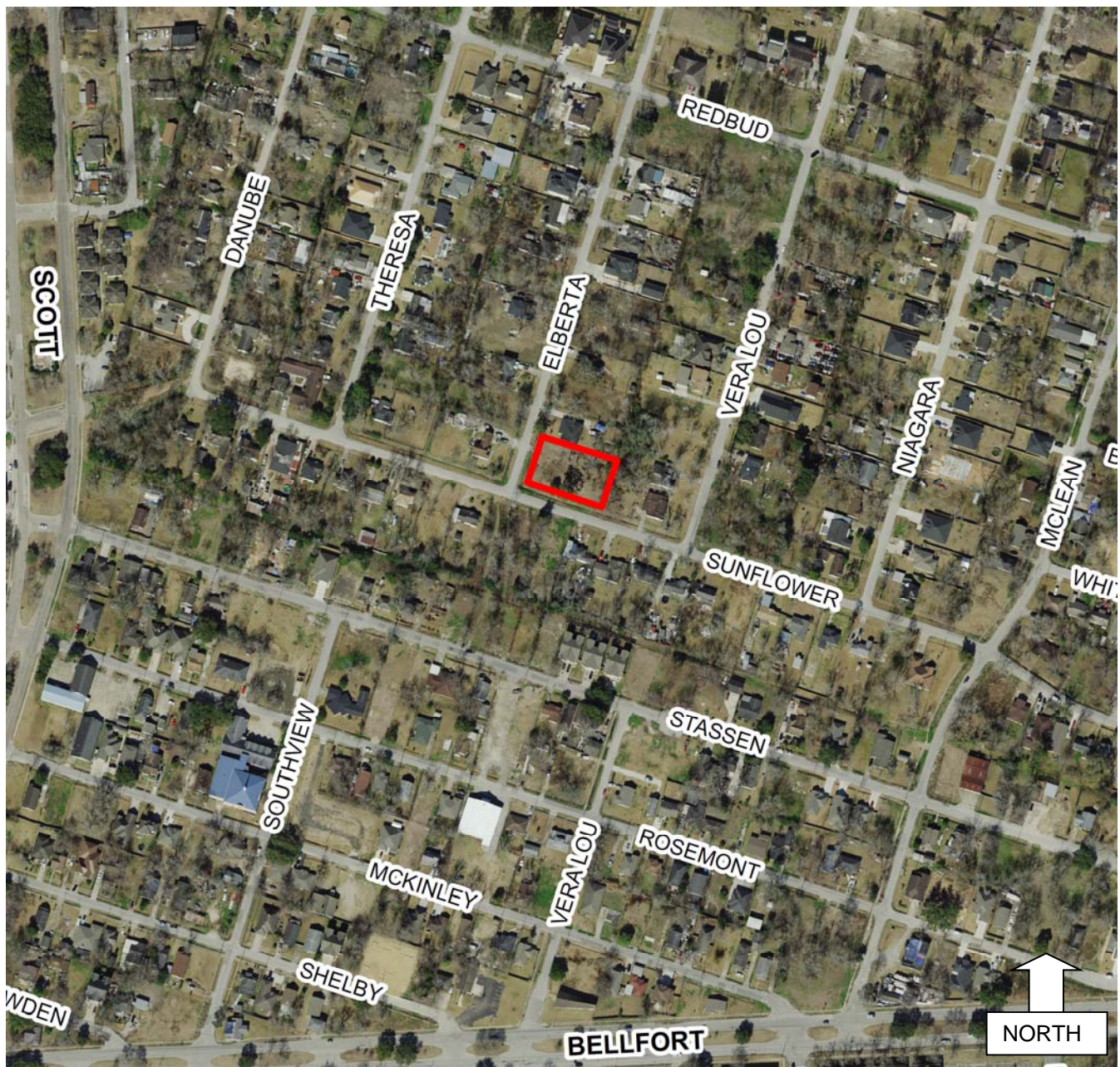
ITEM: 88

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Brookhaven Addition partial replat no 1

Applicant: Survey 1, 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

August 12, 2019

Dear Property Owner:

Reference Number: 2019-1198

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Brookhaven Addition**". This proposal includes the replatting of a portion of **Lot 9, Block L** as recorded under Vol. 16, Page 23 of the Harris County Map Records. The new subdivision name is "**Brookhaven Addition partial replat no 1**".

The property is located at the northeast intersection of Elberta Street. and Sunflower Street. North of Bellfort Street. and east of Scott Street.

The purpose of the replat is to create two (2) lots.

The applicant, Cathy Fontenot, with Survey 1, Inc., on behalf of JRE Universal LLC, 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 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, September 5, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

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

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

See reverse side for useful information

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 09/05/2019
Plat Name: Cypress Creek Landing Sec 1 partial replat no 1
Developer: KB Home Lone Star Inc
Applicant: IDS Engineering Group
App No/Type: 2019-1349 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.4860	Total Reserve Acreage:	0.4890
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	330V	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. (Ch.42, Sec 212).

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. (Ch.42, Sec 40(c) & Sec 44(1)).

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

151. Revise the public street system as indicated on the marked file copy. (Ch. 42, Sec 120,121).

157. Provide streets names for each street. (Ch. 41, Sec 22, Ch. 42, Sec 133).

For Your Information:

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

Houston Planning Commission

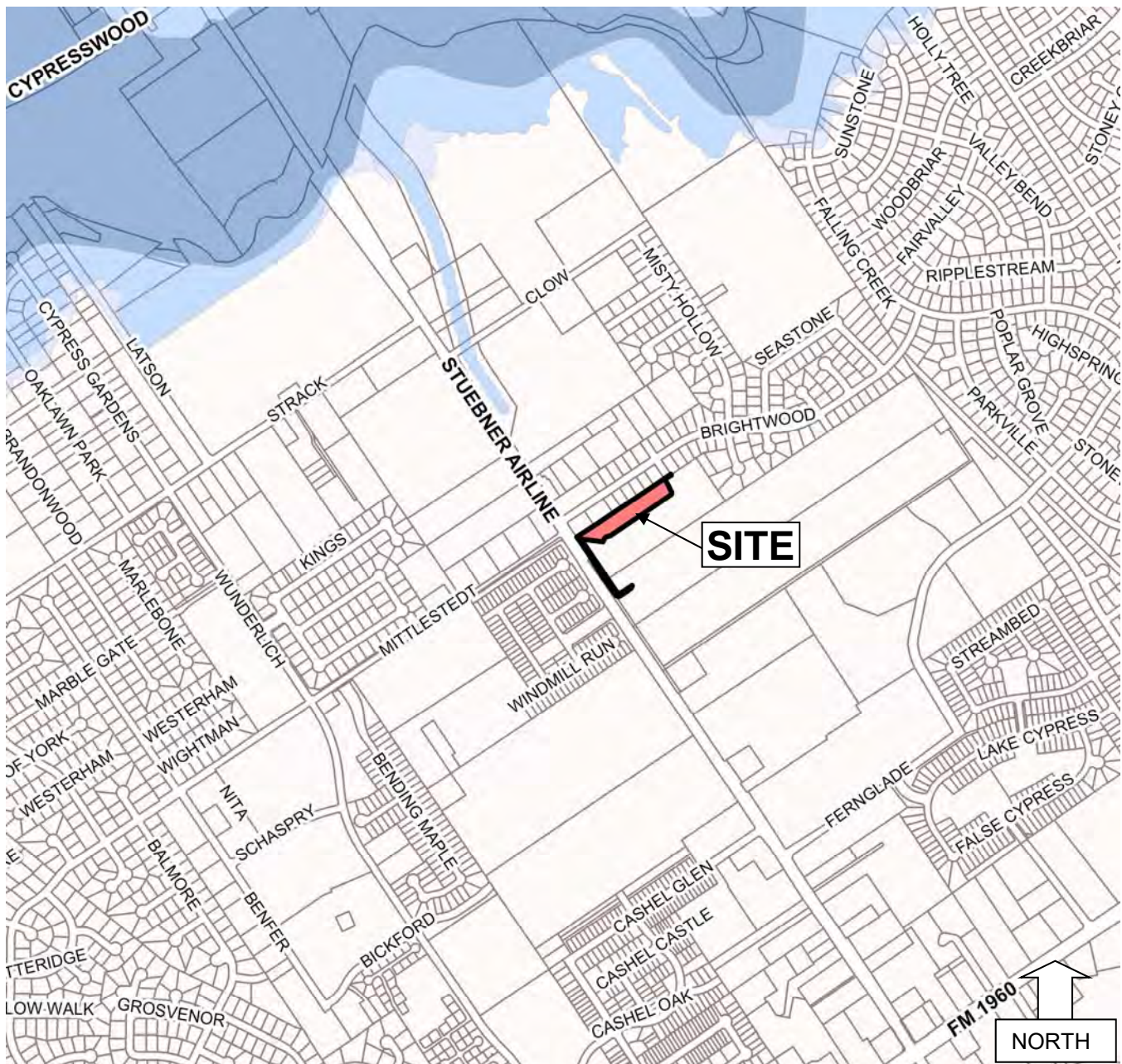
ITEM: 89

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Cypress Creek Landing Sec 1 partial replat no1

Applicant: IDS Engineering Group



C – Public Hearings

Site Location

Houston Planning Commission

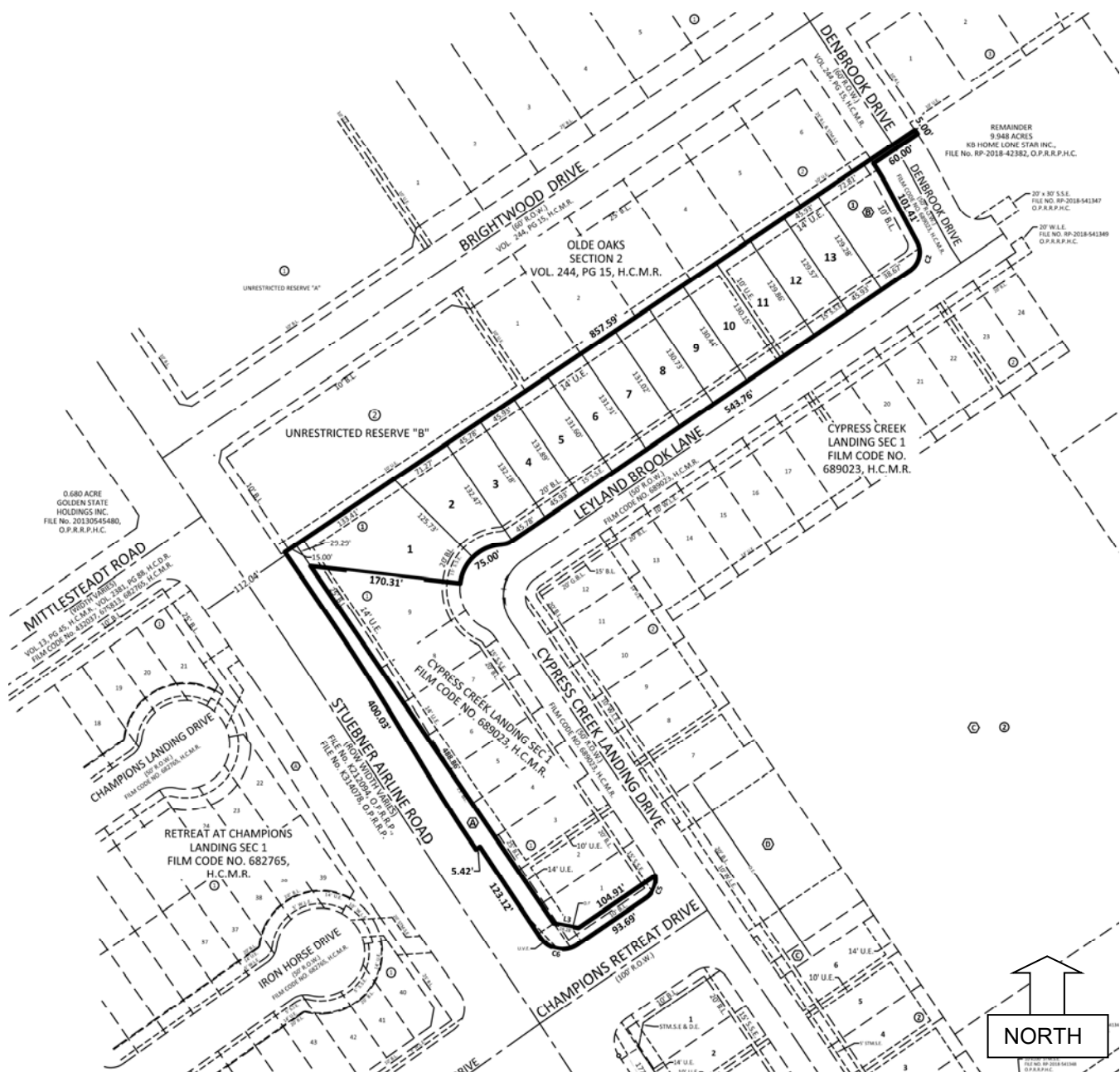
ITEM: 89

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Cypress Creek Landing Sec 1 partial replat no1

Applicant: IDS Engineering Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Cypress Creek Landing Sec 1 partial replat no1

Applicant: IDS Engineering Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 13, 2019

Dear Property Owner:

Reference Number: 2019-1349

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Cypress Creek Landing Sec 1**". This proposal includes the replatting of Lots 10-22, Reserve A and Reserve B of Block 1 & a portion of Denbrook Drive, as recorded in Volume 689 Page 023 of the Harris County Map Records. The new subdivision name is "**Cypress Creek Landing Sec 1 partial replat no 1**".

The property is located along the east side of Stuebner Airline Road, south of Brightwood Drive. The purpose of the replat is to create 13 lots and 2 reserves. The applicant, Eleuterio Duran, with IDS Engineering Group, can be contacted at 713-462-3178.

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, September 5, 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: 90
Action Date: 09/05/2019
Plat Name: Garden Acres partial replat no 4
Developer: VOLUNTEERS OF AMERICA
Applicant: Tetra Surveys
App No/Type: 2019-1079 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7789	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

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

For Your Information:

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

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

City Engineer: Detention is required. In the floodplain, need drainage plan.
Harris County Flood Control District: Flood Control review - No comments.

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

Houston Planning Commission

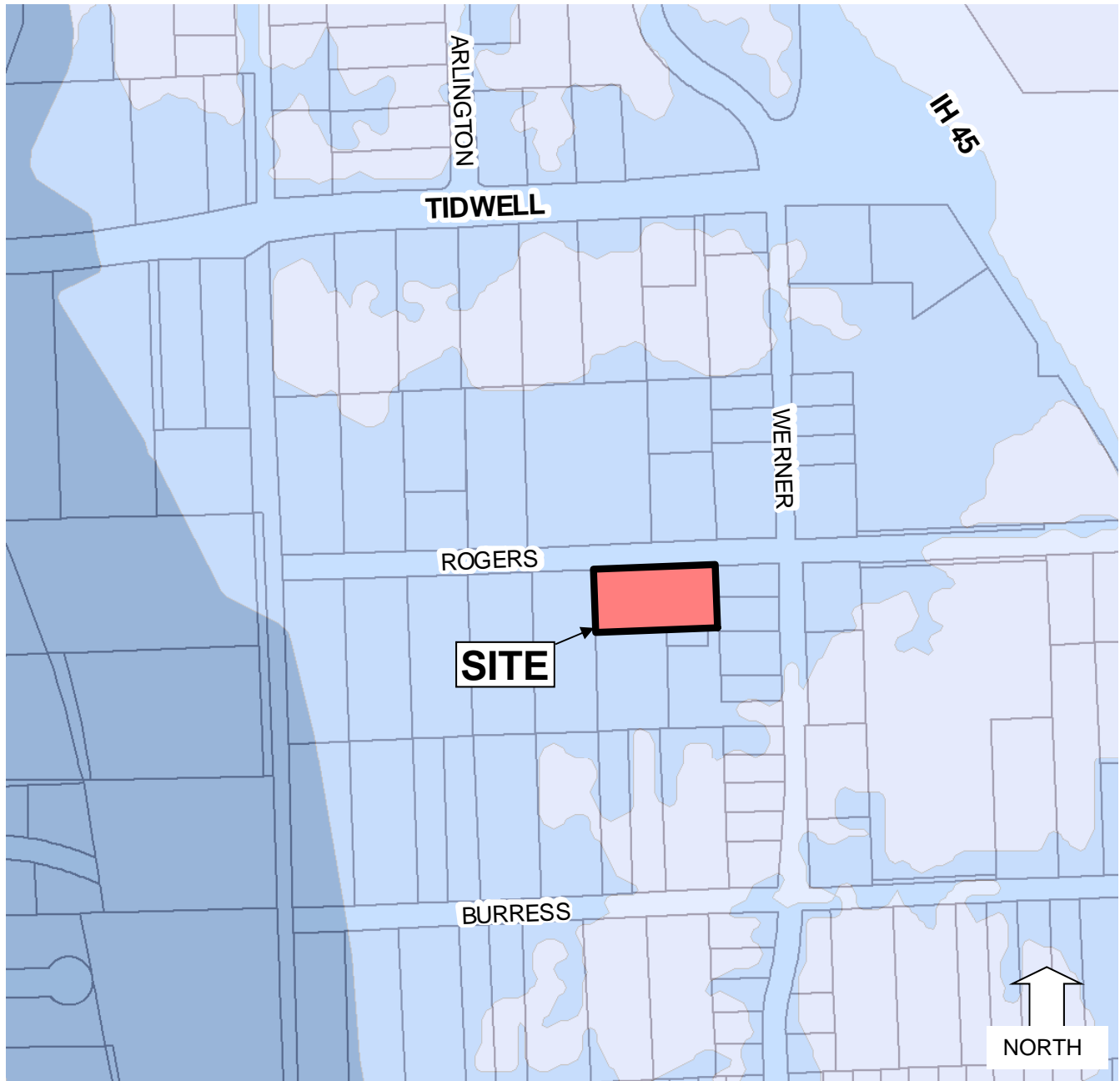
ITEM: 90

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Garden Acres partial replat no 4 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

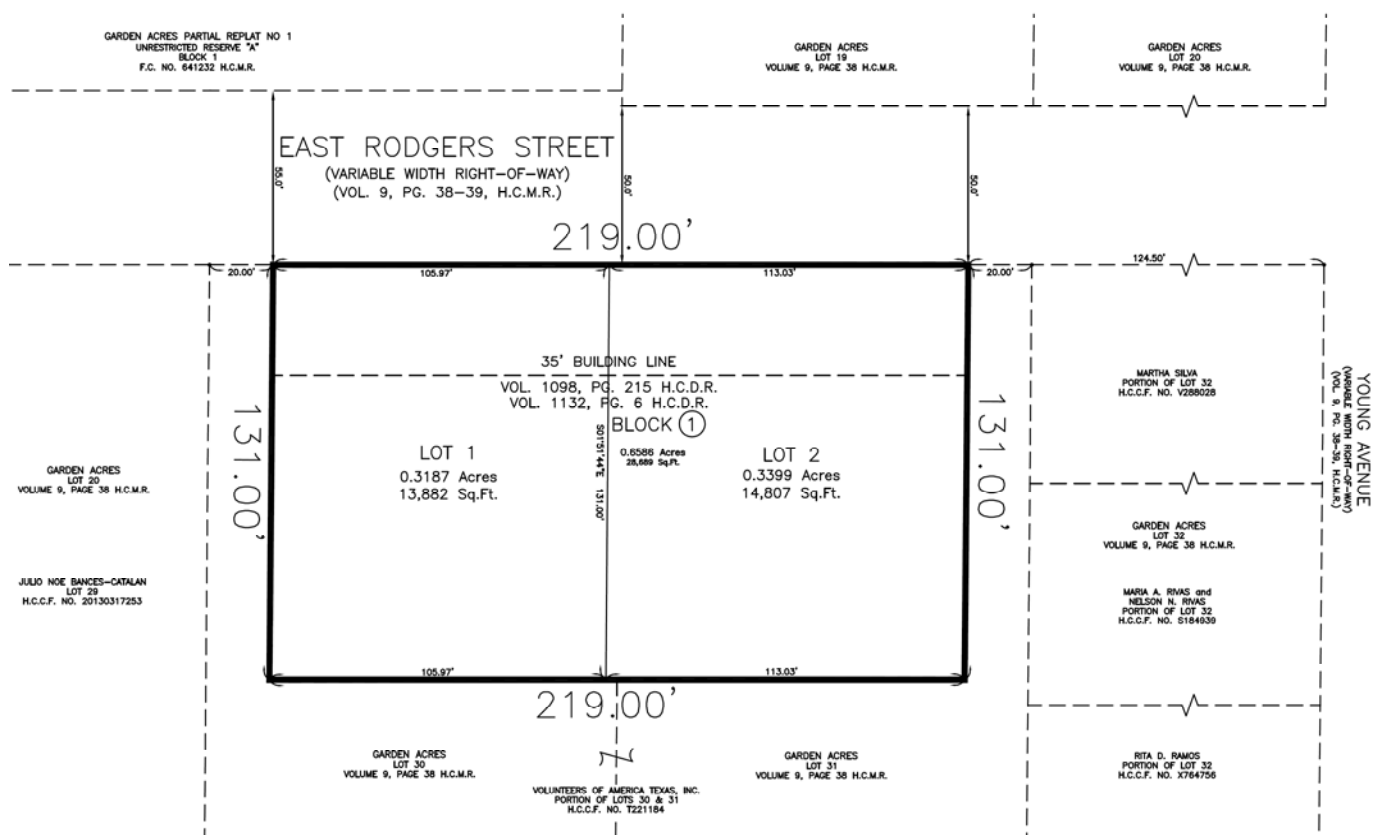
ITEM: 90

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Garden Acres partial replat no 4 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Garden Acres partial replat no 4 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 30, 2019

Dear Property Owner:

Reference Number: 2019-1079

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Garden Acres**" subdivision. This proposal includes the replatting of a portion of Lots 30 and 31, as recorded in Volume 9, Page 38 of the Harris County Map Records. The new subdivision name is "**Garden Acres partial replat no 4**".

The property is located at south along East Rogers Street, west of Werner Street.

The purpose of the replat is to create two (2) single-family residential lots.

The applicant, Paul Coyne, with Tetra Surveys, on behalf of Volunteers of America, can be contacted at 713-462-6100 Ext 0099.

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

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

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

Thursday, August 22nd, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

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

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91

Action Date: 09/05/2019

Plat Name: Martinville partial replat no 1 and extension

Developer: Martin & Martin Real Estate Partnership, Ltd.

Applicant: Miller Survey Group

App No/Type: 2019-1183 C3N

Staff Recommendation:

Defer Applicant request

Total Acreage:	7.6650	Total Reserve Acreage:	7.6650
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	77429	327S	ETJ

Conditions and Requirements for Approval

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

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

1. Legal review indicates that the plat violates deed restrictions. Applicant requests deferral to confer with legal.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 before the review of site development plan addressing driveway locations and left turn lane requirements.

Houston Planning Commission

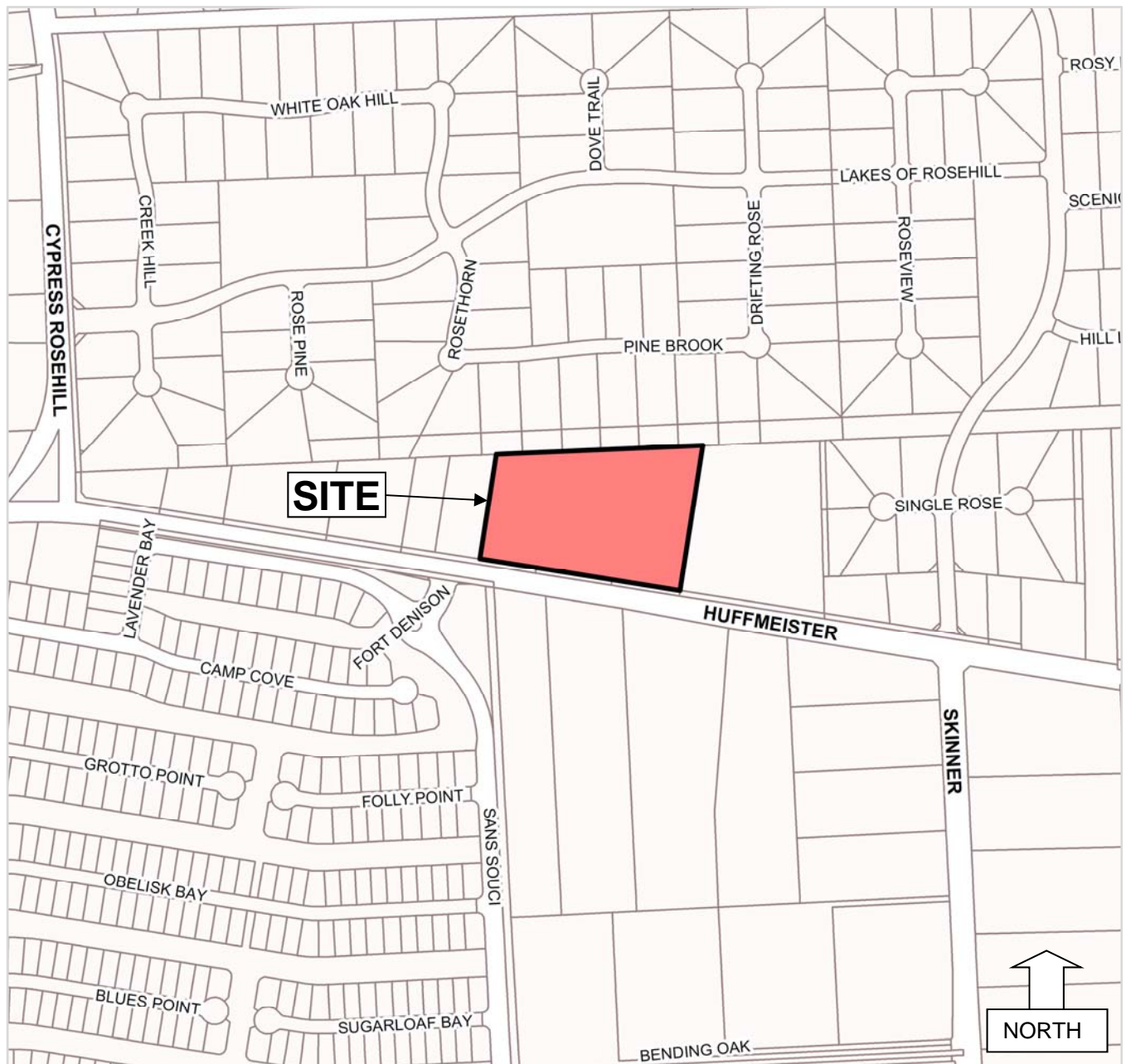
ITEM: 91

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Martinville partial replat no 1 and extension (DEF 1)

Applicant: Miller Survey Group



C – Public Hearings

Site Location

Houston Planning Commission

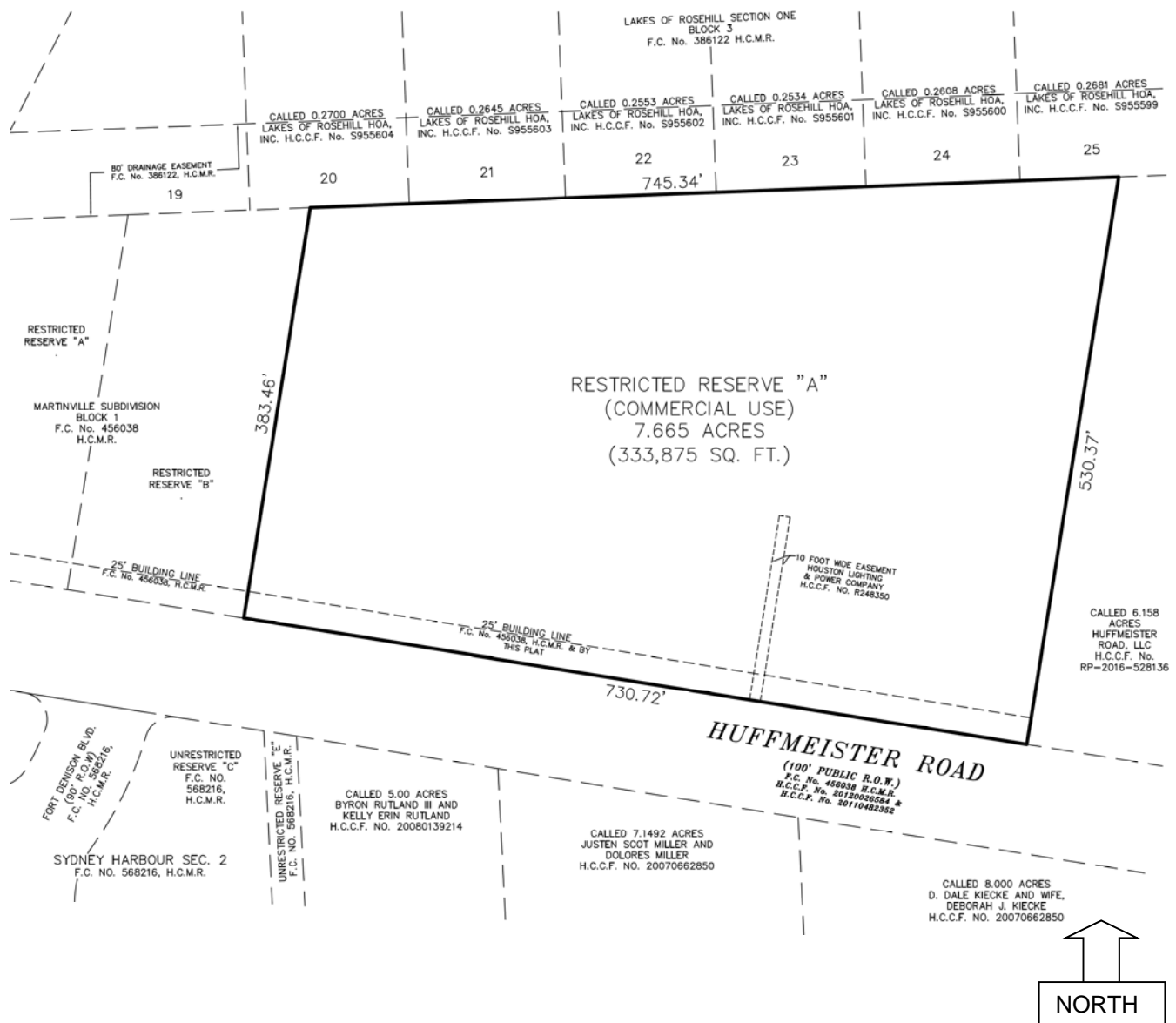
ITEM: 91

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Martinville partial replat no 1 and extension (DEF 1)

Applicant: Miller Survey Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Martinville partial replat no 1 and extension (DEF 1)

Applicant: Miller Survey Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 29, 2019

Dear Property Owner:

Reference Number: 2019-1183

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Martinville**". This proposal includes the replatting of Lot 1 Block 1, as recorded in Film Code Number 456038 of the Harris County Map Records. The new subdivision name is "**Martinville partial replat no 1 and extension.**"

The property is located on Huffmeister Road and east of Cypress Rosehill Road.
The purpose of the replat is to create one reserve restricted to commercial uses.
The applicant, Randy Peacock, with Miller Survey Group, can be contacted at 713-413-1900.

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

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

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

Thursday, August 22, 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: 92
Action Date: 09/05/2019
Plat Name: Northgrove Sec 5 partial replat no 1
Developer: Toll Brothers
Applicant: Costello, Inc.
App No/Type: 2019-1377 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.2700	Total Reserve Acreage:	6.7300
Number of Lots:	20	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77354	249K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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)

For Your Information:

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

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

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

Houston Planning Commission

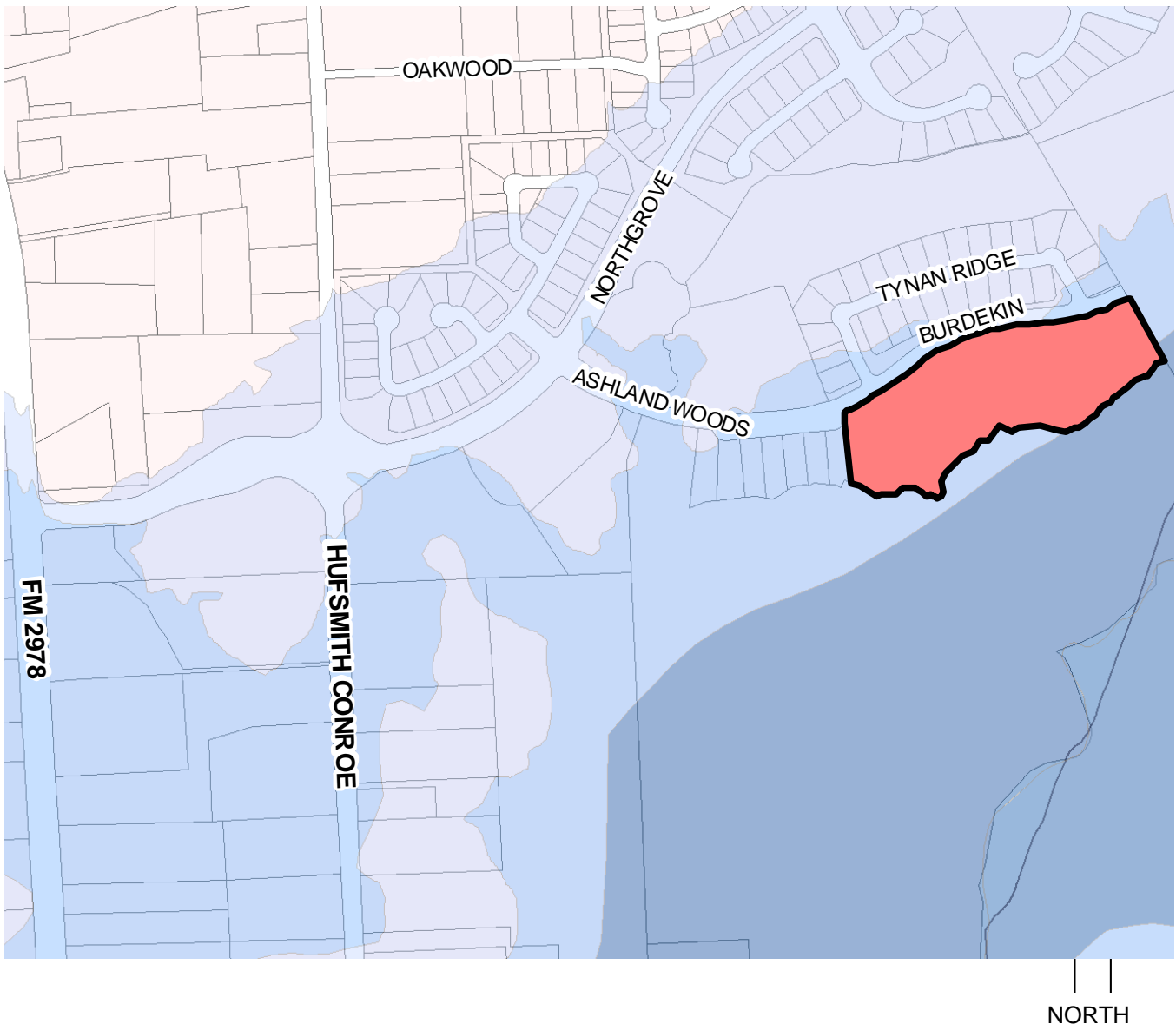
ITEM: 92

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Northgrove Sec 5 partial replat no 1

Applicant: Costello, Inc.



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 92

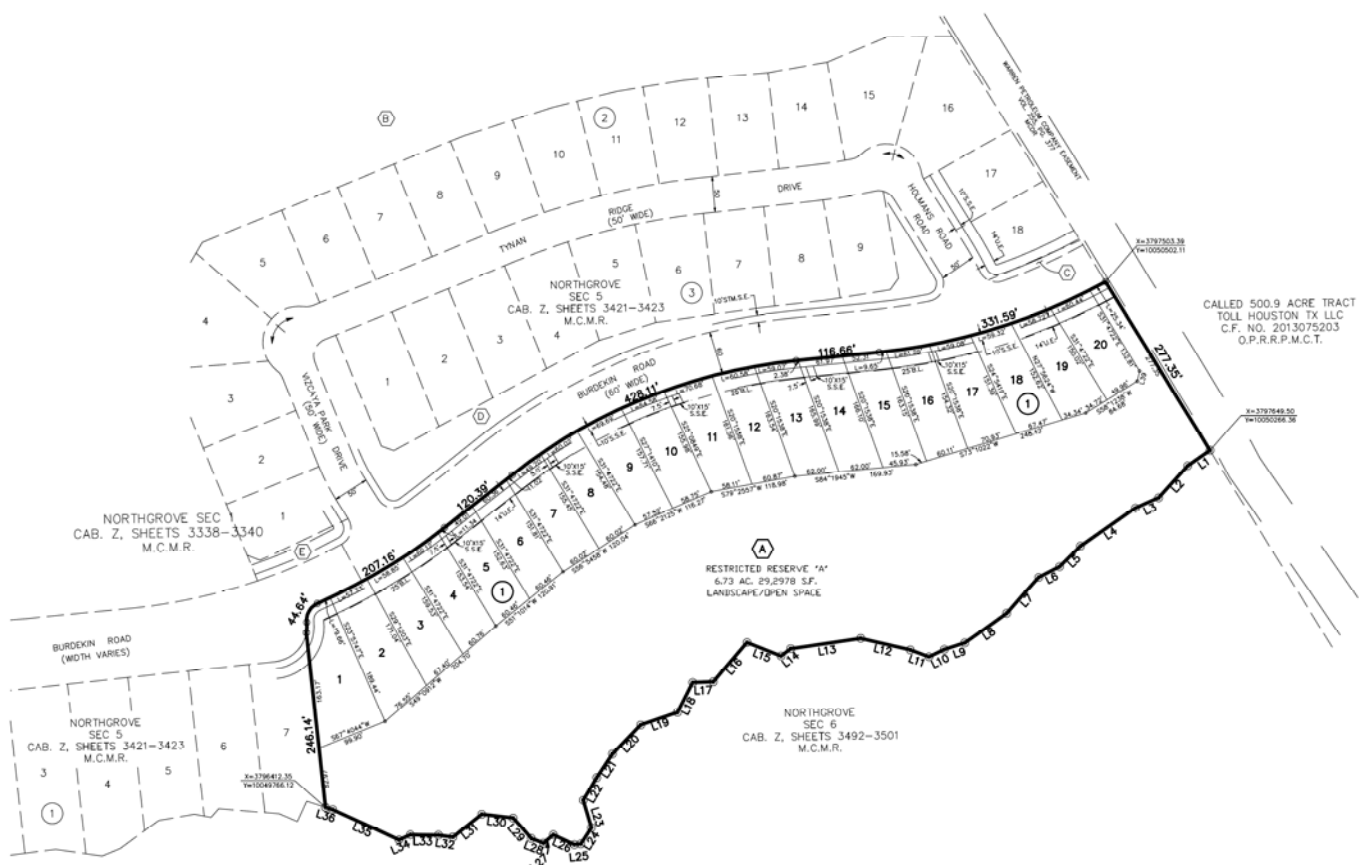
ITEM: 92

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Northgrove Sec 5 partial replat no 1

Applicant: Costello, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Northgrove Sec 5 partial replat no 1

Applicant: Costello, 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

August 13th, 2019

Dear Property Owner:

Reference Number: 2019-1377

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Northgrove Sec 5". This proposal includes the replatting of Lots 8 - 21 of Block 1, as recorded in Cabinet Z, Sheet 3421 through 3423 of the Montgomery County Map Records. The new subdivision name is **"Northgrove Sec 5 partial replat no 1"**.

The property is located at the East of Huffsmith Conroe Rd and South along Ashland Woods Dr. The purpose of the replat is to create 20 lots and 1 reserve. The applicant, **Thai Lam**, with Costello, Inc., can be contacted at **713-783-7788**.

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, September 5th, 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.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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: 93
Action Date: 09/05/2019
Plat Name: Nottingham Forest Sec 3 partial replat no 1
Developer: Daniel Rohling
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1361 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4789	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77079	488M	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

For Your Information:

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

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

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

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

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

Houston Planning Commission

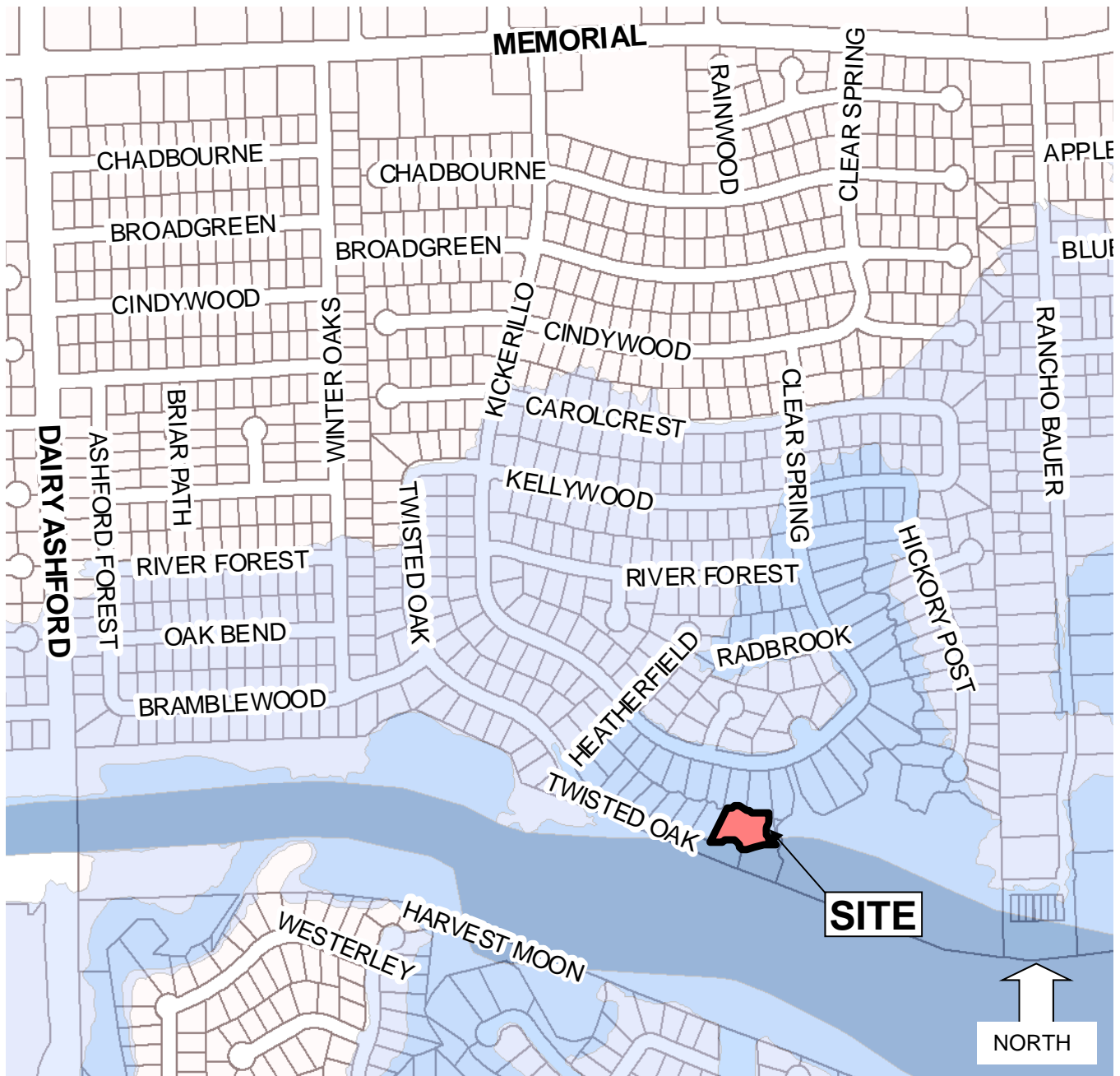
ITEM: 93

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Nottingham Forest Sec 3 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

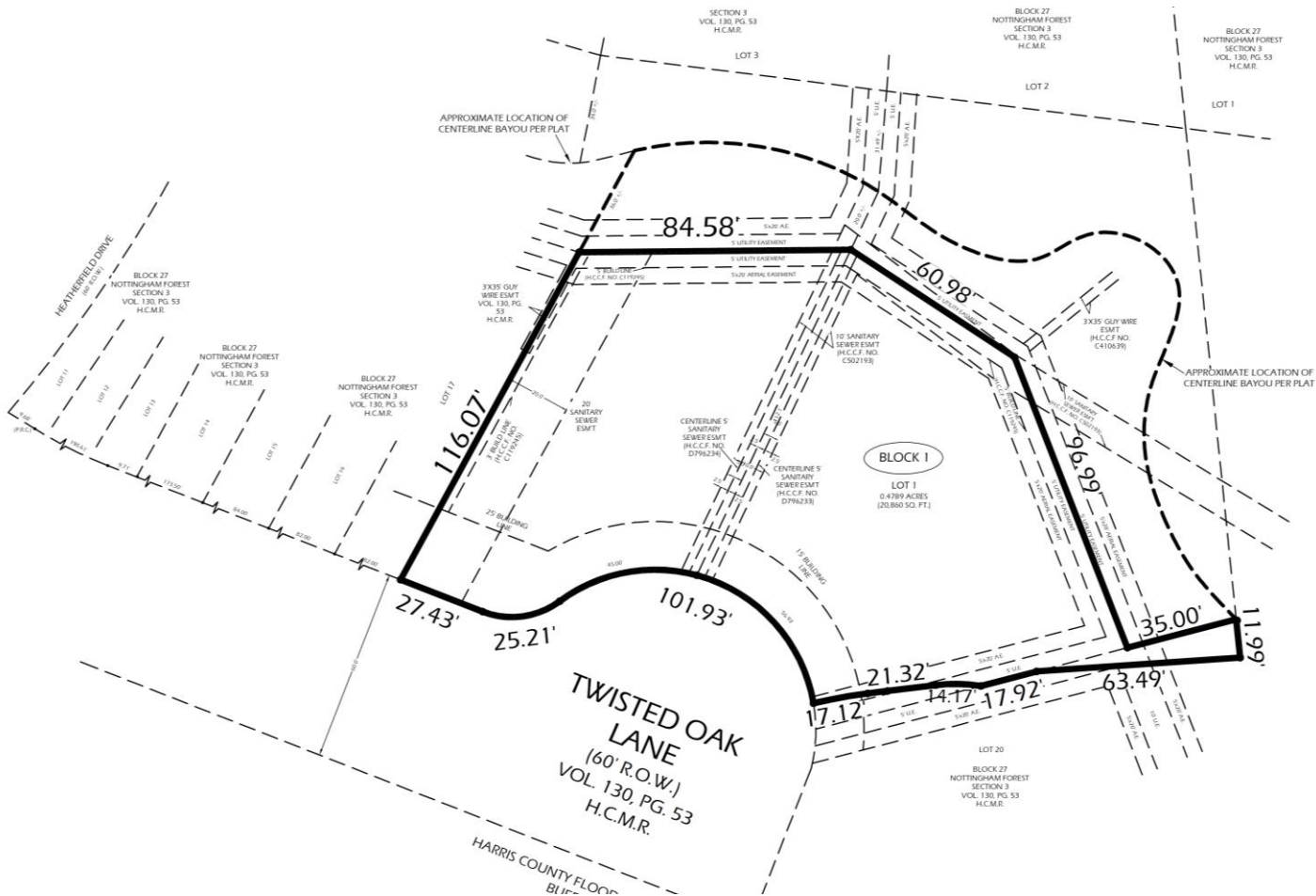
ITEM: 93

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Nottingham Forest Sec 3 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Nottingham Forest Sec 3 partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 13, 2019

Dear Property Owner:

Reference Number: 2019-1361

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Nottingham Forest Sec 3**". This proposal includes the replatting of a portion of 18, 19, part of 20, as recorded at Film Code No. Vol 130, Pg 53 HCMR of the Harris County Map Records. The new subdivision name is "**Nottingham Forest Sec 3 partial replat no 1**".

The property is located at north along Twisted Oak Lane east of Heatherfield Drive and North Dairy Ashford Road. The purpose of the partial replat is to create one lot.

The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of Daniel Rohling, can be contacted at 713-643-6333 Ext .

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

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

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

Thursday, September 5, 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.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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: 94
Action Date: 09/05/2019
Plat Name: Stone Lake partial replat no 2
Developer: Stone Lake HOA
Applicant: Windrose
App No/Type: 2019-1397 C3N

Staff Recommendation:
Defer per Harris County
Eng. Dept.

Total Acreage:	7.5368	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77377	286T	ETJ

Conditions and Requirements for Approval

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

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

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

207.1. Staff requests a two week deferral for further study and review, per Harris County Eng. Department.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 09/05/2019
Plat Name: Stone Lake partial replat no 2
Developer: Stone Lake HOA
Applicant: Windrose
App No/Type: 2019-1397 C3N

Staff Recommendation:
Defer per Harris County
Eng. Dept.

PWE Traffic: 09/04/19:

No comments.

PWE Utility Analysis: Approved

Addressing: CANYON LAKE DRIVE is already used in a different subdivision, please choose another name for the road segment.

Also the name "CANYON LAKE" is too similar to already existing "CANYON LAKES"

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

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

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

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

Label existing sanitary control easements for each lot

Further discussion is needed on how to abandon ROW per the ordinance

County concurrence is needed for abandonment of ROW by plat

Concurrence may be needed by owner of lot 1 to abandon ROW

should plat be named partial replat of partial replat no 1

Plat is requested to be deferred for further study and review

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

Houston Planning Commission

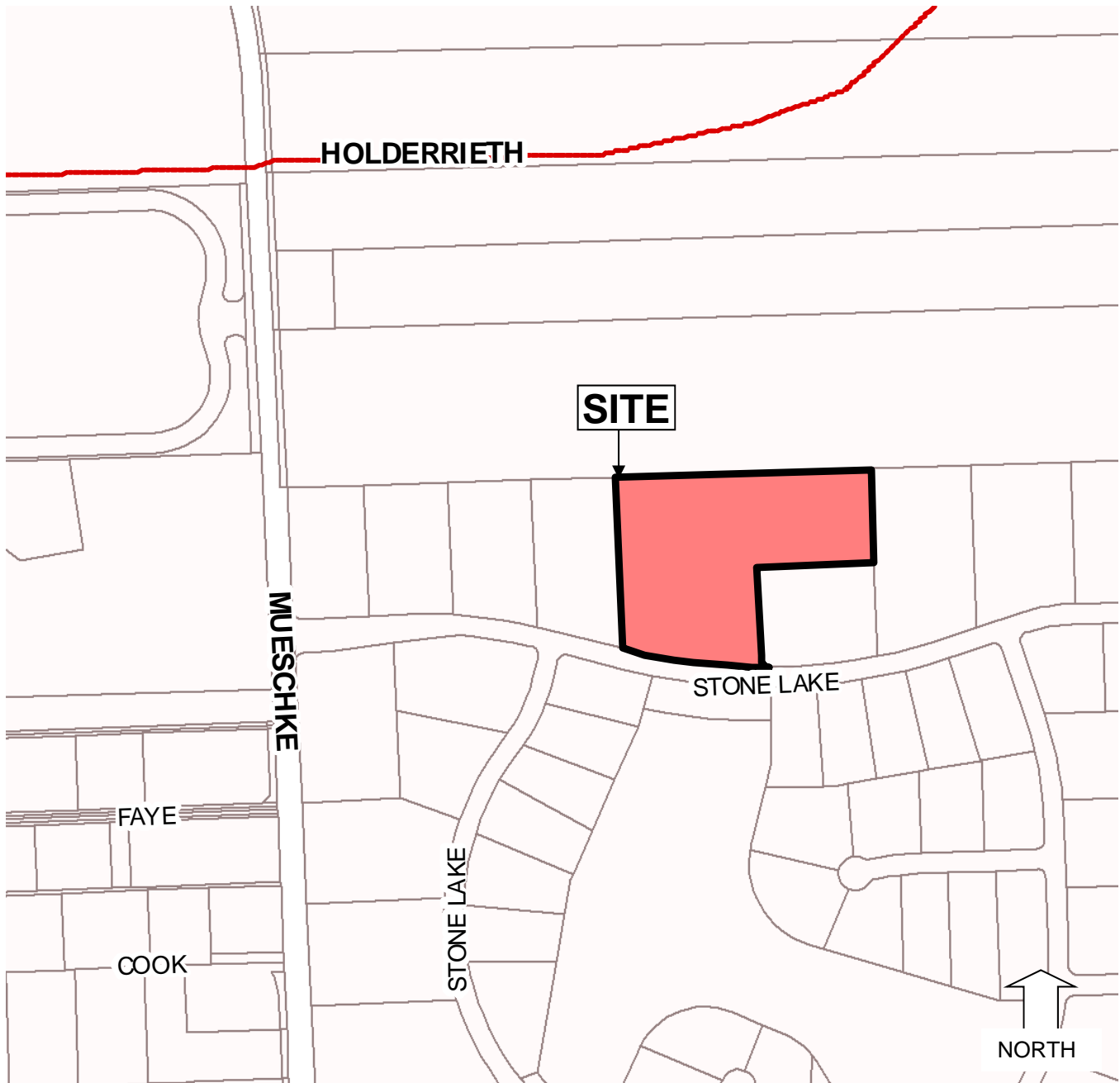
ITEM: 94

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Stone Lake partial replat no 2

Applicant: Windrose



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

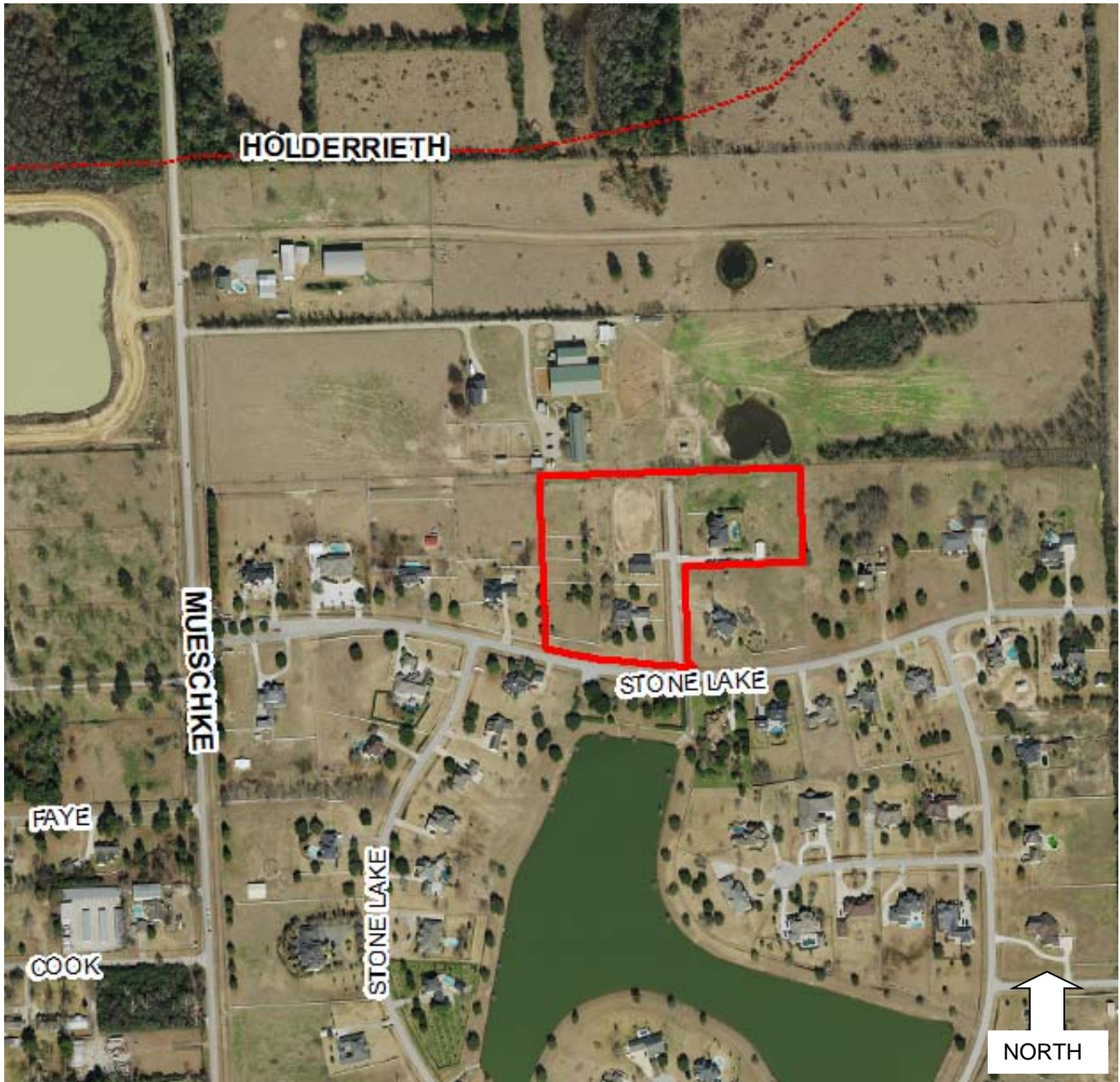
ITEM: 94

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Stone Lake partial replat no 2

Applicant: Windrose



C – Public Hearings with Variance

Aerial



Application Number: 2019-1397

Plat Name: Stone Lake partial replat no 2

Applicant: Windrose

Date Submitted: 07/29/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

To not extend or terminate with a cul-de-sac Canyon Lake Drive and to exceed local street intersection spacing.

Chapter 42 Section: 42-134 & 42-128

Chapter 42 Reference:

Sec. 42-134, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter." Sec. 42-128, Intersections of local streets, Paragraph (a), states that, "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet."

Statement of Facts

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

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 subject property is 7.5368-acres located at the northwest corner of Stone Lake Drive and Canyon Lake Drive, approximately 2,677 feet northeast of the intersection of Mueschke Road and the Grand Parkway (SH 99). The Stone Lake homeowners' association ("HOA") is requesting a variance not to extend or terminate Canyon Lake Drive with a cul-de-sac. The Stone Lake neighborhood is comprised of estate-sized single-family residential homes. Many of the homes in the community have on-site equestrian facilities, which was the lifestyle that was marketed to the residents when the subdivision was first developed back in the late 1990s. Note that the subdivision developer never finished the punch list for the streets and storm water infrastructure to be accepted by Harris County. The result is that this infrastructure is publicly dedicated, unaccepted by Harris County, and currently maintained by the members of the Stone Lake HOA. After the closure and subsequent sale of the neighboring Deshazer Ranch, a very well-known Arabian horse breeding facility and special events center, the purchasing developer filed the Amira General Plan. The GP initially called for the connection to and extension of all three streets from the Stone Lake Subdivision – Stone Lake Drive, Stone View Drive, and Canyon Lake Drive. The applicant then coordinated with the Amira GP developer and Harris County to file a variance not to connect/extend Stone Lake. The justification was that the connection would be detrimental to the traffic patterns and safety of both communities and would undermine the designed traffic flow of the Amira GP residential area. The Stone View Drive connection was preserved as a second point of emergency ingress/egress for the Amira GP residents in the event that Amira Drive, the main roadway leading to Mueschke Road, was blocked due to an accident or natural disaster. Because the Amira GP developer was not prepared to show lot configurations for the land north of the Stone Lake neighborhood, they indicated that they would postpone consideration of a variance to eliminate the Canyon Lake Drive connection. In the event that the Stone Lake HOA wanted to be proactive and apply for the variance on their

own, the Amira GP developer indicated to the HOA that they would pose no objection. This proactive application is what the applicant is pursuing at this time. The justifications for the requested variances are: 1) preventing the negative impacts associated promoting cut-through traffic; 2) preventing negative storm water impacts associated with connecting incompatible systems; and, 3) mitigating dangerous interactions between the existing pedestrian and equestrian traffic of the Stone Lake neighborhood and the heavy traffic generated by the Amira GP area. The east-west collector named Amira Drive will function as the primary feeder of the Amira GP residential area to a projected signalized intersection with Mueschke Road. Amira Drive intersects with Mueschke Road approximately 400 feet north of the Stone Lake Drive's intersection with Mueschke. To avoid the signalized intersection, a heavy volume of traffic flow would utilize the Canyon Lake Drive route. This encouraged traffic pattern would undermine the function of the Amira Drive/Mueschke Road intersection and create an ongoing pattern of conflict. One of the applicant's primary concerns is the unavoidable problems that would be caused by introducing the storm water from the Amira GP area to their unaccepted and vulnerable infrastructure. There have been numerous infrastructure improvement projects along Mueschke Road and south of the Grand Parkway that have mitigating ongoing flooding issues of the Stone Lake neighborhood. If the storm water from the Amira GP area, which naturally heads in a southeasterly direction, is forced to account for the Canyon Lake Drive connection, the results could only be negative for the Stone Lake community. The applicant understands that one of the reasons why the Amira GP developer wants to avoid the connection is to avoid entangling their storm water design with the unpredictable and unaccepted Stone Lake system. Lastly, the traffic patterns discussed in the first point above would have an immediate and highly negative impact on the pedestrian and equestrian traffic in the Stone Lake neighborhood. Because there are no sidewalks and a large percentage of the homeowners in the neighborhood ride horses on the streets, the heavy volume of cut-through traffic encouraged by the Canyon Lake Drive connection creates an unnecessary and dangerous pattern of conflict.

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

The applicant's requested variances are based on hardships caused by the surrounding development pattern. By not extending Canyon Lake Drive, the City and County will promote safe and efficient traffic movement and avoid issues with mixing incompatible storm water management systems. Further, the existing pedestrian and equestrian traffic within the Stone Lake neighborhood will be protected as much as possible. These safety concerns are hardships caused by outside factors beyond the applicant's control.

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

The result of the requested variances will be enhanced traffic mobility, the protection of vulnerable pedestrian and equestrian traffic, and the mitigation of an already sensitive storm water management situation. Without the variance, the connection to Canyon Lake Drive will encourage a devastating pattern of cut-through traffic that will jeopardize the safety of area residents and degrade traffic mobility. Further, the lots within the Stone Lake subdivision that are adjacent to Canyon Lake Drive or any other portion of downstream storm water infrastructure will be more vulnerable.

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

Granting the variance will have a positive impact on the public's health, safety, or welfare as the connection to Canyon Lake Drive would only undermine the designed traffic pattern of the Amira GP area and place the existing pedestrian and equestrian traffic in the Stone Lake neighborhood in direct conflict heavy volumes of cut-through traffic. The connection would also lead to unpredictable flooding risk caused by over-street flow from an accepted and functional system in to unaccepted and substandard infrastructure. The Amira GP area has a second point of emergency ingress-egress through Stone View Drive. In the foreseeable future, the Amira GP will also have excellent mobility in every direction via numerous planned major thoroughfares and collectors.

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

The applicant's justifications are not tied to any economic hardship. The applicant simply desires to maintain safe and efficient traffic mobility and avoid contributing to an already sensitive storm water management situation in their neighborhood.



Application No: 2019-1397

Agenda Item: 94

PC Action Date: 09/05/2019

Plat Name: Stone Lake partial replat no 2

Applicant: Windrose

Staff Recommendation: Defer per Harris County Eng. Dept.

Chapter 42 Sections: 42-134 & 42-128

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

To not extend or terminate with a cul-de-sac Canyon Lake Drive and to exceed local street intersection spacing. ;

Basis of Recommendation:

Defer per Harris County Eng. office request

Statement of Facts

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 12, 2019

Dear Property Owner:

Reference Number: 2019-1397

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of " **Stone Lake partial replat no 1**". This proposal includes the replatting of **Lots 1A, 5, and 5A and a portion of Canyon Lake Drive**, as recorded in film code No. 481062 of the Harris County Map Records. The new subdivision name is " **Stone Lake partial replat no 2**".

The property is located east of Mueschke Road and north of Gran Pkwy.

The purpose of the replat is to create three lots and to abandon portion of Canyon Lake Drive and to request a variance to Ch. 42, Sec. 134 & 128 to not extend or terminate with a cul-de-sac Canyon Lake Drive and to exceed intersection spacing.

The applicant, Seleste Esparza, with Windrose, on behalf of Stone Lake HOA, can be contacted at 832-360-1697

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, September 5, 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.

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 09/05/2019
Plat Name: Westgrove Court partial replat no 2
Developer: 1502 Sawyer LLC
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-1208 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7604	Total Reserve Acreage:	0.7604
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and Requirements for Approval

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

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

Legal Review has determined that a variance request is not required for this 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 Traffic: 08/26/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required. No building is allowed within any public 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: 95

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Westgrove Court partial replat no 2

Applicant: Terra Surveying Company, Inc.



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

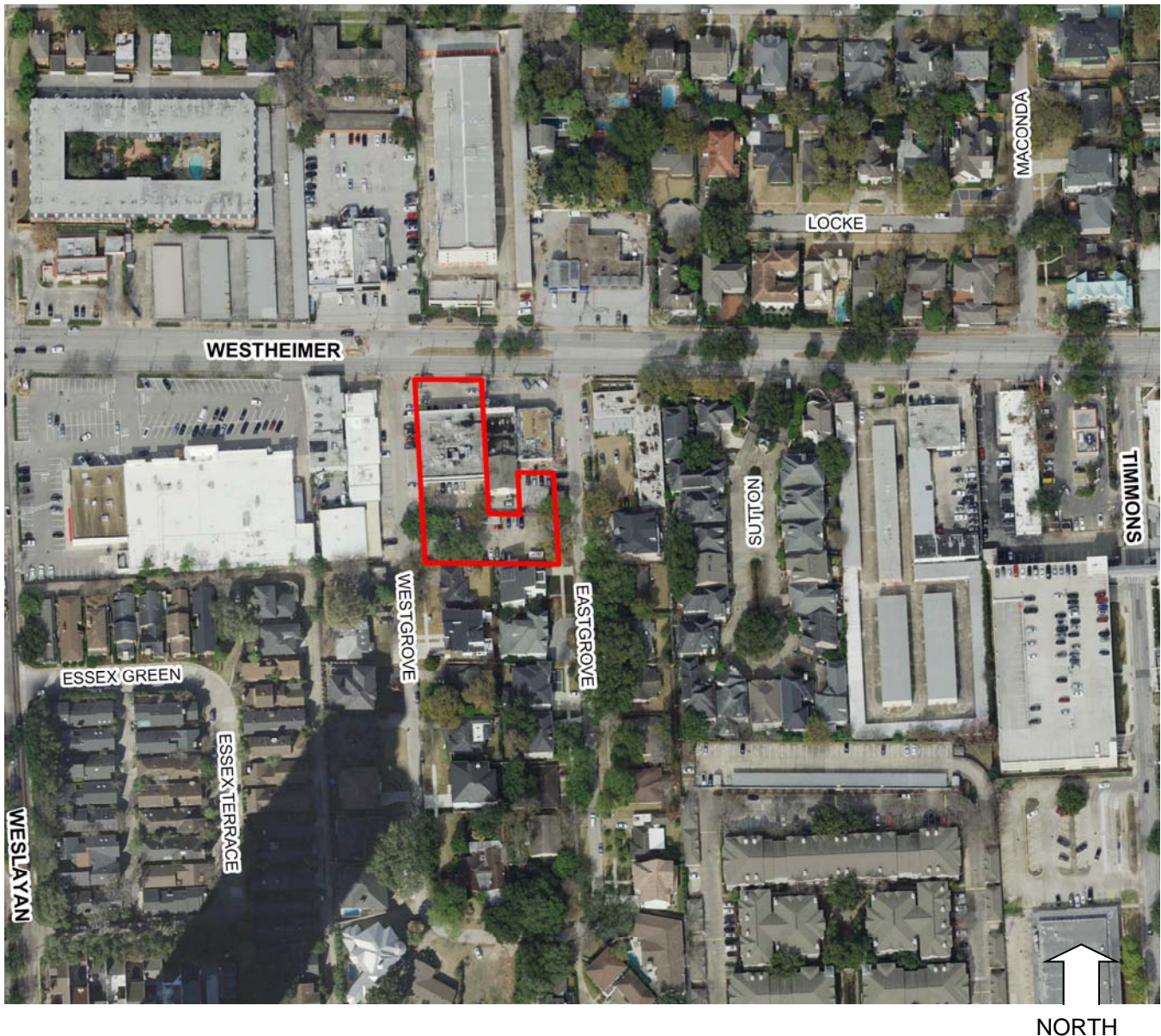
ITEM: 95

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Westgrove Court partial replat no 2

Applicant: Terra Surveying Company, Inc.



C – Public Hearings with Variance

Aerial





Application Number: 2019-1208

Plat Name: Westgrove Court partial replat no 2

Applicant: Terra Surveying Company, Inc.

Date Submitted: 07/12/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

The requested variance is to allow lots that were once restricted to single family use and subject to the minimum lot size requirement to be replatted into an unrestricted reserve.

Chapter 42 Section: 208 (d)

Chapter 42 Reference:

208(d) If a lot that was in use for or restricted to single-family residential use or a vacant lot that was not restricted to a use other than to single-family residential use at the time the application for establishment of a special minimum lot size block was determined by the director to be complete or the application for establishment of a special minimum lot size area was determined by the director to be initially complete, a subdivision plat, development plat, or building permit for that lot shall provide only for single-family residential use.

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;

Lot 2 and Lot 17, Block 1 of WESTGROVE COURT (Volume 27, Page 75, H.C.M.R.) were previously restricted to single family use only by separately recorded deed restrictions (P114900, March 1993), with single family restrictions later to be deleted and excluded by deed (P196571, April 1993 – Tract Two and Three of Exhibit A); with further recorded deed restrictions (RP-2019-86181, March, 2019); amended to include Lot 2 and Lot 17, Block 1, under RP-2019-270077, June 2019). The Ordinance establishing a special minimum lot size (H.C.C.F. No. Z122731, Ordinance No. 2006-44, March 2006) should not affect Lot 2 and Lot 17 with the residential restriction removed by the previously noted deed of P196571 (which was established prior to said Ordinance. Presently a concrete parking area lies within the present area of Lot 2 and Lot 17, providing parking for the surrounding mixed-use buildings. These buildings, according to HCAD information, were built in 1950, remodeled in 2007. It has not been determined if or when Lot 2 and Lot 17 were classified as vacant. In lieu of the removal of the single family restrictions, a vacancy classification is not applicable.

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

Steps have been taken to remove any and all restrictions to the point this tract can be re-platted to an Unrestricted Reserve tract.

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

Intent and general purpose of Chapter 42 will be preserved and maintained, with continued separation of this tract from the established residential properties south of and adjacent to subject tract.

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

This granted variance request will not be injurious to public health, safety, or welfare. This area typically has mixed use/commercial tracts along Westheimer Road with residential properties within close proximity.

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

Continued and present mixed usage is the justification of this variance request.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1208

Agenda Item: 96

PC Action Date: 09/05/2019

Plat Name: Westgrove Court partial replat no 2

Applicant: Terra Surveying Company, Inc.

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 208 (d)

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

The requested variance is to allow lots that were once restricted to single family use and subject to the minimum lot size requirement to be replatted into an unrestricted reserve.;

Basis of Recommendation:

The site is located south along Westheimer Road bounded by Westgrove and Eastgrove Streets east of Wesleyan Street in Houston Corporate limits. The reason for replat is to create one unrestricted reserve. The site is located in a Special Minimum Lot Size Area for the East and West Sides of the 2600, 2700 and 2800 blocks of Eastgrove and Westgrove Streets. The application included a request for a variance to allow lots that were once restricted to single family use and subject to the minimum lot size requirement to be replatted into an unrestricted reserve.

The site was originally a replat of Lots 1, 2, 17 and a portion of lot 18, block 1 of Westgrove Court subdivision recorded in 1948. Originally, Lots 2 and 17 were platted as single family lots pursuant to then-existing deed restrictions; however, those restrictions expired in 1978. In 1992, a petition to create new deed restrictions was circulated among the West Grove Court subdivision property owners. The then-owners of Lots 2 and 17 opted out of that petition. Therefore, Lots 2 and 17 are not subject to the deed restrictions of Westgrove Court.

In 2005, an application for Special Minimum Lot Size Application was submitted. Due to a clerical error, Lot 2 located at 2607 Westgrove Lane and Lot 17 located at 2608 Eastgrove Lane were inadvertently mis-identified as Vacant during staff's analysis of the application, instead of Commercial as correctly shown on the map in the application. Because these lots have been used as a Commercial Parking Lot since the time of the 2005 application and should have been identified as Commercial, Legal has advised that a variance from this Special Minimum Lot Size Application is not required with this application.

Review by Legal indicates that the plat will not violate restrictions filed separately and must maintain the 50 foot building line along Westheimer Road as specified in deed restrictions for this property. Since the replat meets all Chapter 42 requirements this is a "shall approve" item. Staff's recommendation is to 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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 15, 2019

Dear Property Owner:

Reference Number: 2019-1208

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Westgrove Court**". This proposal includes the replatting of a all of Lots 1, 2, and 17 and a portion of Lot 18, Block 1 as recorded under Vol. 27, Page 75 of the Harris County Map Records The new subdivision name is "**Westgrove Court partial replat no 2**".

The property is located on Westheimer Road, east of Westgrove Lane and west of Eastgrove Lane. The purpose of the replat is to create one unrestricted reserve. The applicant, Jerry Scott, with Terra Surveying Company, Inc., on behalf of TSJ 3733 Westheimer, LLC, can be contacted at 713-993-0327.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. 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, September 5, 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.**

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

See reverse side for useful information.

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 09/05/2019
Plat Name: Westgrove Court partial replat no 3
Developer: 1502 Sawyer LLC
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-1209 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3247	Total Reserve Acreage:	0.3247
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492S	City

Conditions and Requirements for Approval

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

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

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on 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: 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.
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: 96

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Westgrove Court partial replat no 3

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

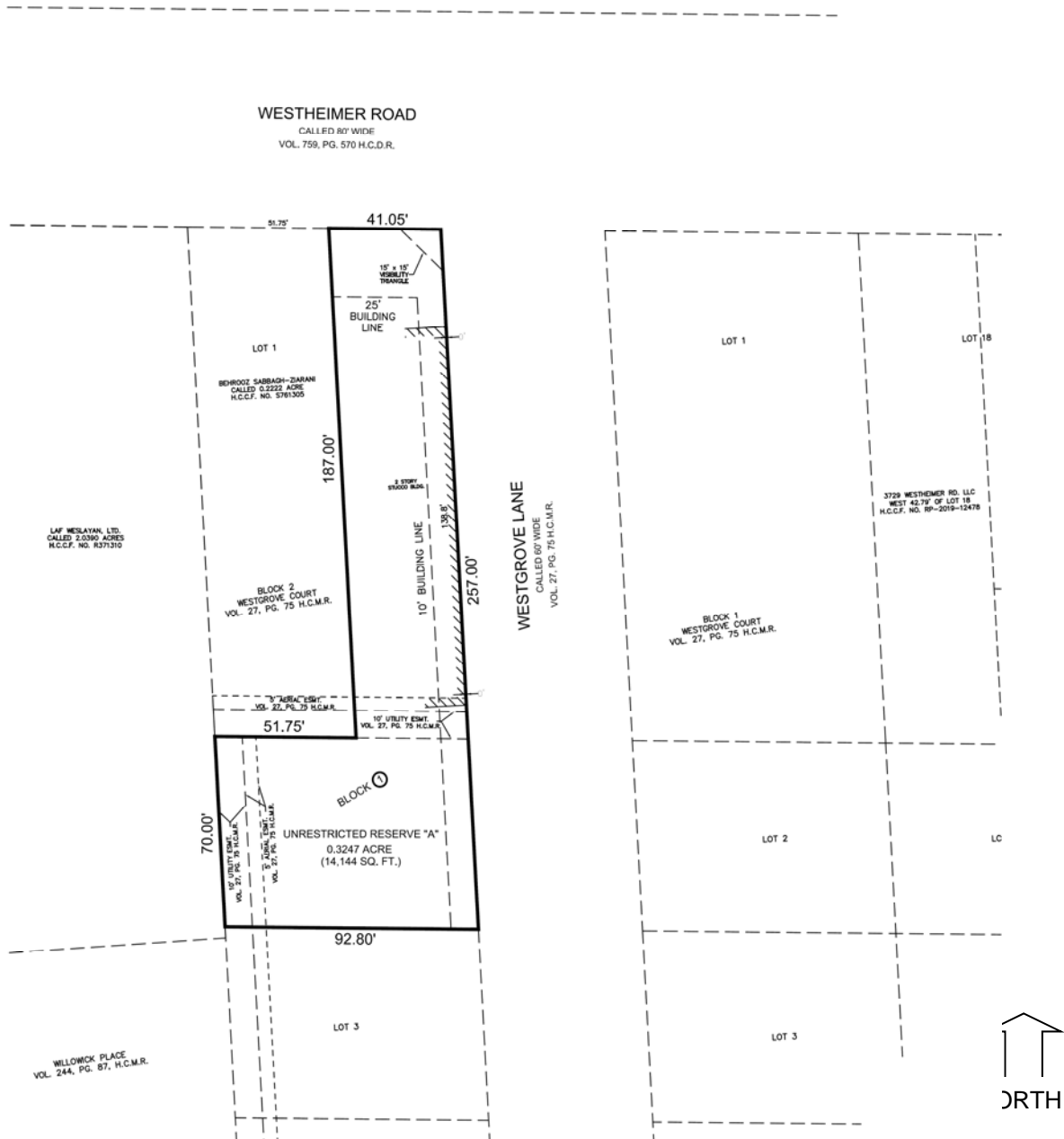
ITEM: 96

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Westgrove Court partial replat no 3

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

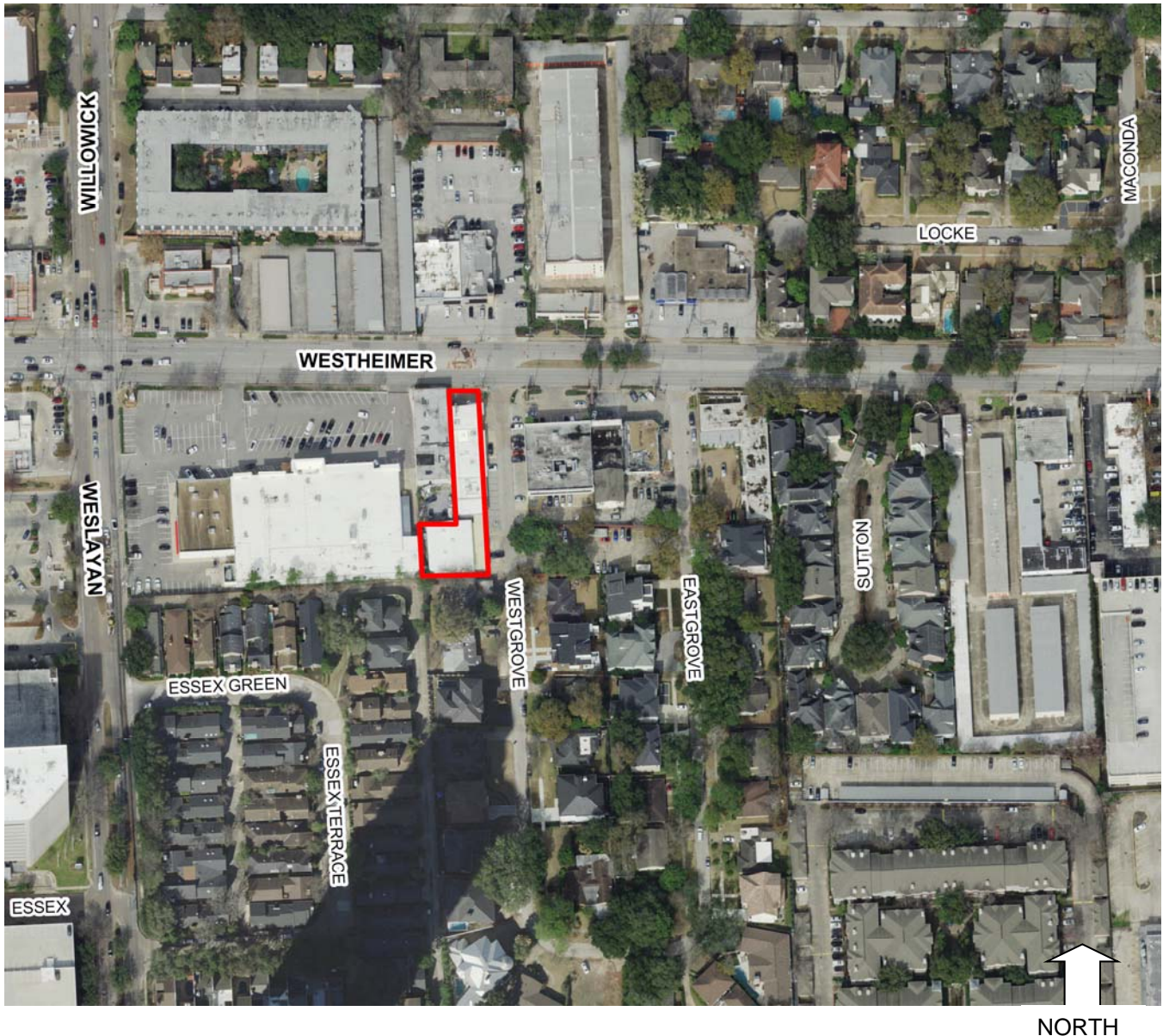
ITEM: 96

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Westgrove Court partial replat no 3

Applicant: Terra Surveying Company, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 14, 2019

Dear Property Owner:

Reference Number: 2019-1209

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Westgrove Court**". This proposal includes the replatting of a portion of Lot 1 and all of lot 2, Block 2 as recorded under Vol. 27, Page 75 of the Harris County Map Records. The new subdivision name is "**Westgrove Court partial replat no 3**".

The property is located at the southwest intersection of Westheimer Road and Westgrove Lane, east of Wesleyan Street. The purpose of the replat is to create one unrestricted reserve. The applicant, Jerry Scott, with Terra Surveying Company, Inc., on behalf of 1502 Sawyer LLC, can be contacted at 713-993-0327.

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

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, September 5, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

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

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 09/05/2019
Plat Name: Anita Street Artist Lofts
Developer: Sean D. Murphy
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1385 C2R

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

Total Acreage:	0.0574	Total Reserve Acreage:	0.0574
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

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

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: 08/20/19:
No comments.

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

City Engineer: Detention maybe required subject to impervious cover more than 65%.
Make sure that 10' clearance between public utility to the building foundation.
Harris County Flood Control District: Flood Control review - No comments.

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

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Anita Street Artist Lofts (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

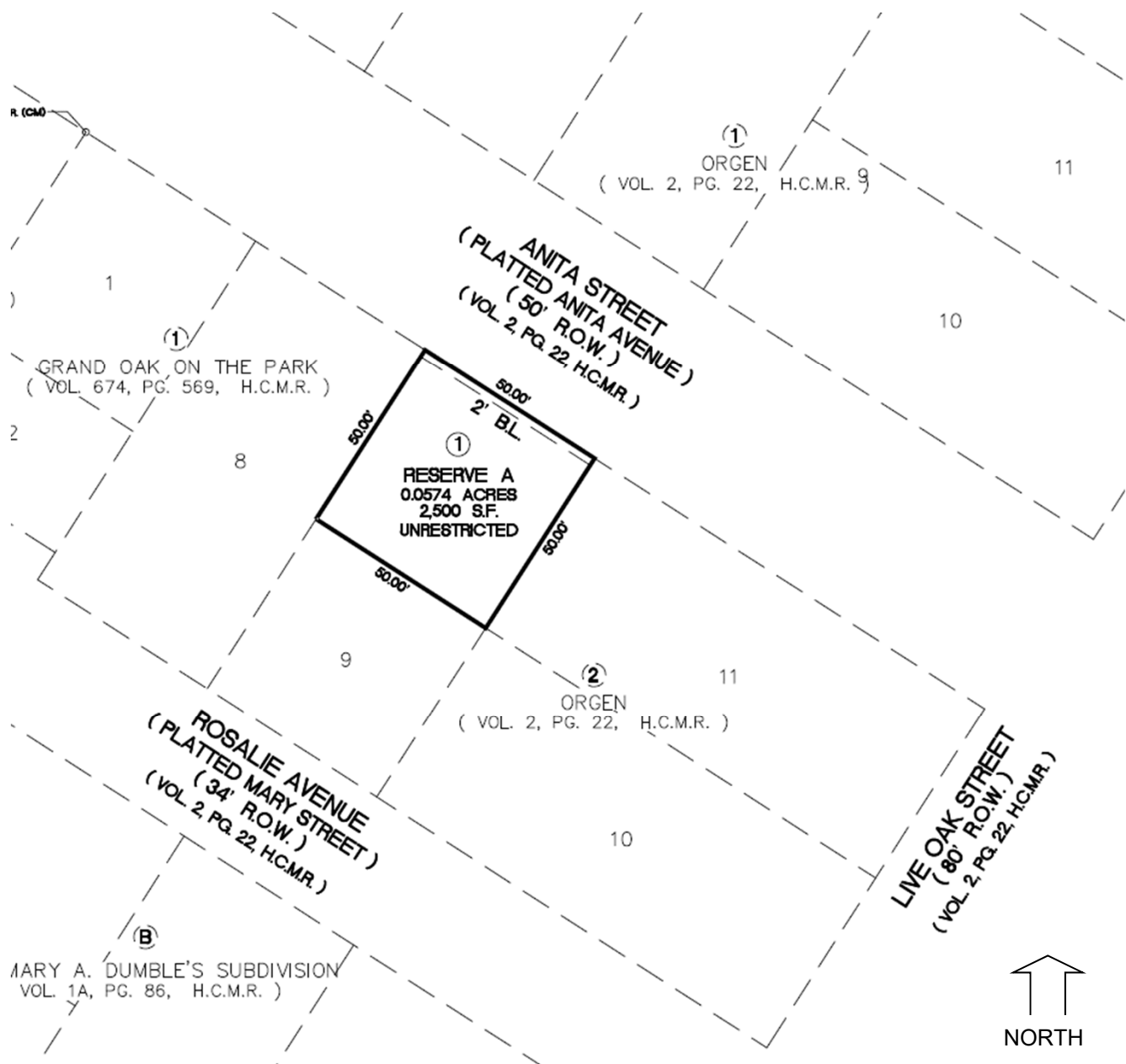
ITEM: 97

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Anita Street Artist Lofts (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

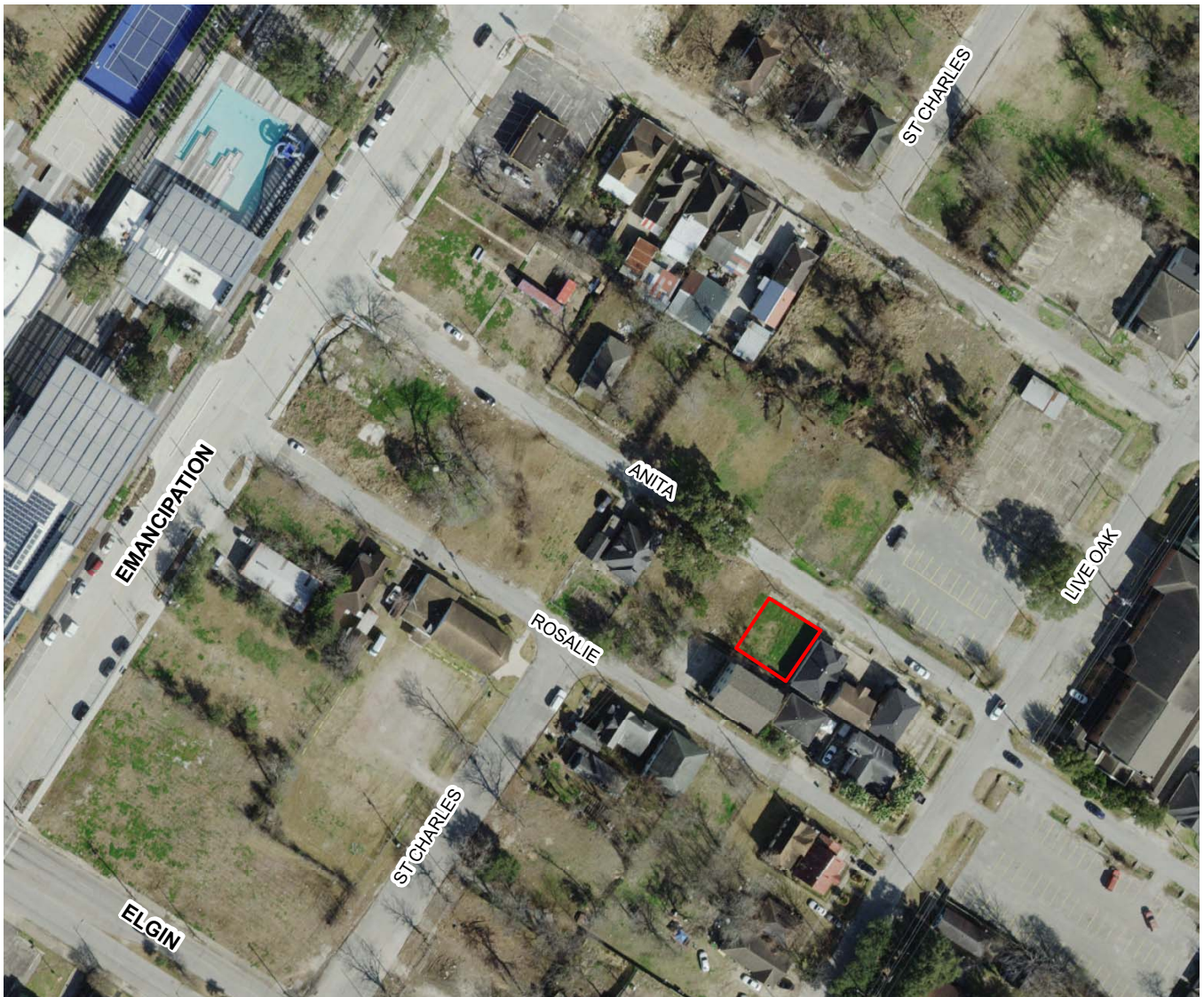
ITEM: 97

Planning and Development Department

Meeting Date: 09/05/2019

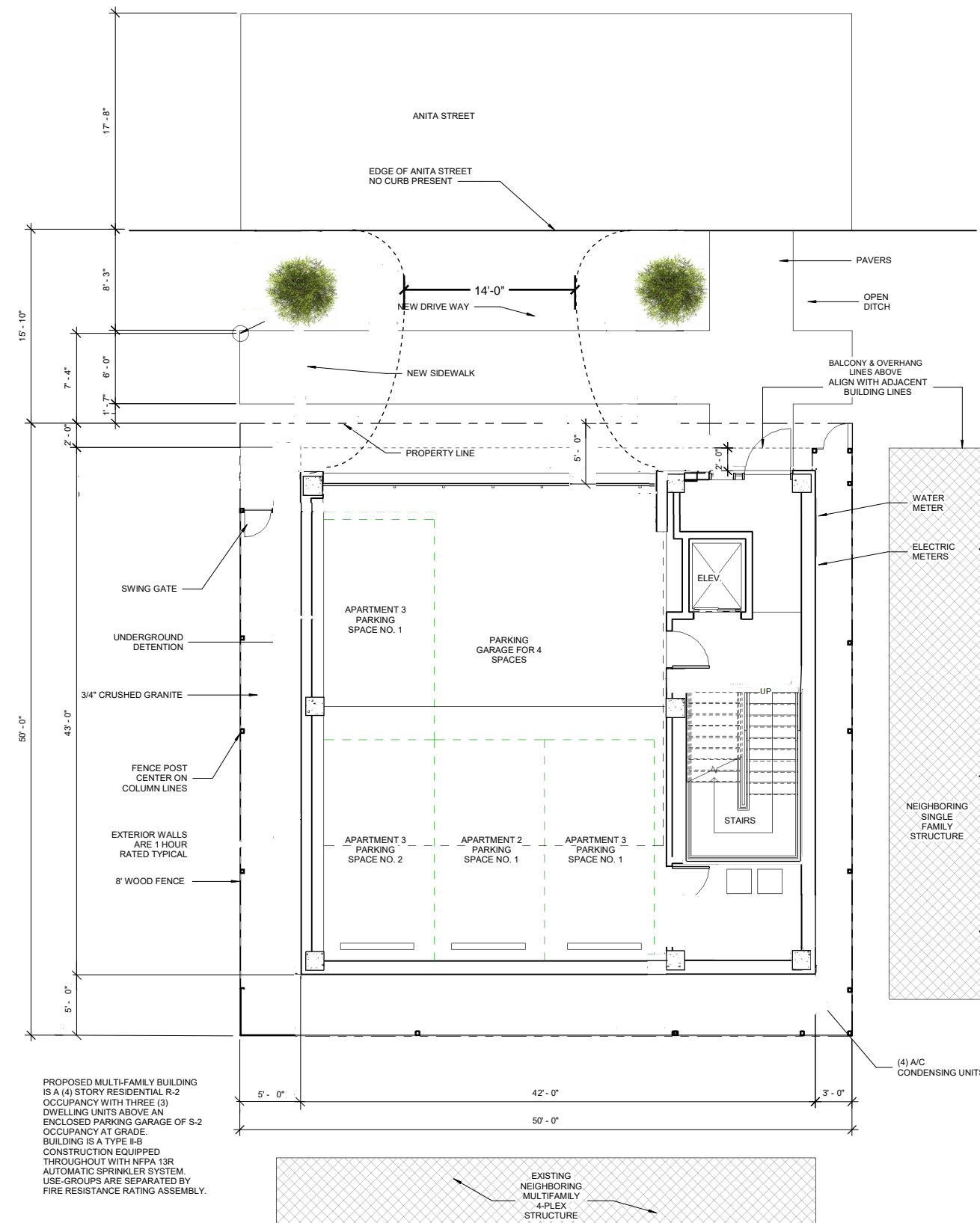
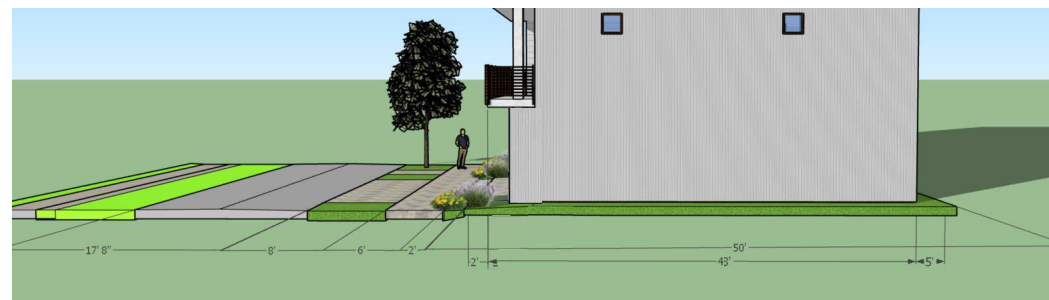
Subdivision Name: Anita Street Artist Lofts (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



Owner: Sean Murphy
Address: 2002 Blodgett St.
Houston TX 77004
Phone: 713-447-9179
e-mail: seanmurphy76@gmail.com

Consultant
Address
Address
Phone
Fax
e-mail

[illegible]

ANITA STREET
ARTIST LOFTS
ARCHITECTURAL
SITE PLAN

Project number	2018-101
----------------	----------

Project number	2019-101
Date	07/30/2019

Date	07/30/2019
Drawn by	SDM

Checked by	HEM
------------	-----

A002

Scale	3/16" = 1'-0"
-------	---------------

7/30/2019 7:07:19 PM



Dwight A. Boykins

Houston City Council Member, District D

Dear friends and neighbors,

This is a letter of support for the proposed project by Sean Murphy located at 2512 Anita Street.

Sean will be seeking a variance from the Code of Ordinances for a reduced setback to match the original homes and apartment buildings in the 3rd Ward.

It is my belief that this project is in keeping with the character of the Historic Third Ward because a four-plex was previously on the site before Hurricane Ike, and Sean plans to build an owner-occupied 3-plex there in its place, while renting two levels out as Section 8 housing. Sean could have chosen to build a townhome, but instead has proposed a solution with a higher and better use as a small apartment offering.

Clearly, Sean's approach reflects the goals of the Third Ward community.

Best regards,

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Boykins", is placed above the printed name.

Dwight A. Boykins
Houston City Council
District D



Application Number: 2019-1385

Plat Name: Anita Street Artist Lofts

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 07/29/2019

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

Specific Variance is being sought and extent of variance:

To allow a reduced building line along Anita Street; to allow a reserve to be less than 5,000 square feet; to allow a reserve to have less than 60' of frontage

Chapter 42 Section: 42-150, 190

Chapter 42 Reference:

42-150; 42-190(c)

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

This is the site of a vacant lot in the Third Ward within one block of the recently restored Emancipation Park. The property is out of the original plat, Orgen, which was platted in 1907. Most of the lots in Block 2, which front on what was Anita Avenue and Mary Street, but are now Anita Street and Rosalie Avenue, have double frontage. Many years ago, prior to the passage of Chapter 42 in 1982, property owners in this block have divided their lots in half and built at or near the property lines of Rosalie Avenue and Anita Street. Since these lots have been divided up by metes and bounds to create these de facto shallow 50'x50' lots, the ordinance-imposed 10' building line takes up 20% of the developable land area, which is a disproportionately large percentage to leave undeveloped. The south half of the original lot 9 still has a four-plex on it. This particular property used to have a four-plex multifamily building on it in 2013 that had a 7' building line for the façade and a covered patio that came up to 2' from the property line. In 2014, a fire broke out and burned down the four-plex apartment building and the adjacent bungalow. In 2015, the site was cleared and put on the market for sale. The current owner would like to redevelop the property into a triplex apartment building with parking on the ground floor. The site for this triplex must be replatted into a reserve even though the four-plex it is replacing was on an adequate lot. Chapter 42 requires that more than two units be placed on a reserve rather than a lot. This building will be partially affordable housing. One of the three units is proposed to be Section 8 housing with the other two being market-rate housing. In order to achieve density in the area without creating large apartment buildings that drastically change the neighborhood character, there needs to be a way for developers to create small apartment buildings like the one the developer is proposing. Unfortunately, there is not a good tool within Chapter 42 for encouraging or allowing these small-scale apartment structures. This new structure is proposed to be 2' from the property line on Anita Street. This means that Anita Street would have a pedestrian realm of 18' from the closest part of the building to the edge of paving. This 18' pedestrian realm will include an 8' safety buffer and a 6' sidewalk, which will promote walkability. Promoting walkability is important for the neighborhood when considering this property's proximity to the park. The requirement for having 60' of frontage on a public street for a reserve originated by the city's need to ensure that if a reserve were ever redeveloped, there would be enough room to put a public street on the property. Since this block from Emancipation Street to Live Oak Street is less than 600' long, there is already adequate circulation for the area. The requirement for needing 5,000 square feet for a minimum area within an unrestricted reserve was created to ensure that there would be enough space on site for any use besides single family residential. The size of this property relative to the triplex's use and site layout proves to be adequate to practically develop 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;

The property's unusually shallow depth is due to the lots being double-fronted on the original plat of Orgen, then, subsequently, being further subdivided prior to the passage of Chapter 42 in 1982.

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

The granting of the variance will be consistent with other setbacks in the immediate area, most of which are not consistent with Chapter 42.

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

The granting of the variance will promote walkability and thus a healthy and active lifestyle.

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

The hardship has to do with the property's unusually shallow depth as a result of the original lots in Orgen having double frontage on Rosalie and Anita and consequently being split up by metes and bounds.



Application No: 2019-1385

Agenda Item: 97

PC Action Date: 09/05/2019

Plat Name: Anita Street Artist Lofts

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 42-150, 190

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

To allow a reduced building line along Anita Street; to allow a reserve to be less than 5,000 square feet; to allow a reserve to have less than 60' of frontage;

Basis of Recommendation:

The site is located within the city limits east of emancipation Avenue, north of Elgin. The applicant is proposing an unrestricted reserve for a proposed triplex and requesting three variances. Variance one, to have a reserve with less than 5000 square feet. Variance two, to allow a frontage of less than 60 feet. Variance three, to allow a reduced building line of two feet. Staff is in support of the requests. This item was deferred last planning commission to allow the applicant to coordinate with the fire Marshal regarding to the required setbacks from the adjacent properties and to modify the proposed driveway width. During the two-week deferral period the applicant revised the proposed site plan with the information provided by the fire Marshal showing a setback of 5 feet on the back and on the west side and a three-foot setback on the east side. The applicant also revised the proposed driveway to be 14 feet wide. The proposed setback for the balconies keep the character of the previous structure, which used to have a 2-foot setback for the cover entrances of each unit before it was destroyed by a fire in 2014. The garage door will set back 5 feet and the rest of the structure will be at 4 feet. With this new development, the applicant is providing a 17 foot 10-inch pedestrian realm with a six-foot unobstructed sidewalk, two three-inch caliper trees and providing all the required parking spaces on site. This proposed development is consistent with the density of the area as it is surrounded by similar developments. In addition to this, one of the units is proposed to be affordable housing under the Housing Choice Voucher Program (formerly known as Section 8). The applicant has received support from the adjacent neighbors and from Council member Dwight A. Boykins from District D.

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

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 previous use of the property was for a four plex that was built in the 40's and destroyed by a fire in 2014. The applicant is proposing a similar development decreasing the number of units from 4 to 3. The proposed triplex goes in line with the character of the area with the existing duplexes and fourplexes. Strict application of the ordinance wouldn't allow for this type of development to happen where higher density already existed and continue to exist.

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

The applicant is proposing the same use as it existed before and improving the site by reducing the number of units from 4 (previous building) to 3 units. All the required parking spaces will be on site and the pedestrian realm will be improved by providing 6-foot unobstructed sidewalk, two three-inch caliper trees and a narrower driveway.

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

The intent and general purpose of this chapter will be maintained by having an unrestricted reserve to be developed for multifamily and replicate the previous use with less density meeting all the parking requirements on site and providing a better pedestrian realm than what currently exists on the site.

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

The applicant coordinate with the fire marshal to provide the required setbacks from the adjacent properties. five feet on the back and east side and three feet on the west side. These setbacks are required for fire protection and are more adequate than what the previous building had (less than three feet).

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

The applicant will provide one of the three units as affordable housing under the Housing Choice Voucher Program (formerly Section 8). To keep the housing availability on the area. In addition to this, the applicant is improving the pedestrian realm, providing all the required parking spaces on site and reducing the number of units from 4 (previous building) to 3.



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 15, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Anita Street Artist Lofts

REFERENCE NUMBER: 2019-1385

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along Anita Street East of Emancipation Avenue and north of Elgin Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting three variances, to plat a 2' building line along Anita Street as opposed to the required 10', to allow a reserve to be less than 5,000 square feet and to allow a reserve to have less than 60' of frontage.

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 22, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call **Jake Patrick** of **Vernon G. Henry & Associates, Inc.** at 713-627-8666. You may also contact Homero Guajardo with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar a Hector Rodriguez del Departamento de Planificación y Desarrollo al 832-393-6659.

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 98
Action Date: 09/05/2019
Plat Name: Eado Navigation replat no 1
Developer: KBRN LP
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1503 C2R

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

Total Acreage:	1.8552	Total Reserve Acreage:	1.8552
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	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. (Sec 42-212)

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. (Sec 42-45)

Coordinate with PWE Traffic for access to Marsh Street prior to site plan approval.

If the variances are granted, add the following note on face of the plat: The Planning Commission granted four variances:

1. to allow access to McAlpine Street for building services only such as trash removal and electrical transformer,
2. to allow reduced building lines for a portion along Navigation Blvd,
3. to allow a 0' B.L. along the northeastern 28' portion of Navigation Blvd for overhead balconies only and
4. to allow access to Marsh Street subject to specific conditions on 09/05/2019. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

Applicant must provide sidewalks and safety buffers as shown on the site plan. Any modifications to the site plan would make the variance approval invalid.

1. A minimum 23'5" pedestrian realm will be provided along Navigation Boulevard with minimum 18' wide unobstructed sidewalk and minimum 5' safety buffer,
2. A minimum 16'1" pedestrian realm will be provided along Canal Street with 12'1" wide unobstructed sidewalk and minimum 3'11" safety buffer,
3. minimum 3" caliper trees and
4. maximum 8' high semi-opaque wrought-iron fence (if any).

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 09/05/2019
Plat Name: Eado Navigation replat no 1
Developer: KBRN LP
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1503 C2R

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

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

PWE Utility Analysis: A Wastewater 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: Make sure that 10' clearance between any public utility to the building foundation. Detention is required.

Solid Waste: This development does not qualify for COH solid waste collection services.

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

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Eado Navigation replat no 1

Applicant: Vernon G. Henry & Associates. Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 09/05/2019

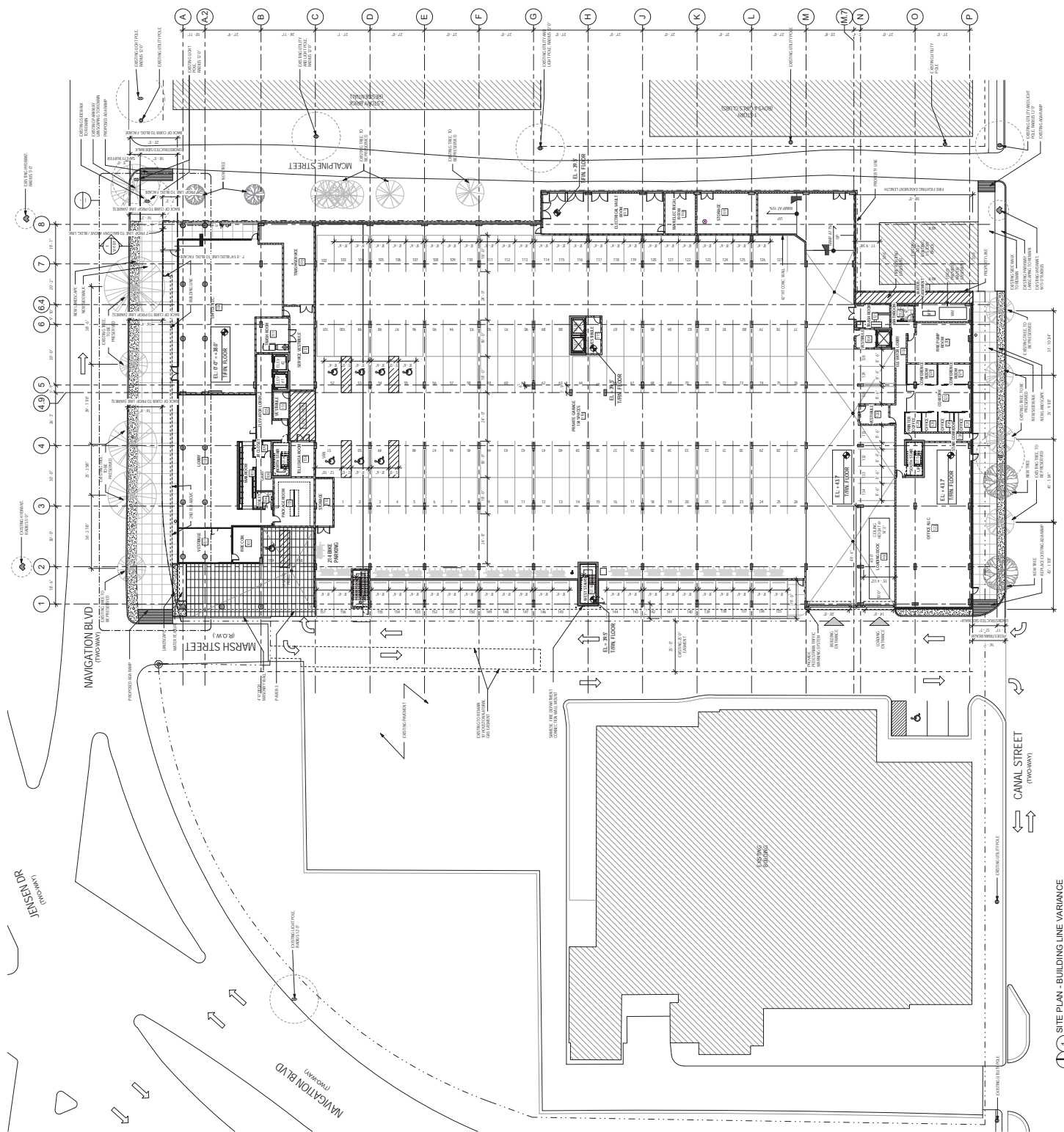
Subdivision Name: Eado Navigation replat no 1

Applicant: Vernon G. Henry & Associates. Inc.

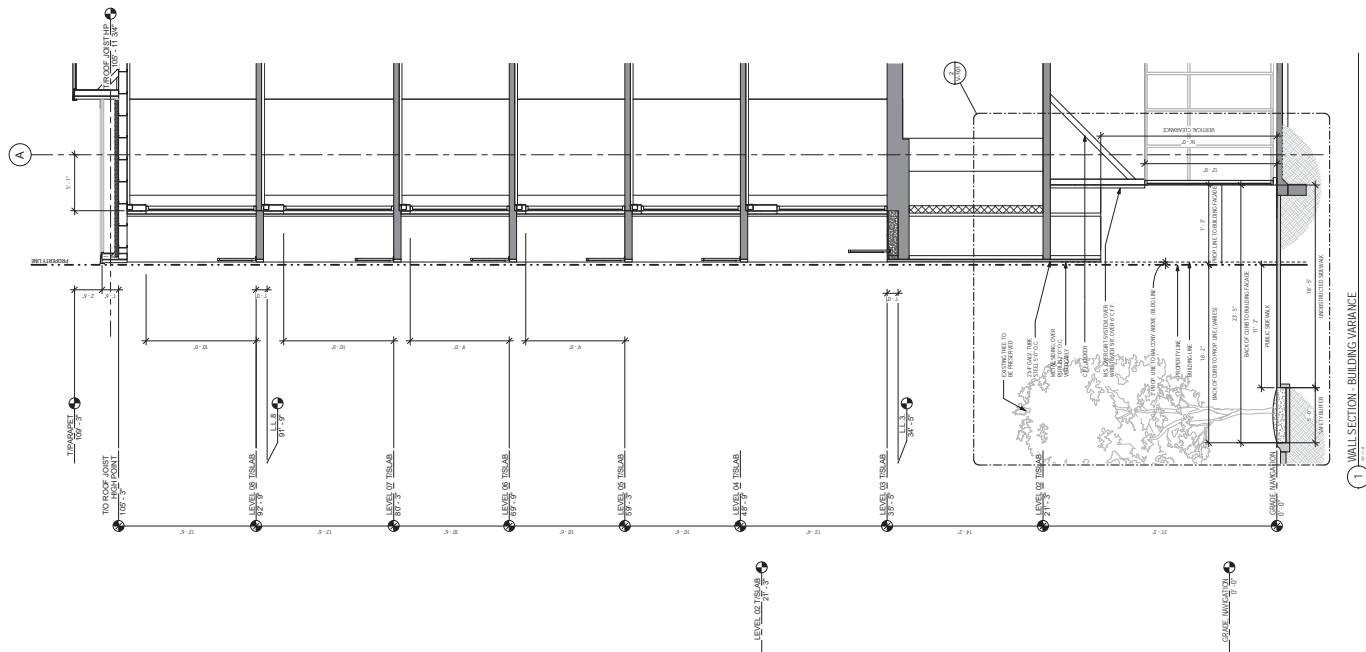


D – Variances

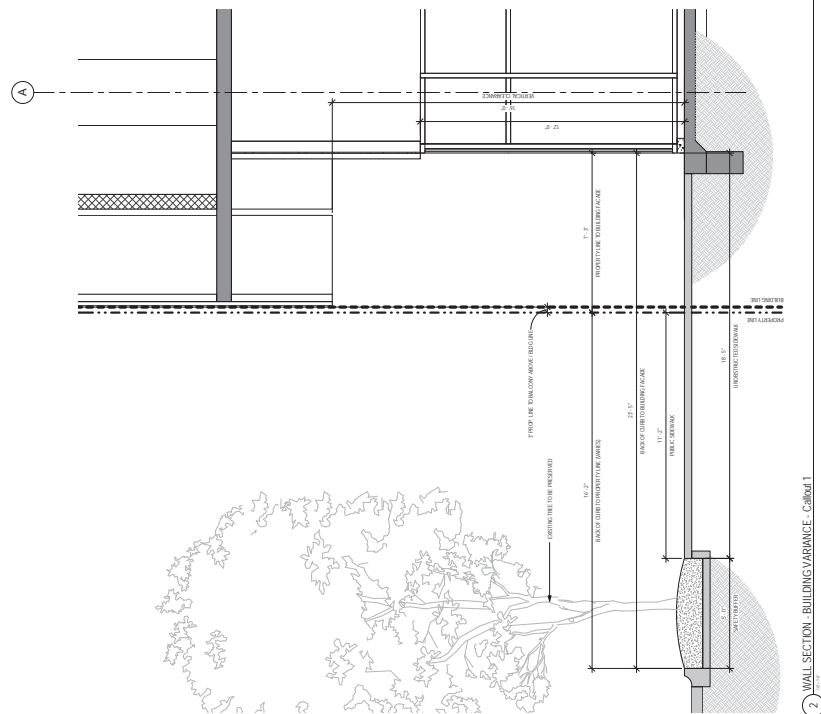
Aerial



1 SITE PLAN - BUILDING LINE VARIANCE

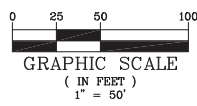


1 WALL SECTION - BUILDING VARIANCE



2 WALL SECTION - BUILDING VARIANCE - Callout 1





SITE SUBJECT TO:
1. RESTRICTIVE COVENANTS IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 20070103688 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.
2. RIGHT OF WAY AND EASEMENT GRANTED BY HOUSTON INDEPENDENT SCHOOL DISTRICT TO HOUSTON NATURAL GAS CORPORATION BY INSTRUMENT DATED AUGUST 28, 1968, RECORDED IN VOLUME 7342, PAGE 17 OF THE DEED RECORDS (CLERK'S FILE NO. C779051) OF HARRIS COUNTY, TEXAS.

FLOOD INFORMATION
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE 2, ACCORDING TO FEMA MAP NO. 4802010690N DATED 1-9-2017.

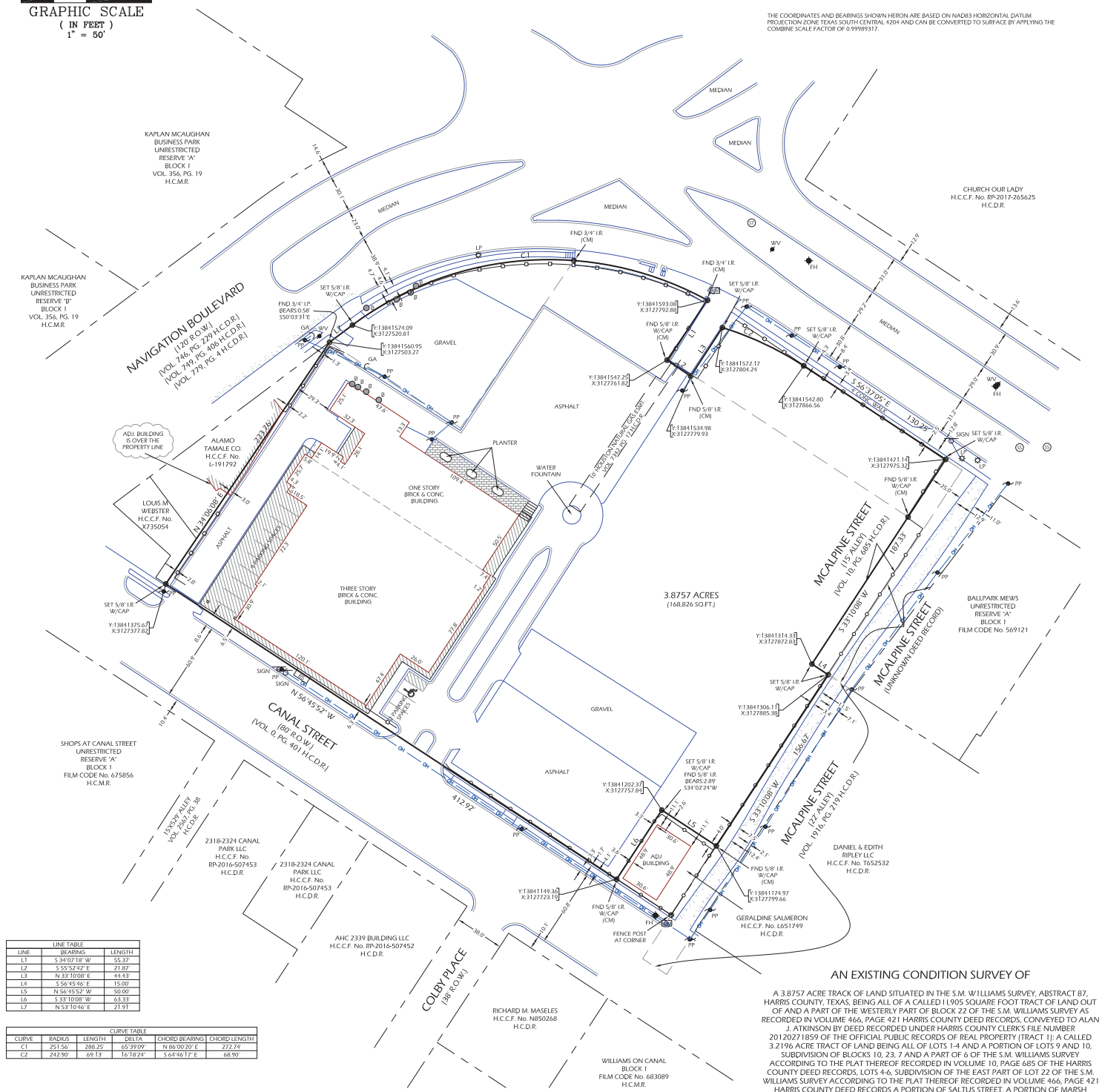
BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED. THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLANS AND FLOODWAY AREAS THAN SHOWN BY FEMA MAPS THAT WILL AFFECT DEVELOPMENT.

LEGEND:
H.C.B.R. - HARRIS COUNTY MAP RECORD
H.C.C.F. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
C.M. - CONTROL MONUMENT
L.R.P. - IRON ROD/IRON PIPE
P.T.P. - PINCHED TOP PIPE
S.S. - SANITARY MANHOLE
S.T. - STORM MANHOLE
W.V. - WATER VALVE
P.P. - POWER POLE
B. - BUS STOP
B. - BOLLARD
G.A. - GUT ANCHOR
F.H. - FIRE HYDRANT
L.P. - LIGHT POLE

NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY. ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE FOR RECORDED PLAT UNLESS OTHERWISE SHOWN.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

THERE ARE NO TREES & STORM SEWER INLETS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN FEET OF THE TRACT.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINE SCALE FACTOR OF 0.99999317.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 34° 07' 18" W	55.37
L2	S 55° 52' 42" E	21.87
L3	N 23° 10' 06" E	44.42
L4	S 56° 45' 40" E	15.00
L5	N 56° 45' 52" W	50.00
L6	S 53° 10' 06" W	63.33
L7	N 53° 10' 06" E	21.91

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARINGS
C1	211.50	288.25	65° 35' 09"	N 80° 00' 20" E
C2	242.90	69.13	16° 18' 24"	S 64° 46' 12" E

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCUMBRANCES APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

Daniel W. Goodale
DANIEL W. GOODALE
4919
PROFESSIONAL SURVEYOR

DATE: 01-29-19	CLIENT: CAS CONSULTANTS, LLC
REVISION: 01-31-19	BUYER: --
DRAWN BY: AFB	LENDER: --
APPROVED BY: DWG	
PROJECT NO: GL-0357	

2311 CANAL STREET
HOUSTON, TEXAS 77003

AN EXISTING CONDITION SURVEY OF

A 3.8757 ACRE TRACT OF LAND SITUATED IN THE S.M. WILLIAMS SURVEY, ABSTRACT 87, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 11905 SQUARE FOOT TRACT OF LAND OUT OF AND A PART OF THE WESTERLY PART OF BLOCK 22 OF THE S.M. WILLIAMS SURVEY AS RECORDED IN VOLUME 466, PAGE 421 HARRIS COUNTY DEED RECORDS, CONVEYED TO ALAN J. ATKINSON BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20120271859 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (TRACT 1); A CALLED 3.21196 ACRE TRACT OF LAND BEING ALL OF LOTS 1-4 AND A PORTION OF LOTS 9 AND 10, SUBDIVISION OF BLOCKS 10, 23, 7 AND A PART OF 6 OF THE S.M. WILLIAMS SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 466, PAGE 421 HARRIS COUNTY DEED RECORDS A PORTION OF SALTUS STREET, A PORTION OF MARSH STREET PER CITY OF HOUSTON ABANDONMENT PARCELS S-988-A AND S-988-B ABANDONED BY CITY OF HOUSTON ORDINANCE NUMBER 2007-119 AND A PORTION OF LOTS 26 AND 27, OF SAID S.M. WILLIAMS SURVEY CONVEYED TO ALAN J. ATKINSON BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20110478748 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (TRACT 2); ALL OF A CALLED 0.1398 ACRE TRACT OF LAND BEING ALL OF LOT 3 AND A PORTION OF LOTS 1 AND 2 OF THE SUBDIVISION OF THE EAST ONE-HALF OF BLOCK 22 OF SAID S.M. WILLIAMS SURVEY ACCORDING TO THE PLAT RECORDED IN VOLUME 466, PAGE 421 OF THE HARRIS COUNTY DEED RECORDS (TRACT 3); A CALLED 0.2656 ACRE TRACT OF LAND OUT OF LOTS 5-10, BLOCK 23 OF THE S.M. WILLIAMS SURVEY RECORDED IN VOLUME 10, PAGE 685 OF THE HARRIS COUNTY DEED RECORDS AND THAT CERTAIN CALLED 1,273 SQUARE FOOT TRACT OF LAND OUT OF LOT 6 RECORDED UNDER VOLUME 1319, PAGE 142 OF THE HARRIS COUNTY DEED RECORDS (TRACT 4).

(BEARINGS BASED ON GPS OBSERVATION)

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY SUITE # 129
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllandsurveys.com
www.greenleafandsurveys.com



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1503

Plat Name: Eado Navigation replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 08/23/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

To allow access to McAlpine for building services such as trash removal and electrical transformer; to allow reduced setback for a portion of the frontage along Navigation; to allow 0' setbacks along a 28' portion of Navigation near McAlpine for overhead balconies extending out from the face of the building.; to allow Marsh to stay at its current width and to not terminate it with a cul-de-sac.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150

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 proposed mixed use project is located on the site of a former HISD school and is located in an area on the near east side that is experiencing redevelopment with a total change in character. The plat for this project was approved on 2/28/19 and has been recorded. In the intervening time, the developer and architect have been refining the design of the building, which was only conceptual at the time of the plat approval. The completed plans include placing building services along McAlpine in order to create the most attractive facades along Canal and Navigation. These two streets are key in establishing neighborhood character. McAlpine, on the other hand, has the appearance and function of an alley and is, therefore an appropriate location for building services. This segment of McAlpine is only one block in length and will not be used by building tenants for access. Care has been taken to ensure that trash removal trucks will have an adequate turning radius and opening to be able to operate. There will be ground floor commercial spaces with glass wall front on both Navigation and Canal. Garage parking is being provided for them as well as for the apartments. Access to the garage will be taken from an adjacent access easement to the west side which is shared with the property to the west on this same block. This access easement is proposed to be accessed from both Canal and Navigation. The existing "leftover" segment of Marsh Street has been in its current configuration for decades. The access easement is a direct extension of this "street". Once the proposed plans for the future roundabout at Navigation and Jensen are realized, it is understood that the entrance to the access easement from Marsh street would operate as a right-in and right-out only and would not impede traffic circulation on the future roundabout. The glass-front commercial space on the ground floor facing both Canal and Navigation will encourage pedestrian traffic along these streets by providing views of activities and merchandise, giving vitality to the street scene. Along Navigation, the pedestrian realm is to be 23' 5" from the face of the building to the back of curb. Most of this area will be paved, including an 8' unobstructed sidewalk. There will be a 5' planting zone. Along Canal, the pedestrian realm will be 16'1" and will have a 12'1" sidewalk and a 3'11" planting zone. At the ground level the building façade is setback 7'3" for the majority of the frontage with the exception of the northwest corner of the building where the property line starts to curve southwest and thus eventually reduces to 0'. The upper floors extend between 0' – approximately 4' from the property line along Navigation. The balconies that

extend out from the building façade come out to the property line along Navigation Boulevard. This only occurs for approximately 28' in width near the corner of Navigation and McAlpine.

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

Due to the project's proximity to the CBD, light rail, and bus lines this site offers a unique opportunity to capitalize on pedestrian-oriented development. The building façade will be close to the street to create the most interest for the pedestrians. Utilizing frontage on Navigation or Canal for building services would detract from the pedestrian experience.

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

The intent of this chapter is to encourage mixed-use development where appropriate. This site has frontage on a major thoroughfare and major collector. Encouraging mixed-use development in the inner city will help improve health and walkability. The developer is participating in the design and construction cost of the future round-about at the intersection of Navigation and Canal as well as nearby park space, which will significantly influence the purposes of the chapter.

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

The granting of these variances will promote a more active and healthy lifestyle through the promotion of walking and cycling which is a positive for the overall public health and welfare of the community.

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

The justification for the variances is creating a mixed-use and pedestrian-friendly environment for this up and coming area of town. Its proximity to transit, CBD, and bus lines make it a perfect place to implement a pedestrian-forward design mindset. Moving away from the suburban style buildings with parking in the front is exactly what is appropriate for this geography.



Application No: 2019-1503

Agenda Item: 98

PC Action Date: 09/05/2019

Plat Name: Eado Navigation replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

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

Chapter 42 Sections: 150

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

To allow access to McAlpine for building services such as trash removal and electrical transformer; to allow reduced setback for a portion of the frontage along Navigation; to allow 0' setbacks along a 28' portion of Navigation near McAlpine for overhead balconies extending out from the face of the building.; to allow Marsh to stay at its current width and to not terminate it with a cul-de-sac.;

Basis of Recommendation:

The site is located in Houston's city limits, along Navigation Boulevard and north of Canal Street.

At the beginning of this year, Planning Commission granted multiple variances related to building lines and rights-of-way widening for the subject site based on a conceptual site plan. The subdivision plat got recorded. Then, the site plans were completed and finalized. Modifications were made to the site plans and the applicant is now requesting similar variances to address these changes. At this time, the applicant is requesting four variances:

1. To allow reduced building lines varying approximately between 0-4' for a portion along Navigation Blvd,
2. To allow a 0' building line along the northeastern 28' portion of Navigation Blvd for overhead balconies only,
3. To allow access to McAlpine Street for building services only, and
4. To not extend or terminate Marsh Street with a cul-de-sac and to allow access to Marsh Street.

Staff is in support of these requests.

The applicant is still proposing a multi-story, mixed-use development with upper floors parking and residential and ground floor commercial spaces. The ground floor will have a glass wall facing both Navigation Boulevard and Canal Street. Vehicular access to the site will be taken from the adjacent private access easement and access for building services only will be taken from McAlpine Street.

Along Navigation Boulevard, with the proposed reduced building lines, a 23' pedestrian realm will be provided with 18'5" wide unobstructed sidewalk and a minimum 5' safety buffer. Along Canal Street, with the proposed 6' building line, a 16'1" pedestrian realm will be provided with a 12'1" wide unobstructed sidewalk and 3'11" safety buffer.

The previous plat was recorded with plat notations denying vehicular access to both Marsh and McAlpine Streets and the applicant would like to remove these plat notations. By granting the variance to allow access to Marsh Street would allow residents and visitors to have vehicular access to the site, minimizing vehicular traffic on the adjacent major streets. The applicant also proposes to allow access to McAlpine Street for building services only, such as trash collection. McAlpine Street functions more like an alley and the proposed building will not provide any driveways on McAlpine Street, which would help to limit vehicular access on this street. Vehicular access for all others will be taken from the adjacent private access easement and Marsh Street.

Overall, this proposal is a pedestrian-friendly development that provides active uses on the ground floor and encourages pedestrian interactions. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Stricter application would require greater building lines along Navigation Boulevard and Canal Street, which would create a more auto-oriented development. The applicant is requesting reduced building lines to create a more pedestrian-friendly development. The applicant proposes a mixed-use, multi-story building with upper floors residential and parking and ground floor commercial uses. The ground floor will have a glass wall facing both Navigation Boulevard and Canal Street. Vehicular access will be taken from the adjacent private access easement and Marsh Street and access to McAlpine Street will be limited to building services only.

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

This proposal is a pedestrian-friendly development that provides active uses on the ground floor and encourages pedestrian interactions. Planning Commission previously granted similar variances and the applicant is now requesting variances to address modifications made to the final site plans.

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

Along Navigation Boulevard, with the proposed reduced building lines, a 23' pedestrian realm will be provided with 18'5" wide unobstructed sidewalk and a minimum 5' safety buffer. Along Canal Street, with the proposed 6' building line, a 16'1" pedestrian realm will be provided with a 12'1" wide unobstructed sidewalk and 3'11" safety buffer. The proposed 0' B.L. for the balconies above will not interfere with the pedestrian activity on the ground floor.

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

Along Navigation Boulevard, with the proposed reduced building lines, a 23' pedestrian realm will be provided with 18'5" wide unobstructed sidewalk and a minimum 5' safety buffer. Along Canal Street, with the proposed 6' building line, a 16'1" pedestrian realm will be provided with a 12'1" wide unobstructed sidewalk and 3'11" safety buffer. Additionally, the proposed development will take direct vehicular access from Marsh and the adjacent private access easement. This would help to minimize traffic congestion on the adjacent major streets. The proposed building will not provide driveways to McAlpine Street and vehicular access to McAlpine Street will be limited to building services only.

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

Economic hardship is not the sole justification of the variance. The applicant is proposing to develop a mixed-use pedestrian-friendly building with an active ground floor.



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 29, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Eado Navigation replat no 1

REFERENCE NUMBER: 2019-1503

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 Navigation Blvd and north of the intersection of Canal St and Colby St. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of KBRN, L.P., the developer of the subject site. The applicant is requesting three variances: (1) to allow access to McAlpine Street for building services such as trash removal and electrical transformer; (2) to allow reduced building lines for a portion of the frontage along Navigation Blvd for a mixed-use development, and (3) to allow a 0' building line along a 28' portion of Navigation Blvd near McAlpine Street for overhead balconies extending out from the face of the building. Enclosed are copies of the variance request, the proposed subdivision plat and site plans submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 5th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Jake Patrick with Vernon G. Henry & Associates, Inc. at 713-627-8666. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 99
Action Date: 09/05/2019
Plat Name: Gutierrez Plaza
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-1159 C3P

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

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

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

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

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

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

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

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

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

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. (Sec 42-191)

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided. (Sec 42-1)

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) 232.0025, Texas Local Government code

193. Appendix I:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) 232.0025, Texas Local Government code



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 09/05/2019
Plat Name: Gutierrez Plaza
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-1159 C3P

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

For Your Information:

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

PWE Utility Analysis: Approved

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

Harris County Flood Control District: Flood Control review - 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 .

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

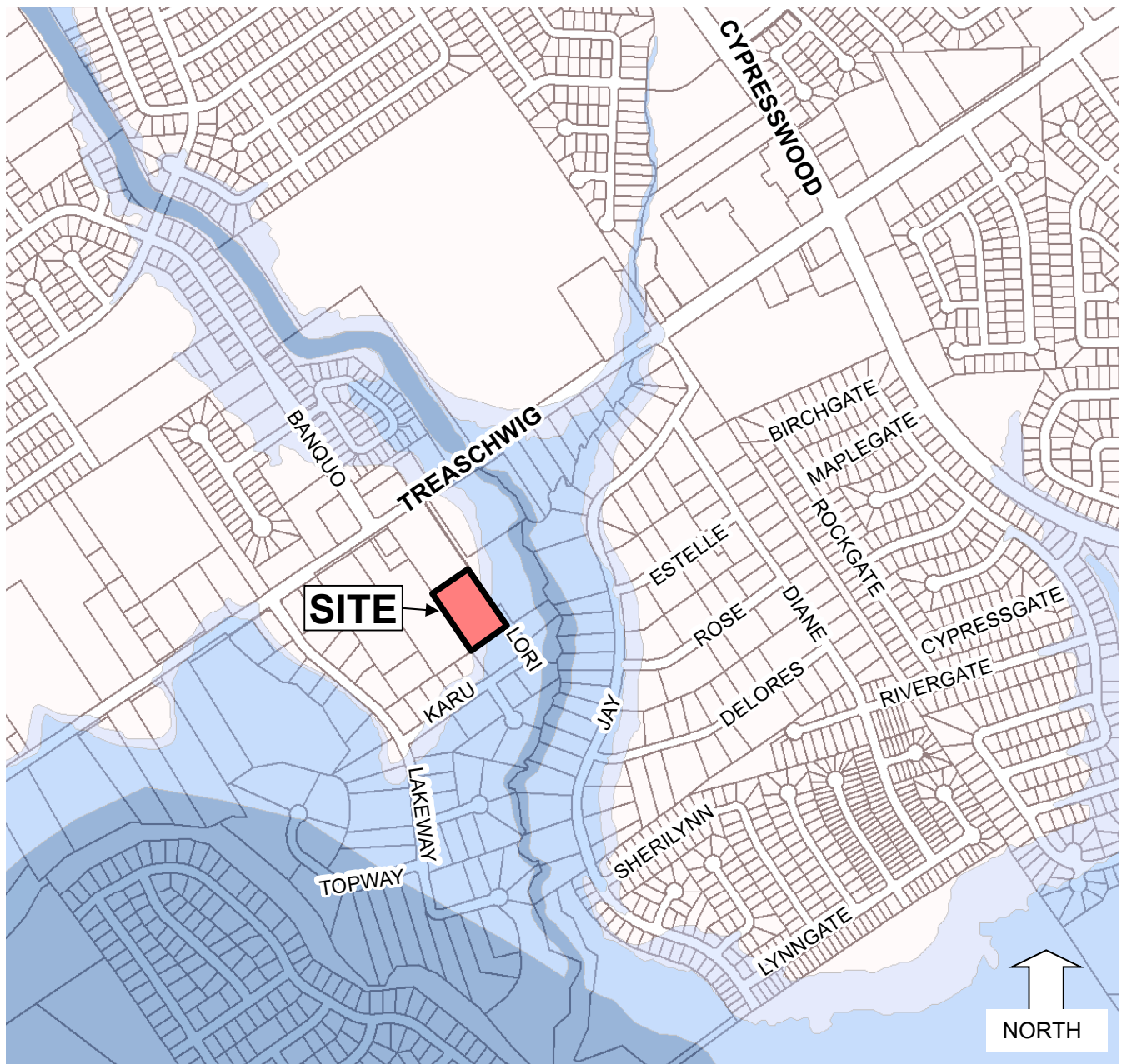
ITEM: 99

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Gutierrez Plaza (DEF 2)

Applicant: SEM SERVICES



D – Variances

Site Location

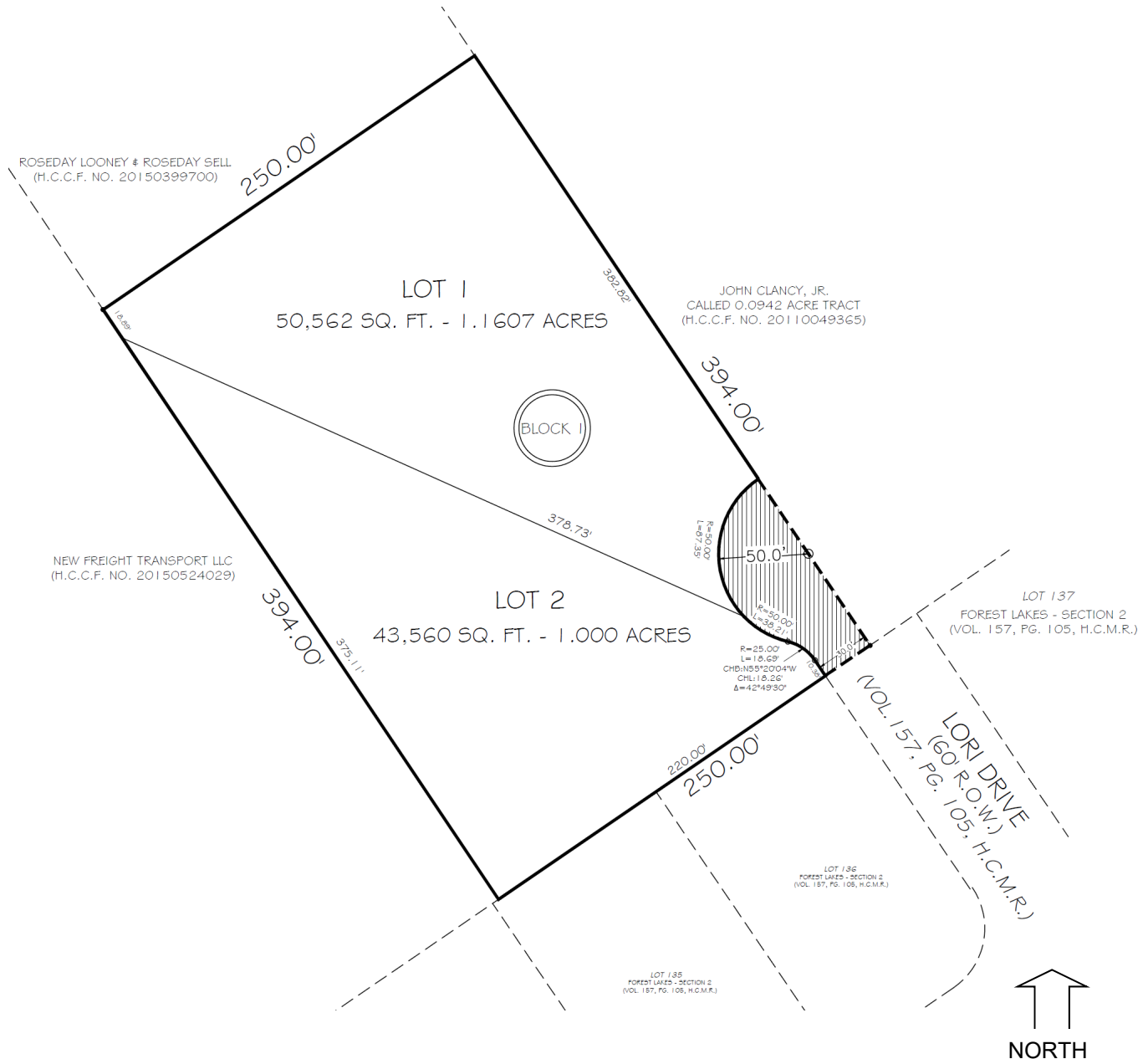
Planning and Development Department

ITEM: 99

Meeting Date: 09/05/2019

Subdivision Name: Gutierrez Plaza

Applicant: SEM SERVICES



D – Variances

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Gutierrez Plaza (DEF 2)

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.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1159
Agenda Item: 99
PC Action Date: 09/05/2019
Plat Name: Gutierrez Plaza
Applicant: SEM SERVICES

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

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. Originally the applicant was requesting a variance to have frontage and access from a 25 foot right of way (ROW) instead of the required 50-foot ROW for single family. Because Lori Drive is 60 feet wide, the applicant would have been required to dedicate 30 feet. This would have made the proposed lots less than an acre and not meeting Harris County and Engineering department lot size requirements. This application has been deferred twice to coordinate with Harris County and Engineering department to explore other options for this property to get access and frontage from a public ROW. As a result, the applicant is proposing a half cul-de-sac with a 30-foot ROW access from Lori Drive. Staff is in support of the request. The proposed half cul-de-sac satisfies County's requirements for access and frontage while keeping the proposed lot sizes over an acre. Adding two extra lots at the end of Lori Drive will not be injurious to the public health safety or welfare as the subdivision (Forest Lake Sec 2) where Lori Drive was created has 65 lots and it's not required for intersection spacing.

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

n/a

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

The applicant is ending Lori drive with half a cul-de-sac to have frontage on a public ROW. Strict application of the ordinance will make this project infeasible as there is no way for the subject site to have frontage on a 50' public ROW. When the property to the east is developed the other half of the cul-de-sac will be dedicated and constructed.

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

Lori drive was created with Forest Lakes Sec 2. The subject site has never been recorded and the only way to get access to a public ROW is by ending Lori Drive with a cul-de-sac. The applicant is dedicating half of a cul-de-sac with a 50-foot radius.

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

By dedicating half of the cul-de-sac, the intent and general purpose of this chapter will be maintained by providing frontage to a public ROW and by keeping the two proposed lots over an acre as required by Harris County Engineering department.

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

Forest Lakes Sec 2 is a subdivision with 65 lots. Adding two more lots will not be injurious to the public health, safety or welfare as the subdivision will be under the maximum 150 lots allowed for one point of access. Also, Lori Drive is not required to be extended for intersection spacing.

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

The applicant is dedicating half of a cul-de-sac to be able to get access to a public ROW and at the same time providing a turnaround for Lori Drive.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100

Action Date: 09/05/2019

Plat Name: Harris County MUD no 449 Water Plant no 2

Developer: Harris County Municipal Utility District No 449

Applicant: EHRA

App No/Type: 2019-1553 C2

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:	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	445K	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.

For Your Information:

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

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

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

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

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

Plat is requested to be deferred for additional information about development.

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

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Harris County MUD no 449 Water Plant no 1

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

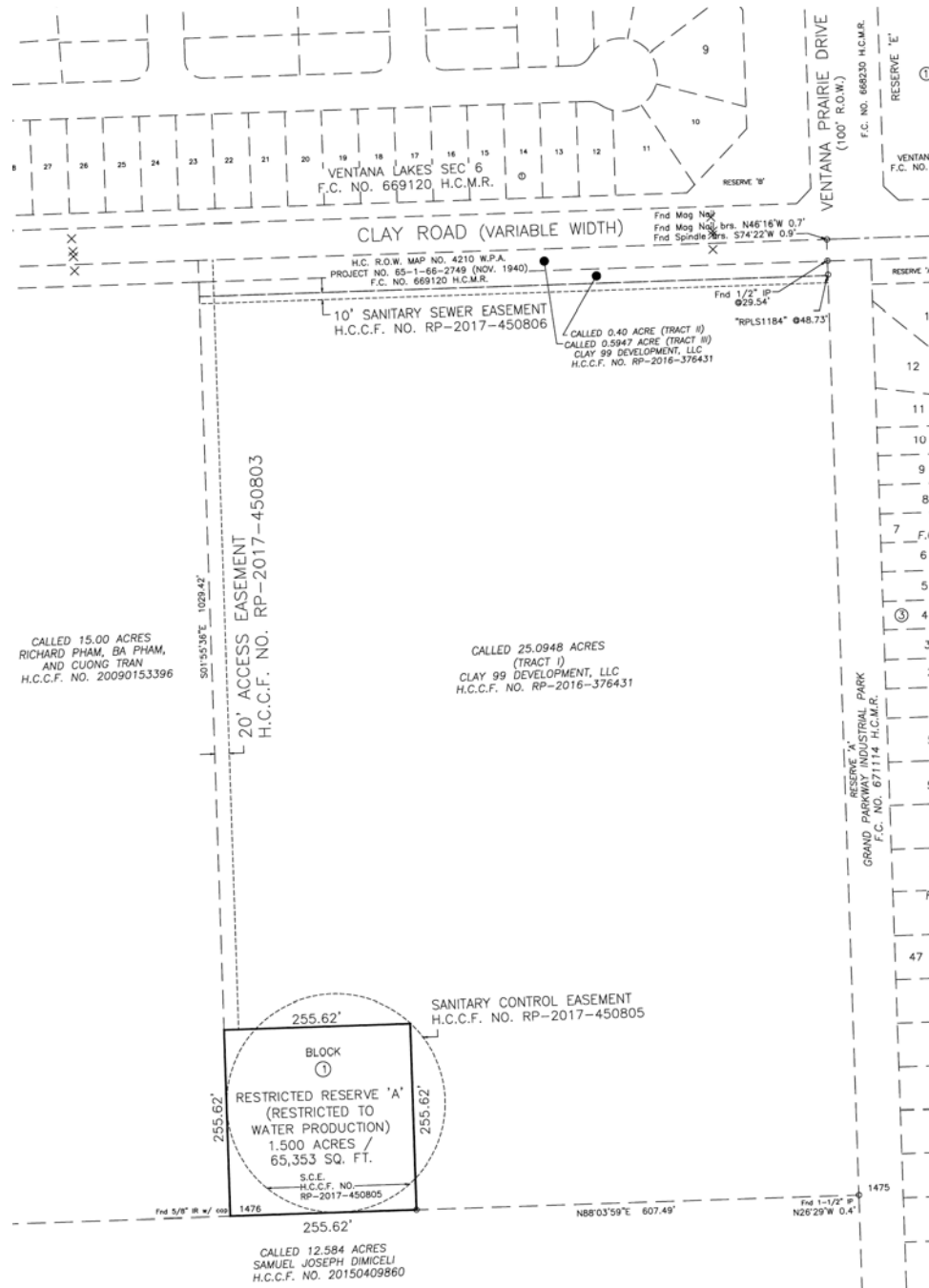
ITEM: 100

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Harris County MUD no 449 Water Plant no 1

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Harris County MUD no 449 Water Plant no 1

Applicant: EHRA



D – Variances

Aerial



Application Number: 2019-1553

Plat Name: Harris County MUD no 449 Water Plant no 1

Applicant: EHRA

Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

Variance to allow a reserve restricted to water production to take access via a 20' access easement instead of 50' of frontage on a public street.

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve: Restricted to Wastewater treatment, water production, or water repressurization; Minimum Size: 5,000 sq. ft.; Type of Street or Driveway: public street or type 1 permanent access easement; Minimum Street or Driveway Width: 50 feet; Minimum Street or 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 subject tract is a 1.5 acre of land north of Morton Road, east of Porter Road, south of Clay Road, and west of Peek Road HCMUD 449, the property owner, is responsible for providing water and wastewater service to residents and businesses within its district, as well as service interconnects with neighboring districts. There are more subdivisions being developed in this area that will require HCMUD 449 to provide water and wastewater capacity for those subdivisions, including new sections within the Marcello GP currently being developed on the west side of Porter Road. This type of development within the immediate area leads HCMUD 449 to believe that there will be a drastic increase in the need for water and wastewater capacity. In advance of new development occurring within the district boundaries, it is necessary to construct a new water plant to prepare for the influx of water and wastewater needs. The subject tract sits approximately 1,059.42 feet south of Clay Road and is adjacent single family development to the north and undeveloped land to the east, south, and west. HCMUD 449 purchased the subject tract for the new water plant and will begin construction immediately. The subject tract is provided access to Clay Road via a recorded access easement. Granting access to the water plant through an easement does not change the functioning of the facility. The plat is proposing a 1.5 acre reserve restricted to water production with an existing 20' access easement to Clay Road. The adjoining property owner agreed to enter into the access agreement with HCMUD 449 in anticipation of future development and the need for increased water and wastewater services in the district.

(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;

It is important that HCMUD 449 construct a new water plant in order to provide service to the future development in the district. Construction of the water plant must proceed in advance of other development so that water capacity is available when new homes and commercial buildings are opened. Water and sewer plant construction often predates other

infrastructure such as road construction because of the long lead time to construct such facilities. HCMUD 449 is a public governing board not controlled by any developer, thus because surrounding tract development is still in the planning stages, it is impossible to predict exactly how all future development will be occurring and the MUD has no control over the timing of such development.

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

Vehicular access to the water plant from a 20-foot access easement will allow all construction and maintenance service vehicles adequate access to the facility. The existing easement is recorded as an access easement so that the water plant is guaranteed access no matter how future development occurs. Future development adjacent to the facility within the district could provide access as described in Chapter 42, but in the meantime the 20-foot easement guarantees required access.

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

Public health, safety and welfare will not be negatively impacted by granting this variance. Access to the site will still be made via Clay Road as originally intended and cannot be interrupted due to the perpetual language in the recorded access easement document.

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

This variance is requested due to the recorded 20-foot access easement being the sole point of connectivity between Clay Road and the subject tract. Future development of the surrounding tracts could potentially provide alternate access to the water plant, however, the timing of that development is unknown. Due to HCMUD 449 not owning adjacent tracts, denying the variance would create a landlocked tract that would render the location unusable by HCMUD 449.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1553

Agenda Item: 100

PC Action Date: 09/05/2019

Plat Name: Harris County MUD no 449 Water Plant no 2

Applicant: EHRA

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 42-190(c)

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

Variance to allow a reserve restricted to water production to take access via a 20' access easement instead of 50' of frontage on a public street.;

Basis of Recommendation:

The site is located in Harris County ETJ's south of Clay Road and east of Porter. The applicant is proposing an unrestricted reserve and requesting a variance to get frontage and access via a 20-foot access easement instead of the required 50 foot of frontage on a public street. Staff recommendation is to defer the plat for two weeks per Harris County and Engineering Department request to coordinate with the Municipal Utility District (MUD) and get more information about the location of the water plant and what is planned around it for future development.

Statement of Facts

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

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: 101
Action Date: 09/05/2019
Plat Name: Kipp Texas Houston Florence Road
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2019-1513 C2R

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

Total Acreage:	19.7581	Total Reserve Acreage:	19.7581
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	FB COUNTY WCID 1
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528X	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (42-150 thru 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. (42-155)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
051. Tie plat boundary to the nearest intersection of public street rights-of-way. (42-41(2))
115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
- 190.3. 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. (42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45(2))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (42-45)

Add variance plat note if variance is granted: "The Planning Commission granted a variance to allow the termination of Vine River Drive without a cul-de-sac subject to specific conditions on 09/05/2019. 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."

**

Conditions of approval:

- 1) Provide pedestrian access from stub street Vine River Drive
- 2) Deny vehicular access from Vine River Drive to the school site except as required for existing utility and cell tower access easements.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 09/05/2019
Plat Name: Kipp Texas Houston Florence Road
Developer: Kuo & Associates, Inc
Applicant: Kuo & Associates, Inc
App No/Type: 2019-1513 C2R

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

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

Fort Bend Engineer: 1.) ROW dedication and construction of a cul-de-sac would be required at the end of Vine River Drive.
2.) Provide 10' landscape easement and 25' building line along West Bellfort.
3.) Submit FP to FBC for formal review.
4.) This does not constitute a formal review by FBC, as not all comments are provided in this portal.
PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Missing B.L. on West Bellfort Rd. 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: 09/05/2019

Subdivision Name: Kipp Texas Houston Florence Road

Applicant: Kuo & Associates, Inc

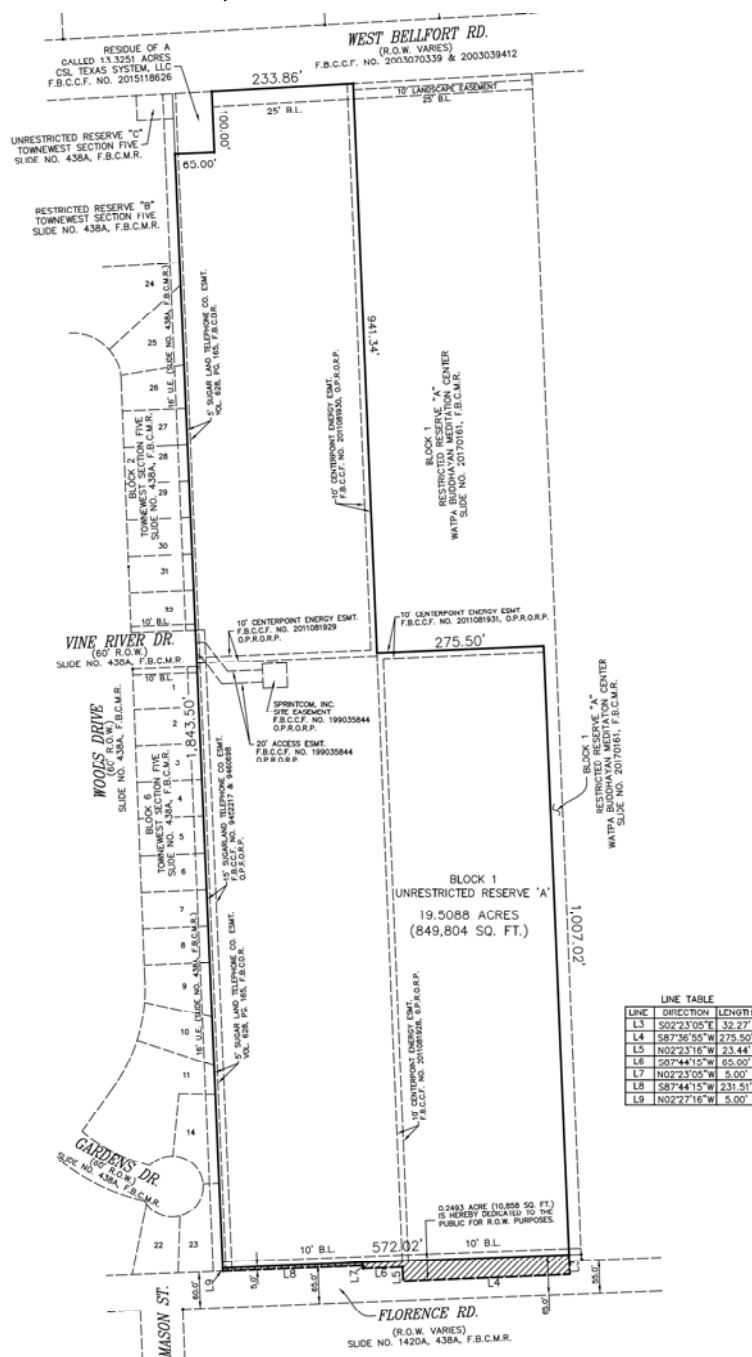


D – Variances

Site Location

Meeting Date: 09/05/2019

Applicant: Kuo & Associates, Inc



NORTH

Subdivision

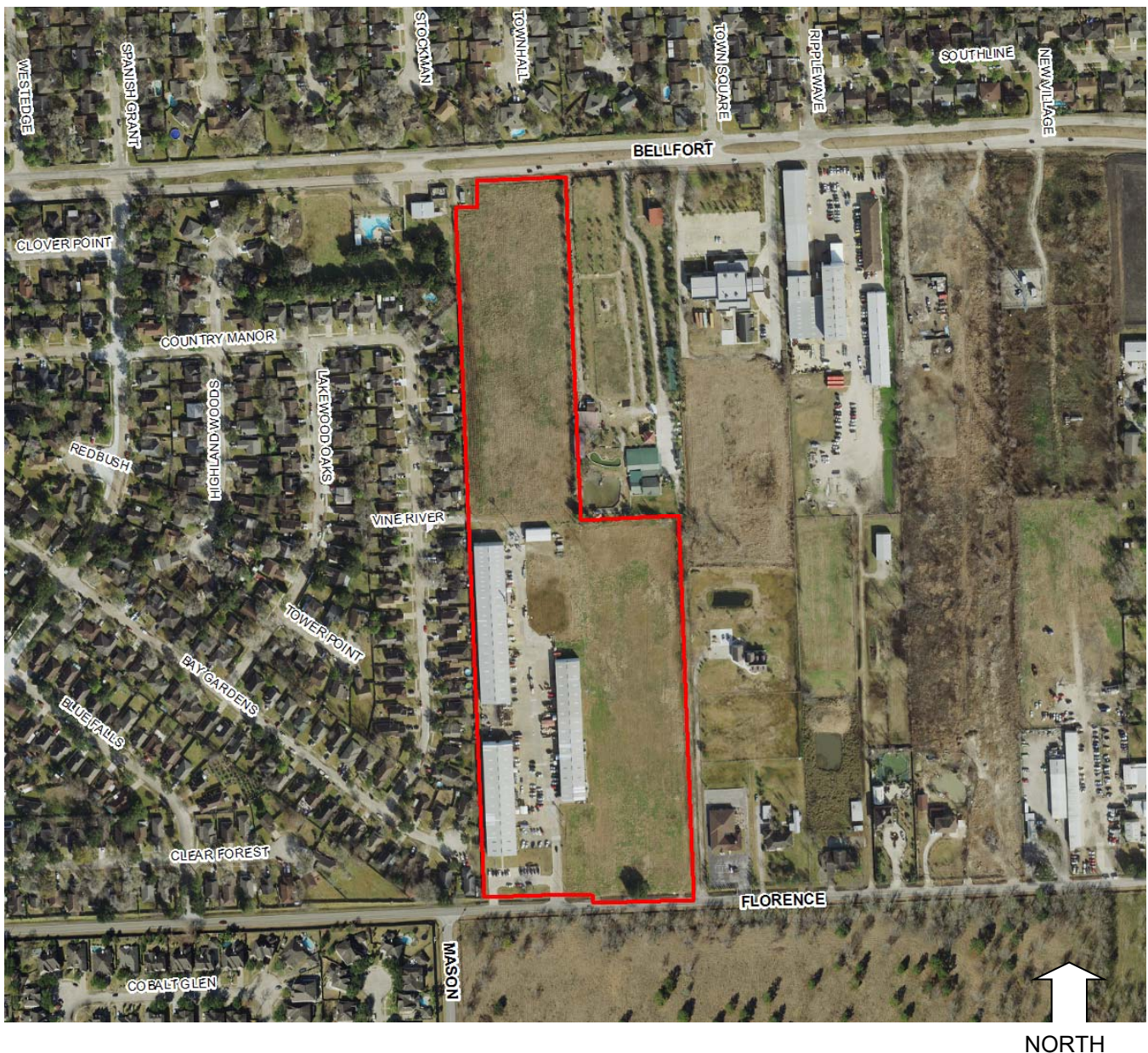
Houston Planning Commission **ITEM: 101**

Planning and Development Department

Meeting Date: 09/05/2019

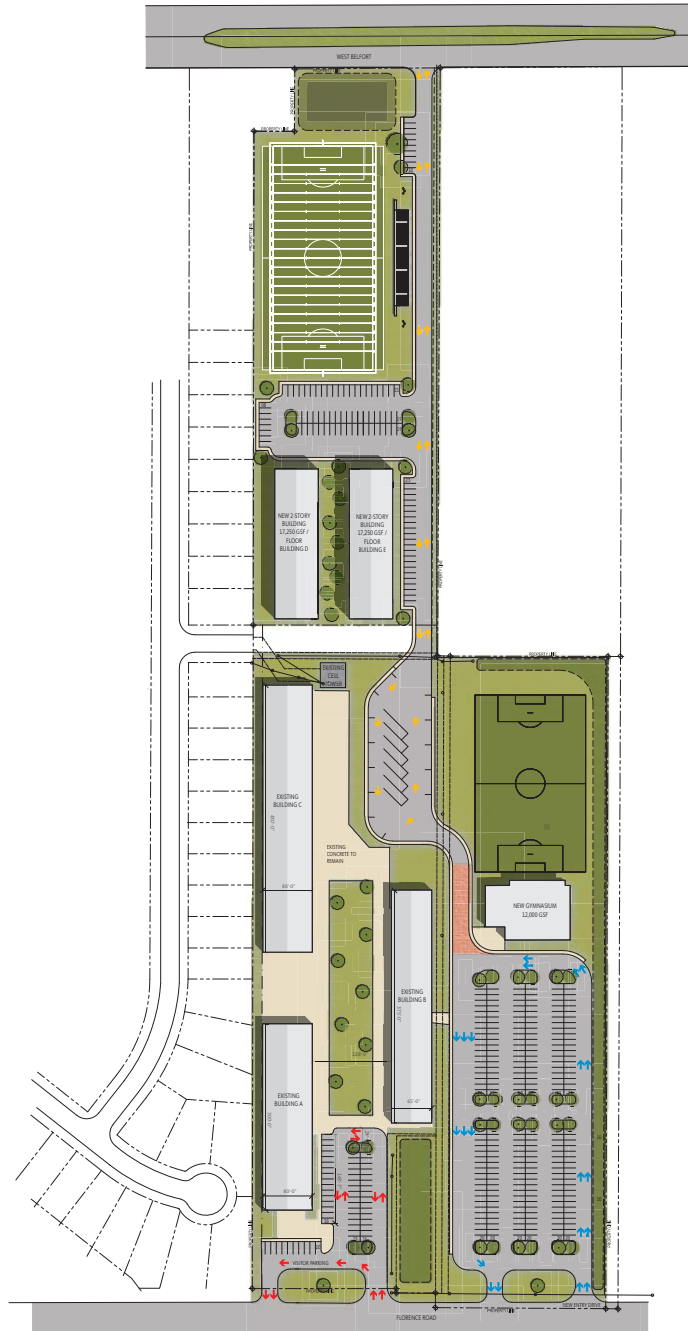
Subdivision Name: Kipp Texas Houston Florence Road

Applicant: Kuo & Associates, Inc



D – Variances

Aerial





Application Number: 2019-1513

Plat Name: Kipp Texas Houston Florence Road

Applicant: Kuo & Associates, Inc

Date Submitted: 08/23/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

To not terminate the stub street with a cul-de-sac nor extend in order to comply with Chapter 42, Sec. 134. The following is the stub street for which we are requesting the variance: a. Vine River Drive

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. If each of these criteria is met, the stub street is not required to be extended. (b) The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1) Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2) Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

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 by the following reasons. A. The tract would be divided by a road, thereby reducing school campus continuity and decreasing child safety by having the traffic cutting through the school campus. B. The school would prefer to not have a street with cul-de-sac along their project. The school is more secure and defensible with a dead end at this location.

(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 school project will provide the communities in the area with a top-notch educational facility for many years to come. The intent of expanding KIPP School is to provide quality education in order for students to have opportunities in their future. In turn, those students may better contribute to the communities in the future. Dedicating the street right-of-way will affect the quality of the school as more road noises can occur during their learning experience and affect the development of the school by reducing the school continuity and eliminate necessary future development of the school to serve the ever growing community.

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

The variance is being requested to not terminate the stub street (Vine River Drive) with a cul-de-sac. The circumstances supporting the granting of the variance are not result of a hardship created or imposed by the applicant, rather it is more for upholding the goals and benefits of the Chapter 42. For instance, due to a unique configuration and condition of the surrounding streets, granting variance for dedication of street right-of-way appears to not deter/impact traffic circulation, neither it will improve same. The reasons for such are stated below:

- West of Vine River Drive is a residential neighborhood. Vine River Drive with a cul-de-sac would not route or connect to a street that allows exit from the neighborhood.
- Currently, the adjacent residential neighborhood has accesses to W Belfort Boulevard, Burney Road and Florence Road. The other two adjacent properties bordering the subject property on the east have access to Florence Road and W Belfort Boulevard. The said roads are major thoroughfare or major collector roads with sufficient width. With Vine River Drive currently not being a thru street, the adjacent properties do not appear to be burdened by it.
- If Vine River Drive was extended with a cul-de-sac, it would create vehicles to access it by entering the school premises. Crime could come with this increase in traffic access. Given the configuration of the existing roads in the vicinity and above stated associated limitations, a new dedication for a street appears to be not beneficial and adequately feasible to serve the purpose of this chapter.

(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 as the variance would not be threatening to the public welfare and safety, rather would be promoting education by fostering a school. Moreover, the variance would not impact traffic condition/circulation due to the fact that there is minimal traffic along this road and a cul-de-sac road does not help circulation for the community as it dead ends against a private development on the east side of property.

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

Because this condition is existing and is not currently injurious to public health, safety or welfare; there is no reason to believe that granting this variance would create any conditions that would be injurious to the public health, safety or welfare. In addition, the proposed use of this land will be for a new public school which would improve public prosperity.

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

The main reasons for variance request are as indicated above. Economic hardship plays no role in the justification or request for this variance.



Application No: 2019-1513

Agenda Item: 101

PC Action Date: 09/05/2019

Plat Name: Kipp Texas Houston Florence Road

Applicant: Kuo & Associates, 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 terminate the stub street with a cul-de-sac nor extend in order to comply with Chapter 42, Sec. 134. The following is the stub street for which we are requesting the variance: a. Vine River Drive ;

Basis of Recommendation:

The site is located within Houston's ETJ, in Fort Bend County, between and fronting on West Belfort Road and Florence Road and east of State Highway 6. The applicant is requesting a variance not to terminate with a cul-de-sac nor to extend stub street Vine River Drive into the subject site. Staff is in support of the variance request.

The almost 20-acre site is being platted as an unrestricted reserve for a future school site. The school site proposes to take access from major thoroughfare West Belfort Road and major collector Florence Road, with vehicular access denied from Vine River Drive, except as required for existing utility and cell tower access easements.

Vine River Drive was created by the Townewest Sec 5 subdivision. Townewest's existing street network affords access to West Belfort Road, Florence Road, and Burney Road, major thoroughfare and major collectors, allowing sufficient circulation. Additionally, the reserve immediately to the east of the subject site was granted a variance not requiring dedication for the future extension of Vine River Drive. If Vine River is required to be extended into the future school site, the local public street would need to turn either north or south. Because Vine River Drive is only one lot in depth with neither lot taking driveway access from the stub, requiring a cul-de-sac would not provide public benefit. The applicant has agreed to provide pedestrian access and to deny vehicular access from Vine River Drive, except as required for existing utility and cell tower access easements.

Fort Bend County Engineering Department has voiced no objection for staff's recommendation. Therefore, staff recommends to grant the requested variance and approve the plat, subject to the following conditions: provide pedestrian access from Vine River Drive, and deny vehicular access from Vine River Drive, except as required for existing utility and cell tower access easements.

Statement of Facts

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

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

Requiring the extension of Vine River Drive into the future school site could create an impractical development. At the stub street location, the site is relatively narrow, in which a 60-foot right-of-way would interfere with the program and continuity of the school site plan.

(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 the result of the existing physical characteristics and the previous variance granted.

(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. Requiring the extension of Vine River Drive or requiring a cul-de-sac would not contribute to the overall street network. The existing condition of the stub street requires very low traffic volume and the variance granted to the east precludes the street from extending beyond the subject site.

(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 public health, safety, and welfare, as it would have minimal impact to the general public.

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

The primary hardship is the existing physical characteristics and the proposed school site program.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 09/05/2019
Plat Name: Kyle Aviation
Developer: Kyle Aviation
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1534 C2

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

Total Acreage:	1.0284	Total Reserve Acreage:	1.0284
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	290S	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (42-150 thru 160)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements. (42-41 thru 51)

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. (42-41(14))

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)

* If variance is granted, add plat note: "The Planning Commission granted a variance to allow a reserve not to have 60' frontage on a 60' wide public right-of-way, but instead to take access from taxiways and a 40' wide access easement, subject to specific conditions on 09/05/2019. 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: 102
Action Date: 09/05/2019
Plat Name: Kyle Aviation
Developer: Kyle Aviation
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1534 C2

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

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

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 .

County has no objections to variance

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

Houston Planning Commission

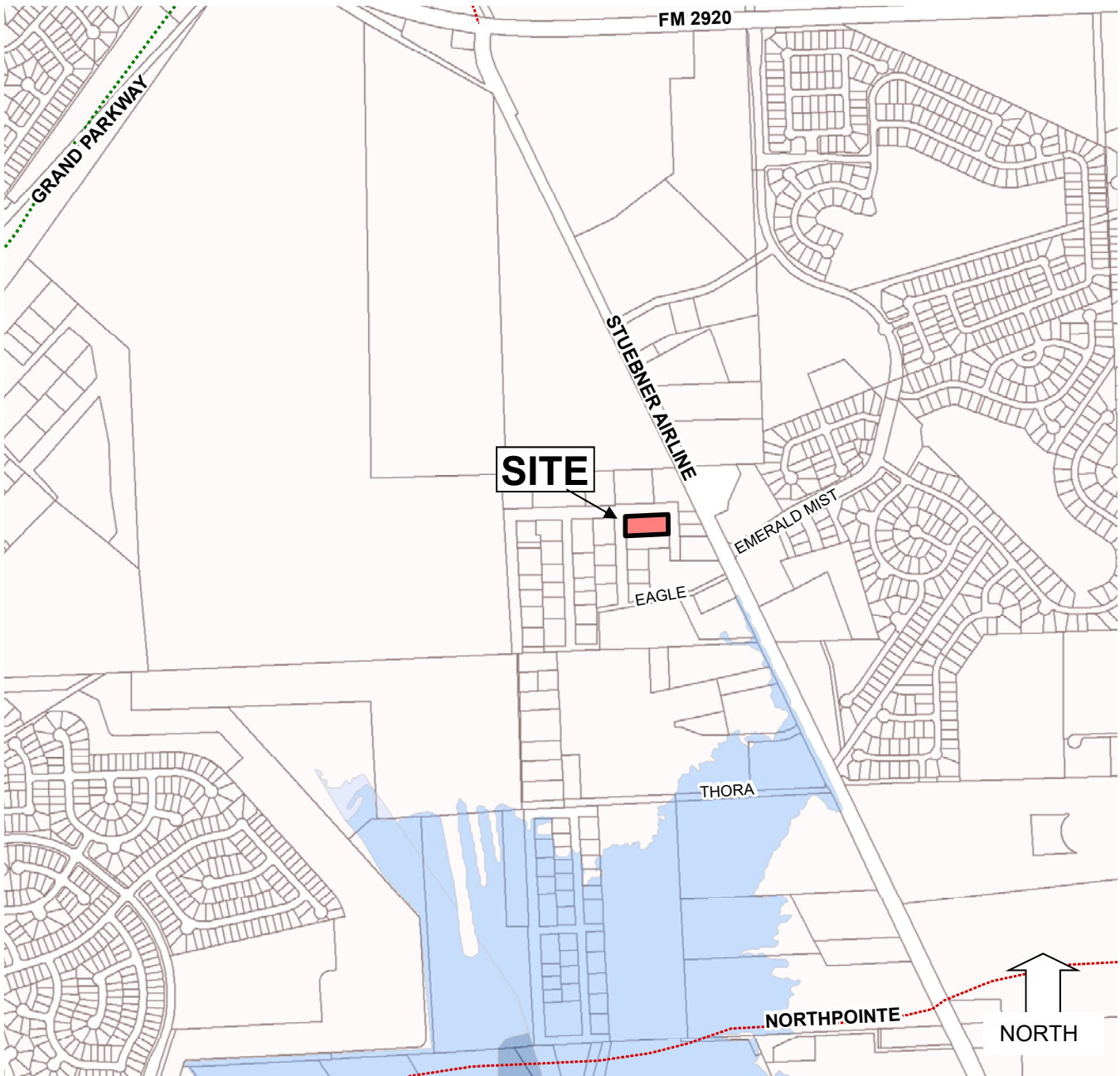
ITEM: 102

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Kyle Aviation

Applicant: Hovis Surveying Company Inc.

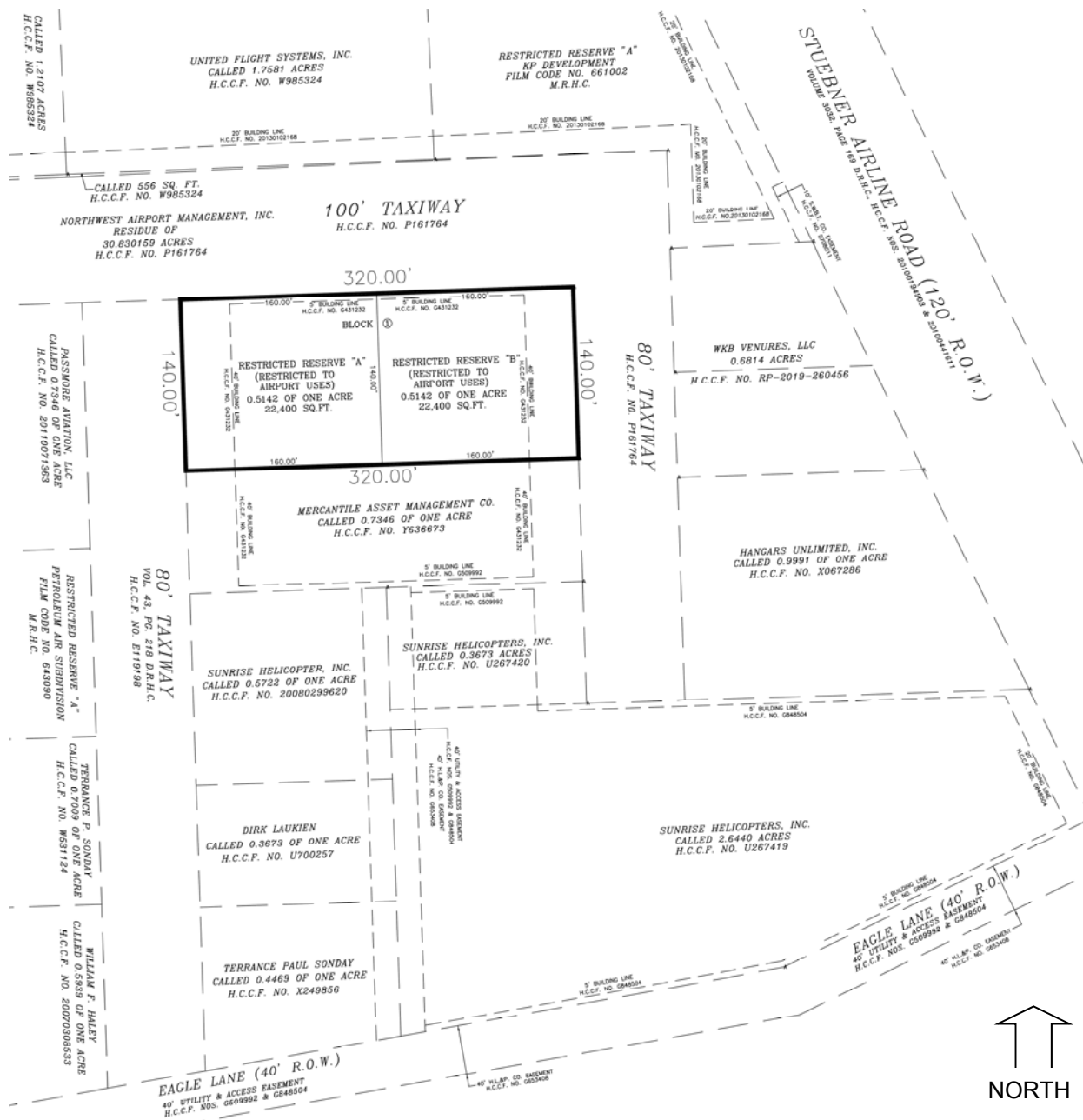


D – Variances

Site Location

Meeting Date: 09/05/2019

Applicant: Hovis Surveying Company Inc.



Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Kyle Aviation

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



Application Number: 2019-1534

Plat Name: Kyle Aviation

Applicant: Hovis Surveying Company Inc.

Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

To allow the creation of two restricted reserves without the required 60 foot of frontage on a 60 foot public street and to allow them to take access via the adjacent taxiways and 40' access easement.

Chapter 42 Section: 190

Chapter 42 Reference:

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 all other, 60 foot of frontage on 60 foot public 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;

This 1.0284 acre development is located in the David Wayne Hooks Memorial Airport area. It is bounded on the North by a 100 foot Taxiway and on the East and West by 80 foot Taxiways. The 80 foot Taxiway on the West of this development has access Eagle Lane, a 40 foot utility and access easement. Eagle Lane extends East into Stuebner Airline Road. The surrounding tracts have been developed and do not allow for the creation of a 60 foot public street to provide the required access to these two proposed reserves. These two 0.5142 acre tracts have been in this current configuration since 2003. These two reserves will be used for airport and airport related uses.

(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 because the characteristics that prohibit the creation of a 60 foot public street were in existence prior to the purchase of these two tracts.

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

The intent and general purposes of this chapter will be preserved and maintained because the adjacent taxiways will provide access to the reserves and the reserves are intended for airport and airport related uses. Eagle Lane provides access to Stuebner Airline Road.

(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 existing taxiways and Eagle Lane will provide access to these proposed reserves and the 3 adjacent taxiways are larger than the required 60

foot public street. This development is consistent with the adjacent development in the area and the purpose of the plat is to develop a hanger on Restricted Reserve "A"

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

Economic hardship is not the sole justification of the variance because these conditions existed prior to the development of these tracts. The existing development on the surrounding tracts does allow for the creation of a 60 foot public street to extend to existing Stuebner Airline Road. This development will create uses consistent with the adjacent airport related uses and the adjacent taxiways and Eagle Lane will provide access to this development.



Application No: 2019-1534

Agenda Item: 102

PC Action Date: 09/05/2019

Plat Name: Kyle Aviation

Applicant: Hovis Surveying Company Inc.

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

Chapter 42 Sections: 190

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

To allow the creation of two restricted reserves without the required 60 foot of frontage on a 60 foot public street and to allow them to take access via the adjacent taxiways and 40' access easement. ;

Basis of Recommendation:

The site is located within Houston's ETJ, in Harris County, west of Stuebner Airline Road, south of FM 2920, and north of future Northpointe Drive, adjacent to DW Hooks Memorial Airport.

The applicant is requesting a variance for two reserves not to have frontage on a 60-foot public right-of-way and to take access from taxiways and an access easement.

Staff is in support of the variance request.

The two reserves, restricted to airport uses, currently fronts on a 100-foot wide taxiway to the north and two 80-foot wide taxiways on the east and west. These taxiways are linked to Stuebner Airline Road via a 40-foot wide access easement. This configuration has been in existence since the 1980s as the tracts have been restricted from creating any other right-of-way, as stipulated in separately-filed restrictions. Multiple previous variances for similar requests have been granted for this area.

Harris County Engineering Department has voiced no objection for staff's recommendation. Therefore, staff recommends to grant the requested variance 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;

The area adjacent to the D W Hooks Memorial Airport is provided access via a system of up to 100' taxiways and a 40' access easement connecting the parcels to both the runways and to Stuebner Airline Road. Additionally, the warranty deeds for the area have restrictions running with the land in force and effect as long as the airport continues in operation, that the creation of any other easement or right-of-way of any nature shall not be provided.

(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 the result of the existing physical characteristics of the area.

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

The intent and general purposes of this chapter will be preserved and maintained. The reserves are restricted to airport uses and are accommodated by the existing network of taxiways and access easements.

(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 public health, safety, and welfare. The site is part of an airport area, restricted to airport uses and would have minimal impact to the general public.

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

The primary hardship is the existing physical characteristics.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 09/05/2019
Plat Name: Lantana Sec 5
Developer: Beazer Homes & M/I Homes
Applicant: META Planning + Design, LLC
App No/Type: 2019-1464 C3P

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

Total Acreage:	64.2000	Total Reserve Acreage:	49.2700
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	ETJ

Conditions and Requirements for Approval

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

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)

Lantana Heights Drive across the HCFCF property must be recorded prior to the recordation of this section.

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 09/05/2019
Plat Name: Lantana Sec 5
Developer: Beazer Homes & M/I Homes
Applicant: META Planning + Design, LLC
App No/Type: 2019-1464 C3P

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

City Engineer: Make sure that the Subdivision has Detention.

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

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

Roadway easement will need to be recorded prior to plat recordation. Road will need to be constructed for a point of access.

Westgreen blvd std sec 3 and sec 5 and reserves 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.

Check depth of knuckle so vehicles will not encroach onto main lane while backing from driveways.

Verify that Westgreen Blvd aligns with Westgreen from Westfield Village GP

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

Houston Planning Commission

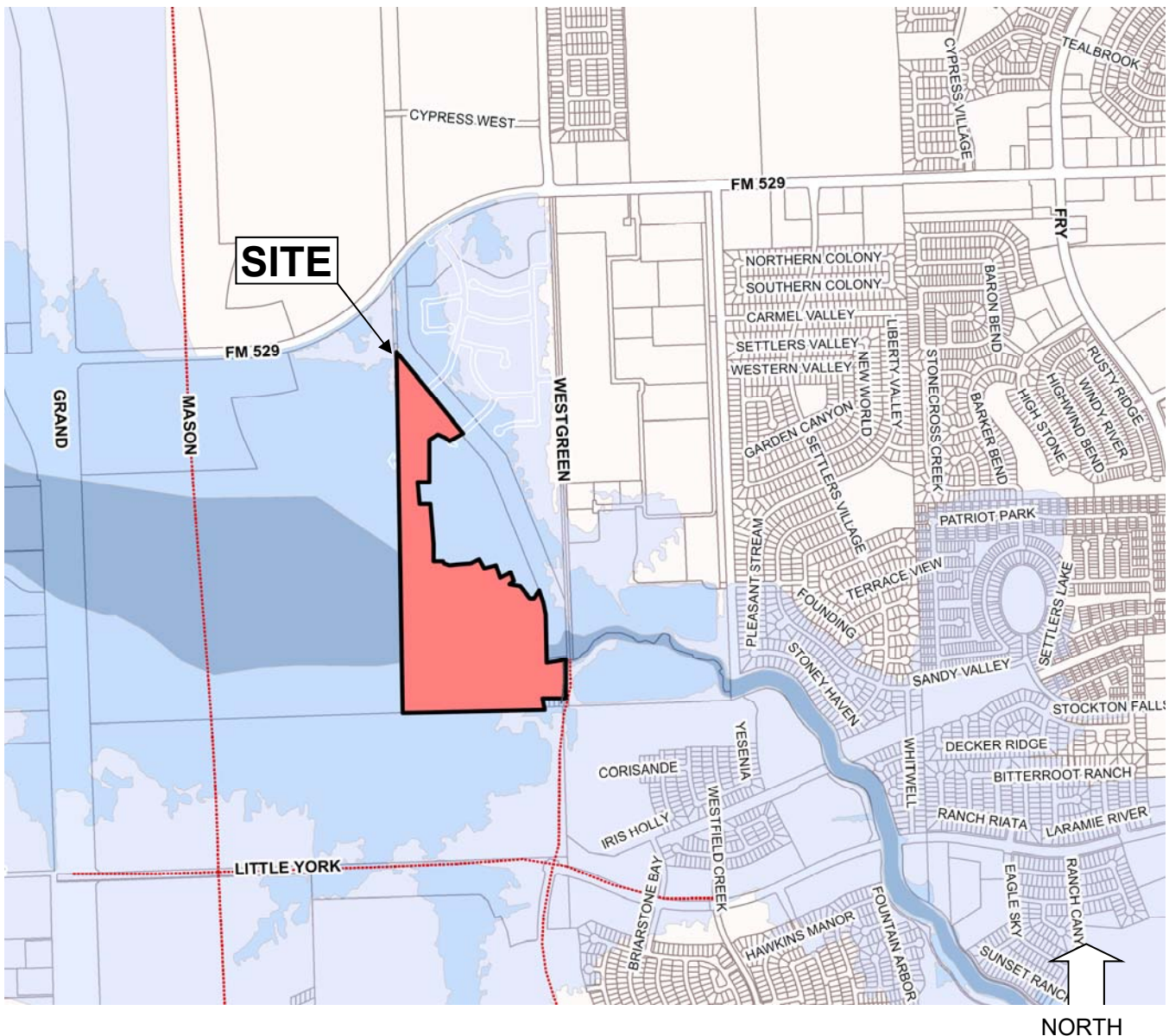
ITEM: 103

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Lantana Sec 5 (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Houston Planning Commission

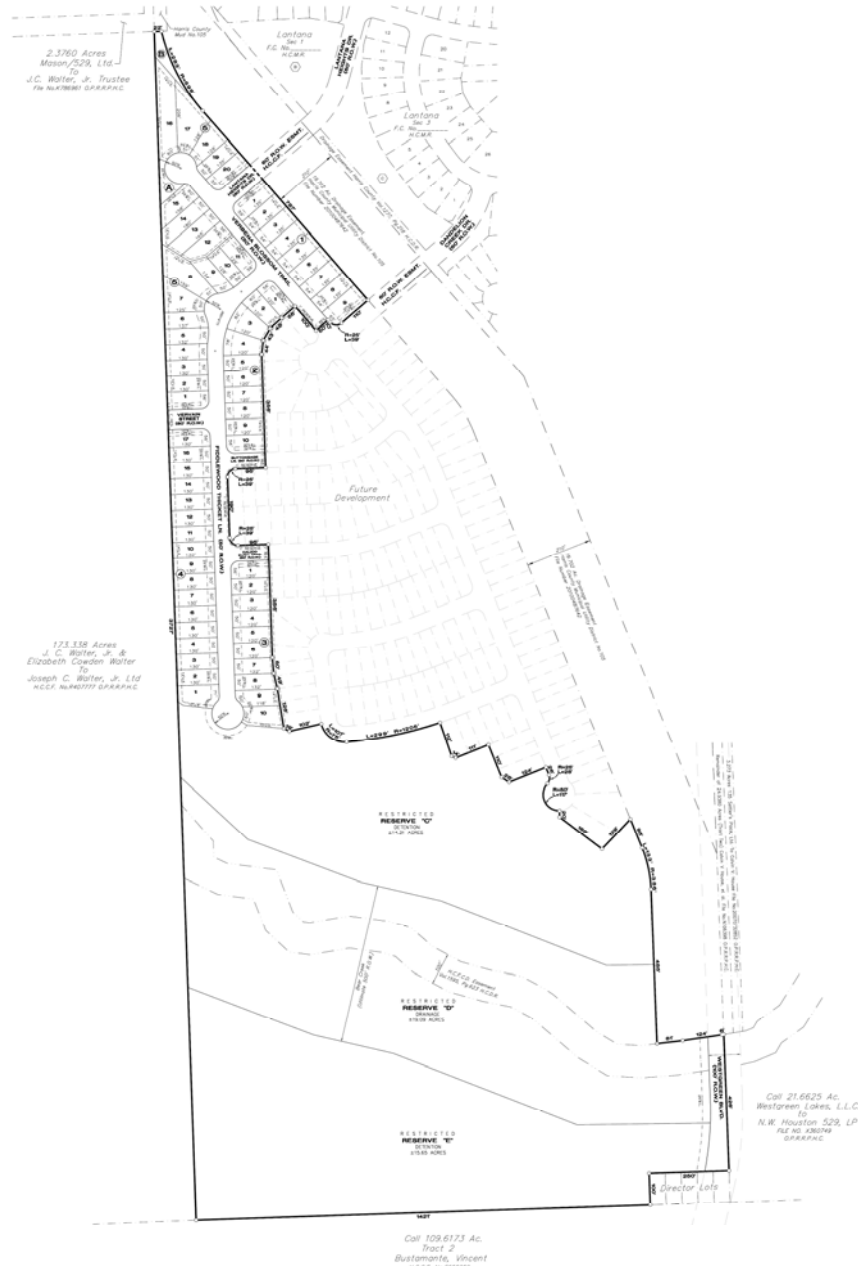
ITEM: 103

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Lantana Sec 5 (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

Houston Planning Commission

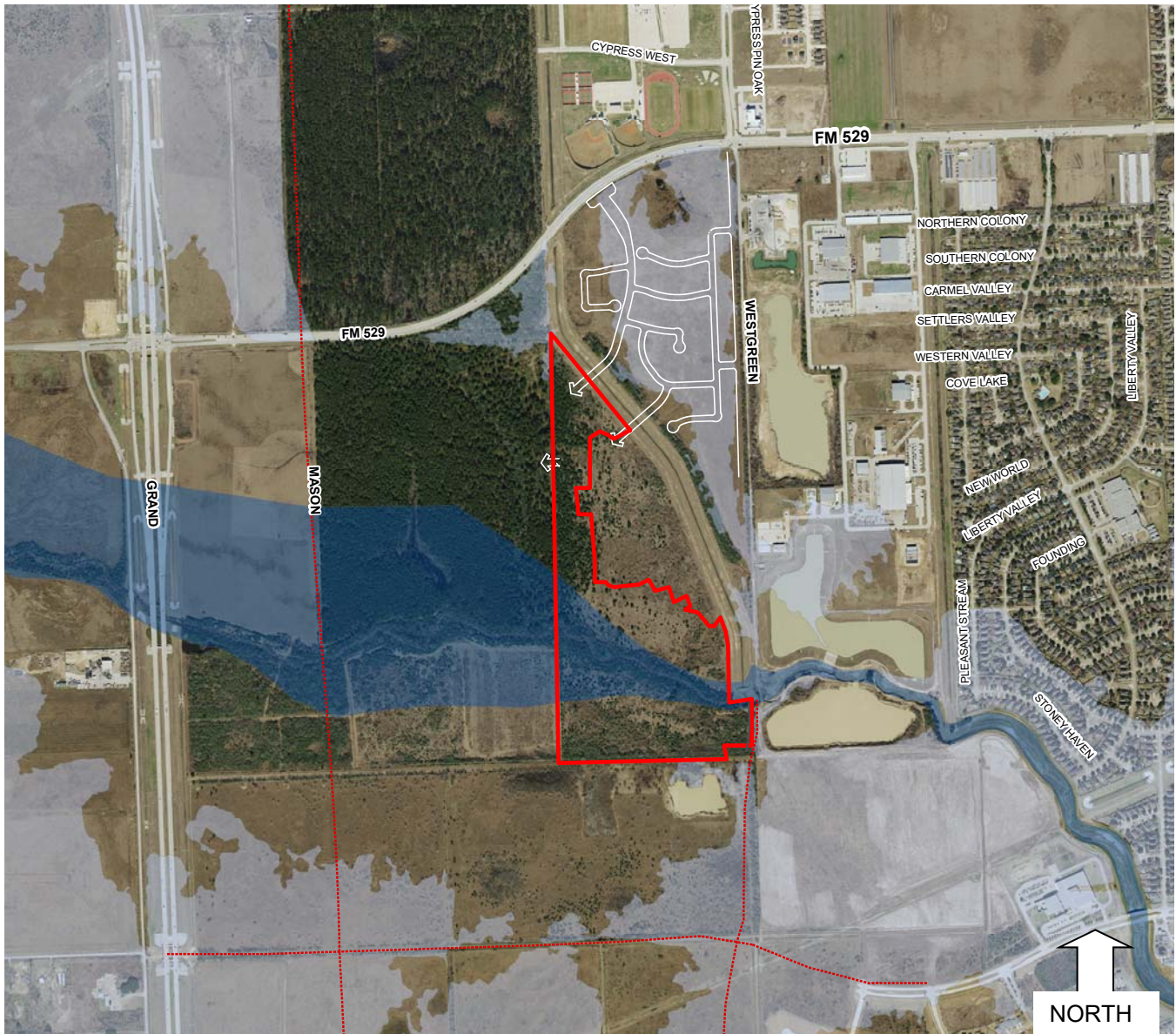
ITEM: 103

Planning and Development Department

Meeting Date: 09/05/2019

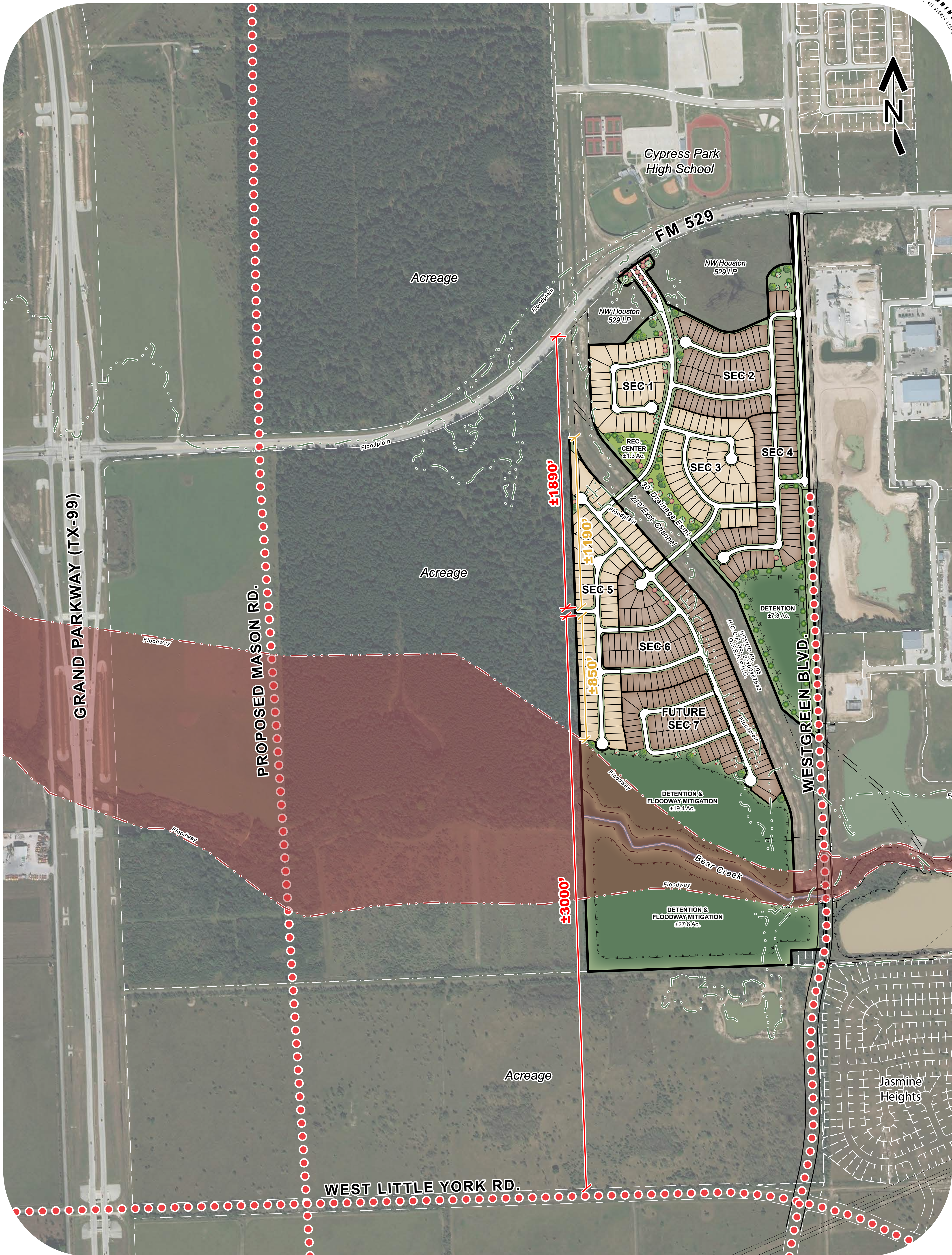
Subdivision Name: Lantana Sec 5 (DEF 1)

Applicant: META Planning + Design, LLC



D – Variances

Aerial



a regional intersection spacing exhibit for

LANTANA

±152.4 ACRES OF LAND

prepared for

BEAZER HOMES & M/I HOMES

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

MTA-0434
AUGUST 12, 2019

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2019 META PLANNING + DESIGN, ALL RIGHTS RESERVED



Application Number: 2019-1464

Plat Name: Lantana Sec 5

Applicant: META Planning + Design, LLC

Date Submitted: 08/12/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

To allow one stub street to the western project boundary instead of the required two streets, thus creating an intersection spacing of $\pm 1890'$ between FM 529 and the proposed street, and a distance of $\pm 2480'$ from the proposed street to the southern property line.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or; ...

Statement of Facts

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

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

Lantana is a single-family development in progress, located far west of downtown Houston, south of FM 529 just inside the Grand Parkway. Major thoroughfare Westgreen Blvd falls on the eastern boundary of the development, and Bear Creek crosses the southern portion of the property. Existing physical characteristics have created an unusual physical shape and some unique challenges to development in this area. Bear Creek to the south currently possesses an easement of only 100' in width but a floodway ranging from $\pm 240'$ to $\pm 1115'$ wide just within the subject site, extending even wider to the west. This heavily impacts the southern half of the property. Additionally, the Lantana community is divided by an existing 210'-wide drainage channel owned by HCMUD 105, which is being widened by 30' as a part of the development. The channel crosses from Bear Creek at the southeast corner to FM 529 at the northwest corner of the development. This existing channel isolates the southwestern tract from any access to either FM 529 or Westgreen Blvd. The attached exhibit illustrates the property configuration and the proposed connections to and from the southwestern half of the Lantana development. Chapter 42 requires a crossing every 2000' for a 210'-wide drainage channel, or every half-mile for a 240'-wide channel; two local street crossings of the existing channel are proposed to meet this requirement between FM 529 and Westgreen Blvd and to provide access for the overall development. The western property boundary meets the existing channel at an angle, narrowing to a point at the northern end, so that the 1400' intersection spacing applies to the western boundary, but as it approaches the northern tip, the drainage channel controls the practical limits of where an east-west connection could be located. Measuring along the western property boundary, the subject application proposes only one stub street to the west, located $\pm 1890'$ from FM 529, which is above the 1400' requirement but below the 2000' requirement. The southern tract is divided from FM 529 by the existing channel and the proposed stub street is actually located only $\pm 1190'$ from the property corner. The remaining distance to FM 529 is taken up by the existing drainage channel. Extensive detention and floodplain mitigation is required to make the southwest half of the project developable. This detention area is proposed to either side of Bear Creek, at a width varying between $\pm 1120'$ and $\pm 1625'$ altogether, taking up nearly half of the acreage of the southern tract. Extending any

kind of local street connection through or across Bear Creek's floodway or the associated detention facilities would be entirely impractical and of no benefit to the surrounding land uses. The distance from the proposed stub street to the nearest edge of developable land is only about $\pm 850'$ along the boundary, or about $\pm 1000'$ to the midpoint of the developable area, and about $\pm 1395'$ from the centerline of Bear Creek. The distance from the proposed stub to the property corner is about $\pm 2480'$, keeping in mind that well over half that distance is undevelopable floodway and detention. The distance from the proposed stub to major thoroughfare West Little York Road further south is approximately $\pm 3000'$, but this distance includes both Bear Creek and the large undeveloped acreage tract to the south, which may develop its own street pattern in time. Measuring the western project boundary solely along the developable area, the available distance for which a stub street could feasibly be extended is approximately $\pm 2025'$. This distance would ordinarily require two stub streets. However, one must also consider the likelihood of a stub street being extended in the property to the west. The adjacent tract must also contend with the floodway and floodplain of Bear Creek, which is even more extensive upstream of the subject tract. Additionally, this property being at the corner of FM 529 and the Grand Parkway makes it very likely to develop as commercial or other non-single-family uses, which would be incompatible traffic-wise with the single-family development of Lantana. These uses would also most likely be large single-owner tracts, making it much more likely for a single stub street to be planned for and extended, rather than two closely-spaced stub streets. Locating one stub street at the approximate midpoint is the most practical solution and is the most likely to be extended to the west in the future, thus achieving the intent of the intersection spacing requirement.

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

The unique physical characteristics and encumbrances surrounding the property are the supporting circumstances for the variance and 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 provision of one stub street will allow for the possibility of future public street circulation to the west, thus preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will allow for future street extension without any impractical street locations and will not create any unsafe traffic conditions or otherwise be injurious to the public health, safety, or welfare.

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

The unusual physical encumbrances of the site are the justifications of the variance.



Application No: 2019-1464

Agenda Item: 103

PC Action Date: 09/05/2019

Plat Name: Lantana Sec 5

Applicant: META Planning + Design, LLC

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

Chapter 42 Sections: 128

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

To allow one stub street to the western project boundary instead of the required two streets, thus creating an intersection spacing of $\pm 1890'$ between FM 529 and the proposed street, and a distance of $\pm 2480'$ from the proposed street to the southern property line.;

Basis of Recommendation:

Subject site is located south of FM 529 and west of Westgreen Blvd in Harris County. The applicant is requesting a variance to allow excessive intersection spacing along the western plat boundary.

Staff is in support of the request.

Lantana Sec 5 is out of Lantana GP (approx. 152 acres) which is bounded by FM 529 to the north, Westgreen Blvd to the east, huge unplatted tract to the west and Bear Creek to the south. The distance between FM 529 and Little York is 4480' and strict application of the ordinance will require 3 street stub to the west. With Sec 5 the applicant is proposing one stub street to the west instead of three stub streets. The southern half of section 5 is being platted as drainage and detention due to Bear Creek traversing through the plat boundary. The adjacent property to the west already has access to two major thoroughfares and providing additional stub streets to the west will be impractical and not significantly impact traffic circulation. Harris County Engineering department poses 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;

The distance between FM 529 and Little York is 4480' and strict application of the ordinance will require 3 street stub to the west. The southern half of section 5 is being platted as drainage and detention due to Bear Creek traversing through the plat boundary. The adjacent property to the west already has access to two major thoroughfares and the applicant is providing one street connection to the west instead of three. Providing a street through the creek to the west is impractical and will not significantly impact traffic circulation.

(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 due to Bear creek and that the property to the west has access to two major thoroughfares. Additional streets to the west will not significantly improve traffic circulation.

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

The southern half of section 5 is being platted as drainage and detention due to Bear Creek traversing through the plat boundary. The intent of Chapter 42 will be preserved as the street pattern proposed adequately addresses traffic circulation needs. Existing detention related uses make additional connections to the west impractical.

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

Granting of the variance will be injurious to public health and safety. Providing a street through the creek to the west is impractical and will not significantly impact traffic circulation. The adjacent property to the west already has access to two major thoroughfares and the applicant is providing one street connection to the west.

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

Economic hardship is not the sole justification of the variance. It is due to the creek that traverses through the southern plat boundary and that the adjacent property to the west has frontage on two major thoroughfares.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 09/05/2019
Plat Name: Penn City Road Reserve
Developer: TDWP Terminals 1 LLC
Applicant: BGE, Inc.
App No/Type: 2019-1328 C2R

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

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.

052. Cul-de-sac must be recorded prior to or simultaneously with this plat.42-120(a)(3)

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)Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

Condition of approval: Record cul-de-sac prior to this plat

For Your Information:

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

PWE Utility Analysis: Approve

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

Harris County Flood Control District: Flood Control review - 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)

Cul-de-sac with 60' ROW radius will be required at the dead end for turn around.

Dedicate ROW for turnaround by separate instrument prior to plat recordation.

Houston Planning Commission

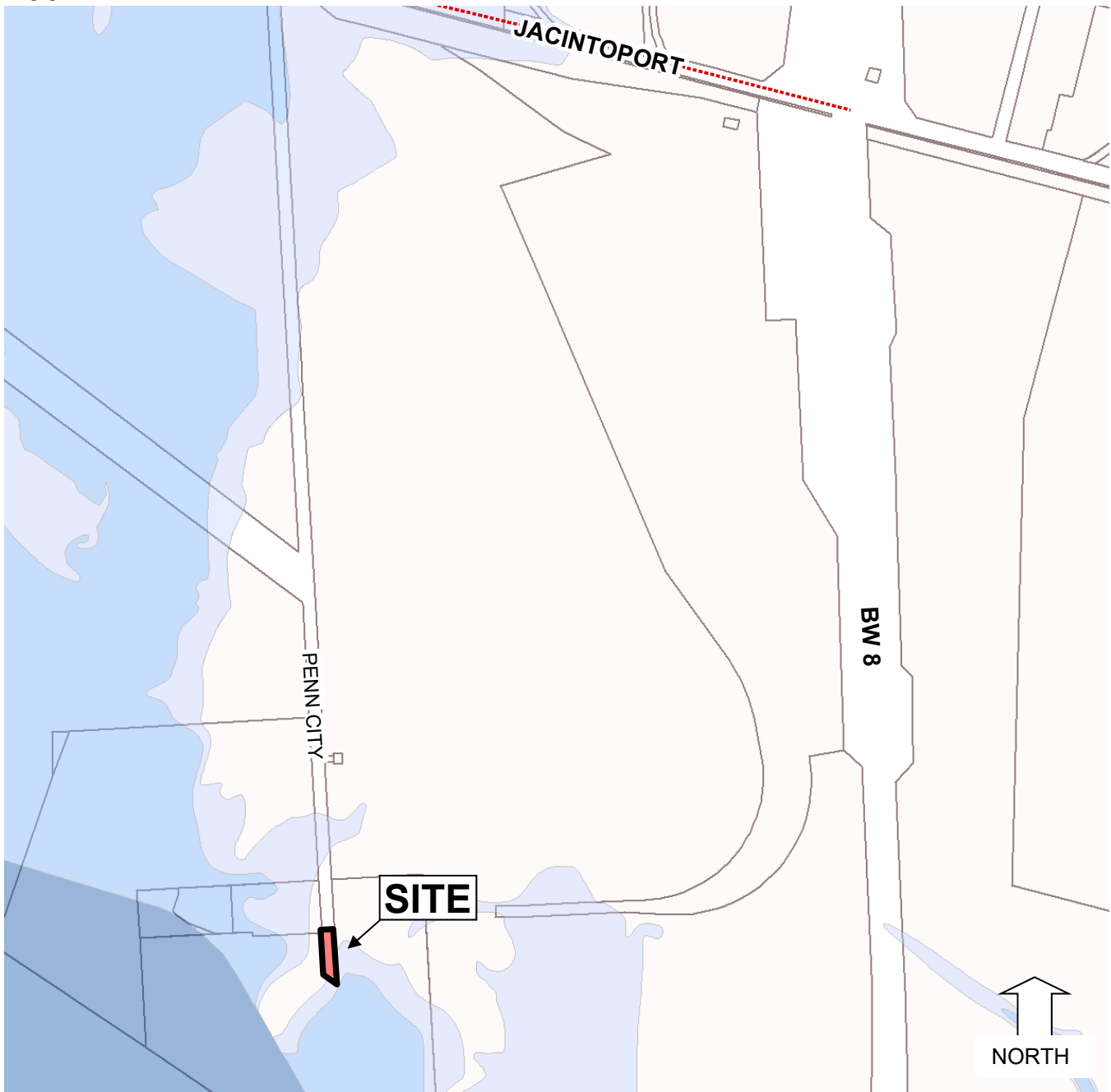
ITEM: 104

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Penn City Road Reserve (DEF 2)

Applicant: BGE, Inc.



D – Variances

Site Location

Houston Planning Commission

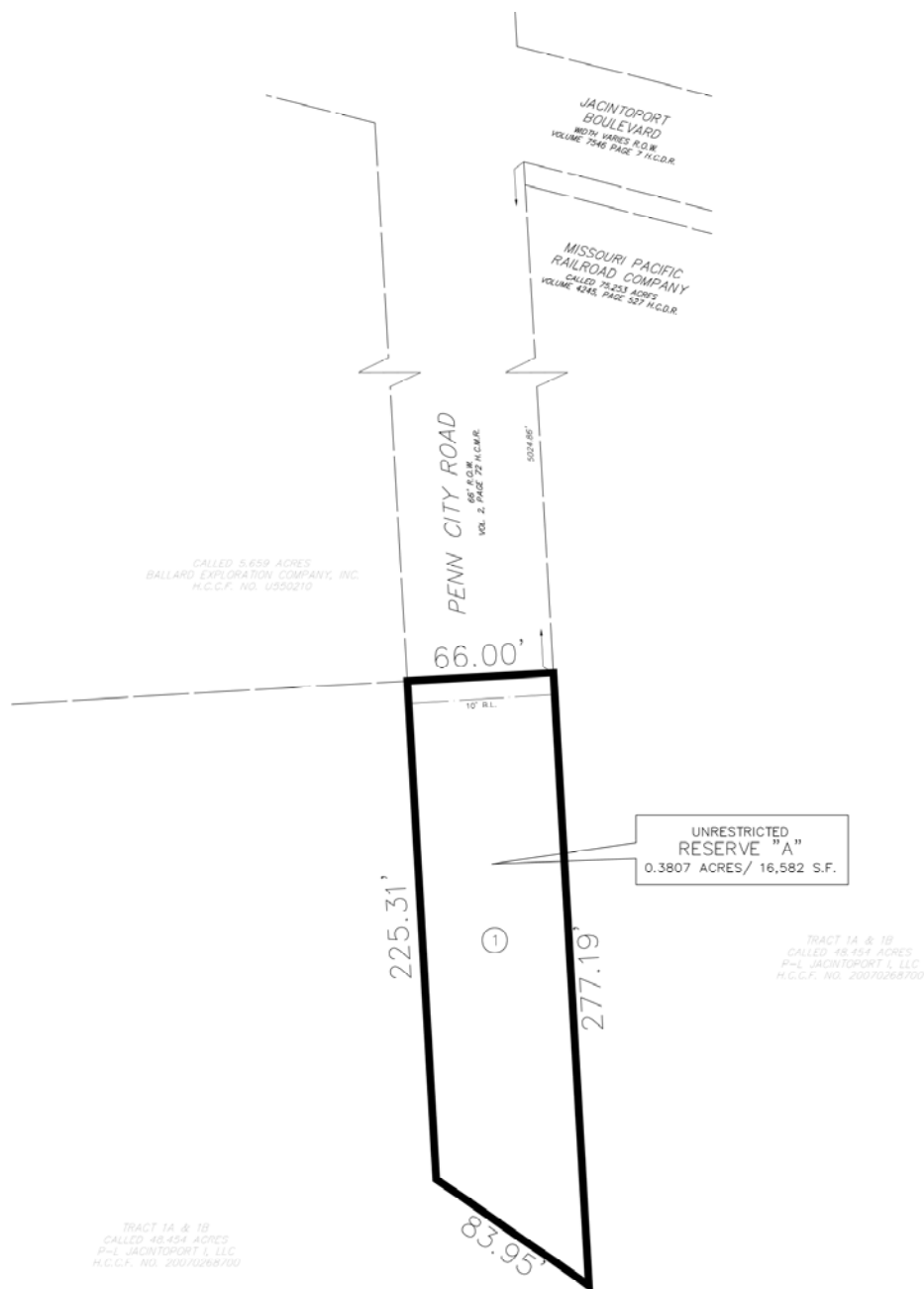
ITEM: 104

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Penn City Road Reserve (DEF 2)

Applicant: BGE, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 09/05/2019

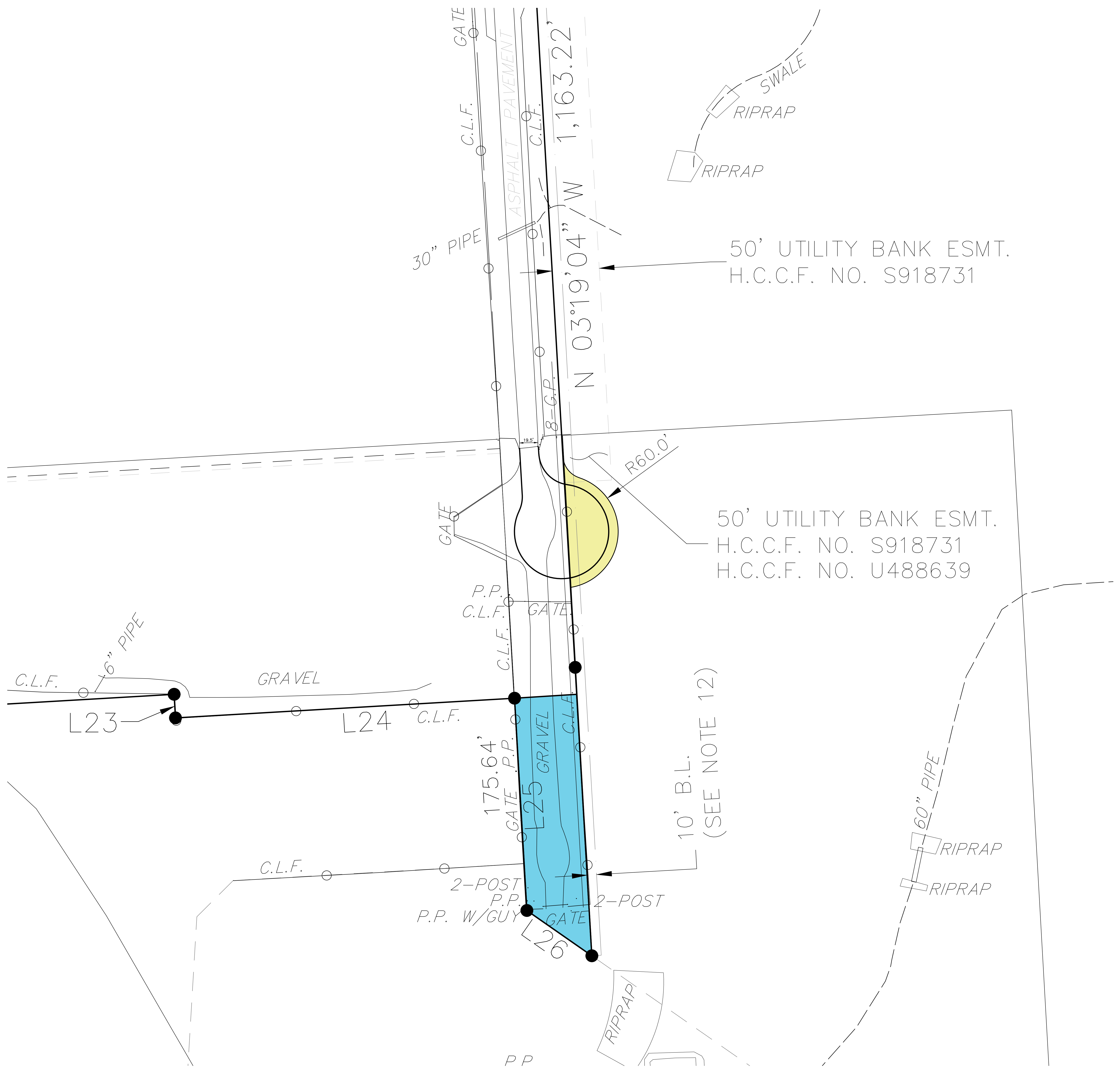
Subdivision Name: Penn City Road Reserve (DEF 2)

Applicant: BGE, Inc.



D – Variances

Aerial





Application Number: 2019-1328

Plat Name: Penn City Road Reserve

Applicant: BGE, Inc.

Date Submitted: 07/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(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 denying access to the stub of Penn City Road would create an impractical development due to the existence of unusual physical characteristics. Sole access to the proposed plat is from the stub of Penn City Road. 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. The developer is proposing a cul-de-sac approximately 113 feet north of the proposed Penn City Road Reserve plat. 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. 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. Additionally, the existing right of way south of the proposed cul-de-sac does not exceed the length of dead-end roads for Fire Apparatus Access Roads per the 2015 International Fire Code, Appendix D, Section D103.4.

(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: 104

PC Action Date: 09/05/2019

Plat Name: Penn City Road Reserve

Applicant: BGE, Inc.

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

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 the Houston Ship Channel in Houston's ETJ Harris County. The applicant is requesting a variance to not terminate in a cul-de-sac, Penn City Road and to allow frontage & access from the end of the stub street. Staff is in support of the request.

The site is located within the TDWP Jacintoport General Plan that was previously approved this year and consist of 433 acres that will be used as a logistics terminal along the Houston Ship channel. The proposed reserve is coming out of Penn City Subdivision that was recorded in 1909, however, in 1945 and 1965, a majority of the subdivision was canceled or vacated save & except the north south right of way that lies within the center of the subdivision, Penn City Road. The proposal is abandoning a small portion of Penn City Road, approx. 16,000 sq ft, that currently falls within the overall property, with this portion of the ROW being unimproved. While the applicant is requesting a variance to not terminate Penn City Road with a cul-de-sac at its terminus, the applicant will be providing a cul-de-sac approx. 100' north of the dead-end street. The location of the proposed cul-de-sac is where the current improved right of way ends. Penn City Road has been acting as dead-end street with no proper turnaround for decades, therefore, the proposed cul-de-sac near the terminus of the roadway will improve traffic movement within the area and meet the intent of the ordinance. Since the proposed cul-de-sac is before the end of the street, allowing access will not disrupt traffic flow. Harris County Engineering Department has voiced no objections to the variance request, therefore staff recommends granting the requested variance and approving the plat subject to the applicant recording the cul-de-sac prior to the recordation of this subdivision 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

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;

Penn City Road has been a stub street that dead ends into the subject property for decades. The proposal does not "create" a stub street as it has already been in place. Additionally, the applicant is proposing a cul-de-sac north of the stub street for vehicle turnaround.

(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 street was dedicated as a dead end street in 1909. The applicant is providing a cul-de-sac north of the reserve that will enhance traffic movement for the area.

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

The intent and general purposes will be maintained since the applicant is providing a cul-de-sac along the public right of way. Since there is a proper turnaround, access from the end of the "new" stub will not affect 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 the public health, safety or welfare as the applicant is proposing a turnaround that has not existed along Penn City Road. When the proper turnaround, access from the end of the street will not affect traffic flow.

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

Economic hardship is not the sole justification as the applicant is still providing the cul-de-sac.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 09/05/2019
Plat Name: Redimer Cypress Forest
Developer: REDIMER
Applicant: Atkinson Engineers
App No/Type: 2019-1204 C2

Staff Recommendation:
Withdraw

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

For Your Information:

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

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.

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

Subdivision Name: Redimer Cypress Forest (DEF 2)

Applicant: Atkinson Engineers



D – Variances

Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department

Applicant: Atkinson Engineers



Subdivision

Houston Planning Commission

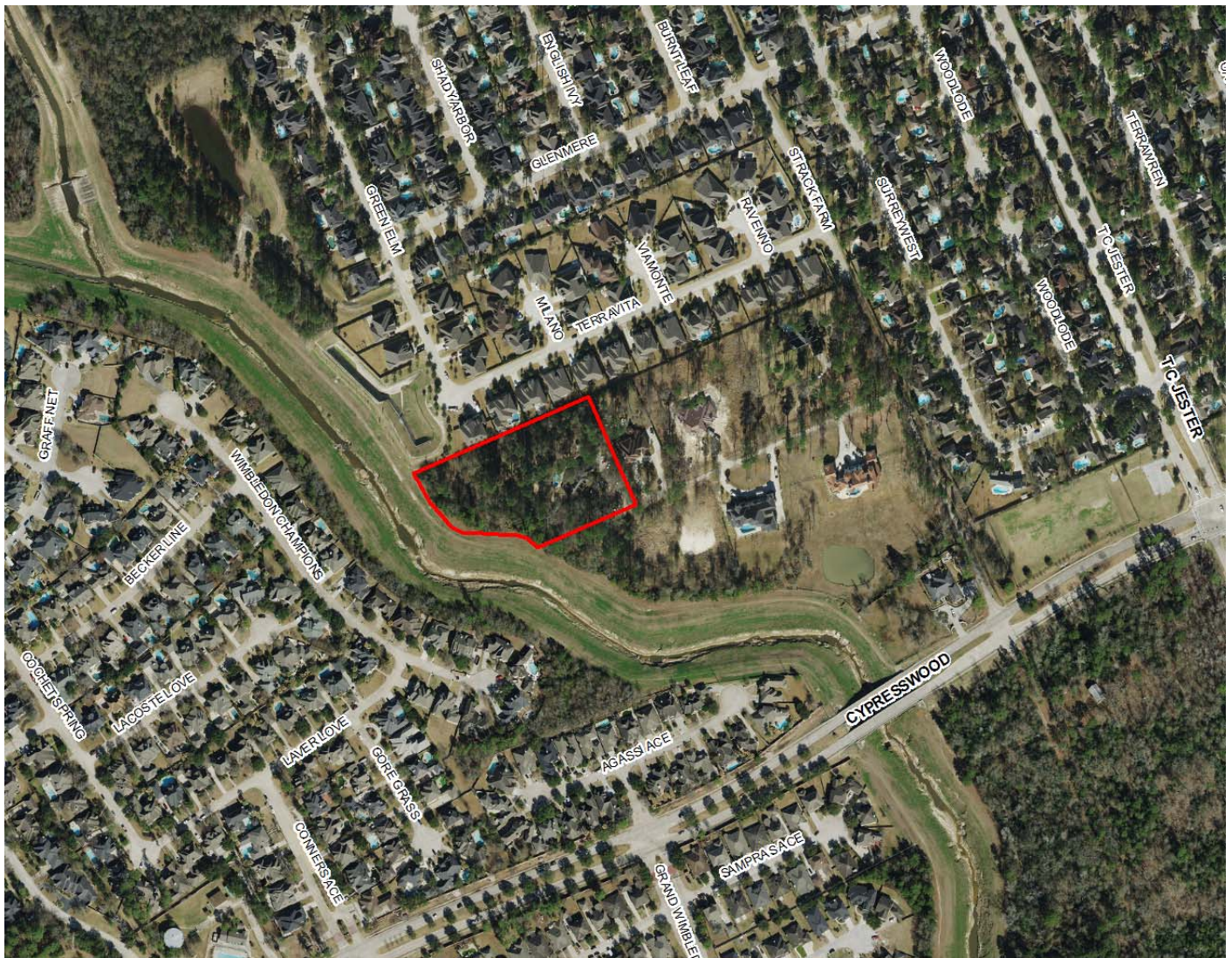
ITEM: 105

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Redimer Cypress Forest (DEF 2)

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 EQUALLED OR
EXCEEDED IN ANY YEAR. THE AREA SHOWN AS ZONE AE 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 Redmire 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 534.56 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
Flaming 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 Flaming 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 C512841 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 northeasterly 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.

Hendricus & Olga Jelsma
H.C.C.F.N. RP-2017-213784

SCALE: 1"=40'

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED
ON GRID NORTH OF THE TEXAS COORDINATE
SYSTEM, SOUTH CENTRAL ZONE 4204.
MAY 1983 DATUM

BOUNDARY SURVEY OF
3.4642 ACRES OF LAND IN THE
GEORGE DELESDERNIER SURVEY,
ABSTRACT NO 229, HARRIS COUNTY, TEXAS

ATKINSON
ENGINEERS

Civil Engineers - Land Surveyors



BY: REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 07-18-2018 SCALE: 1"=40' DRAWN BY: JB DMC NO. 3104



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).



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1204

Agenda Item: 105

PC Action Date: 09/05/2019

Plat Name: Redimer Cypress Forest

Applicant: Atkinson Engineers

Staff Recommendation: Withdraw

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. The applicant has requested that this item be 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;

(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: 106
Action Date: 09/05/2019
Plat Name: Becker Meadows Wastewater Treatment Plant
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No/Type: 2019-1430 C2R

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

Total Acreage:	3.6610	Total Reserve Acreage:	3.6610
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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.(42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

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. (42-45)

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)

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) must be provided. (42-45)

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: 106
Action Date: 09/05/2019
Plat Name: Becker Meadows Wastewater Treatment Plant
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No/Type: 2019-1430 C2R

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

PWE Utility Analysis: Approve

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

Harris County Flood Control District: Flood Control review - Label drainage easement as Channel L114-01-00 correct drainage information on the plat (Pg. 123 not 23), 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.

Access easement will need to be recorded prior to plat recordation.

County has no objections to variance.

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 drainage easement as Channel L114-01-00 correct drainage information on the plat (Pg. 123 not 23), 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.

Access easement will need to be recorded prior to plat recordation.

County has no objections to variance.

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

Houston Planning Commission

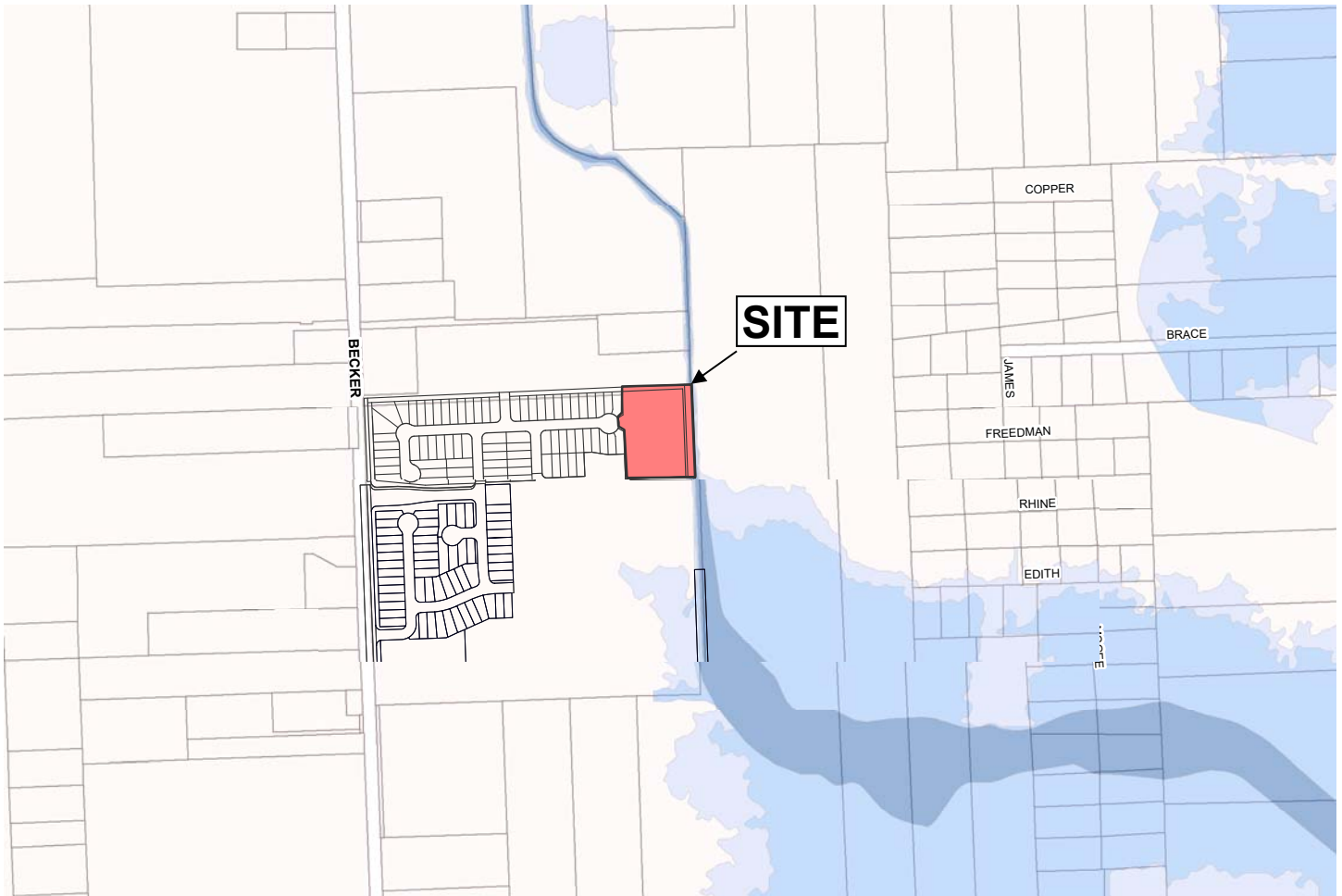
ITEM: 106

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Becker Meadows Wastewater Treatment Plant (DEF 1)

Applicant: Friendswood Development Company



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

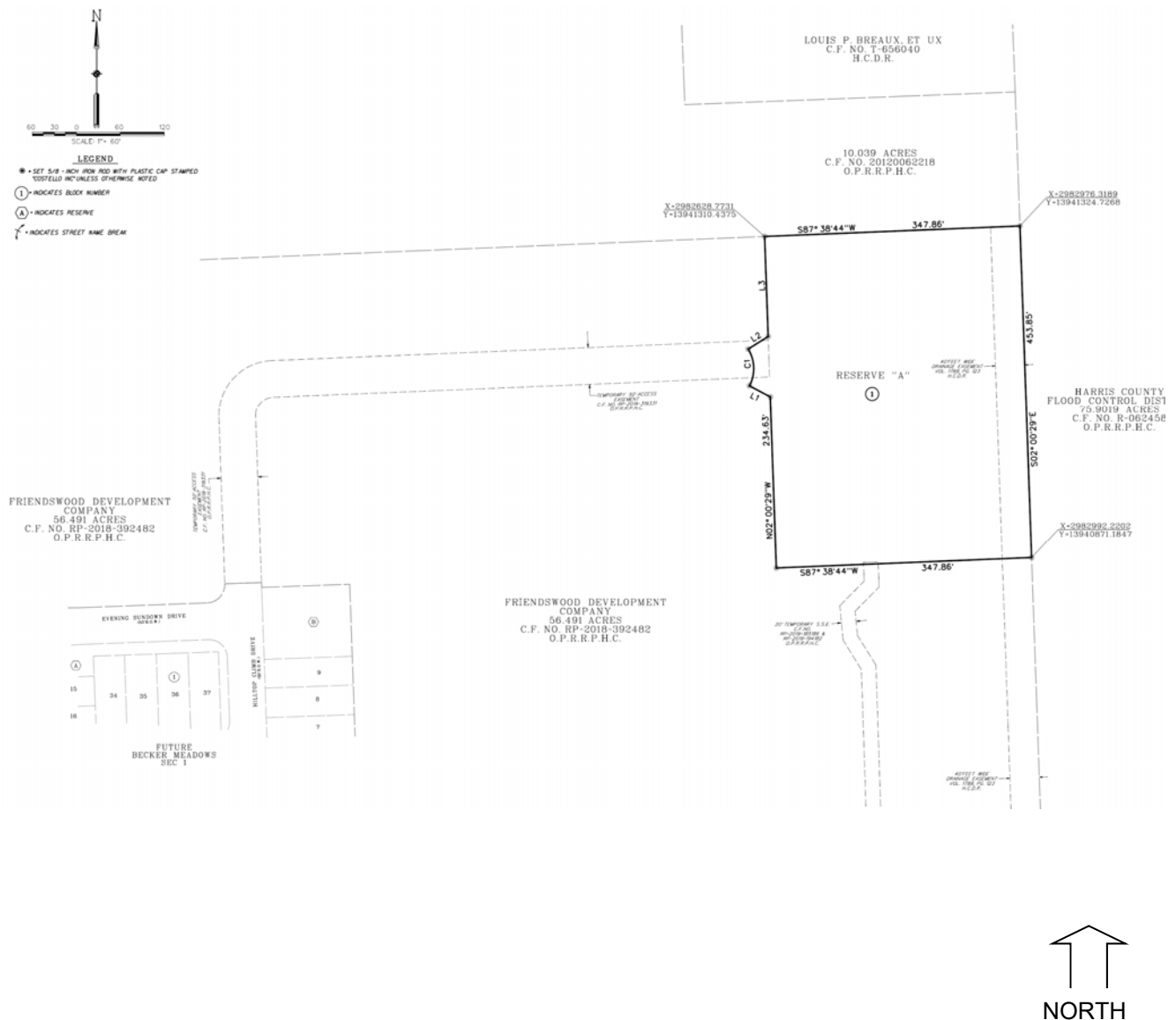
ITEM: 106

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Becker Meadows Wastewater Treatment Plant (DEF 1)

Applicant: Friendswood Development Company



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

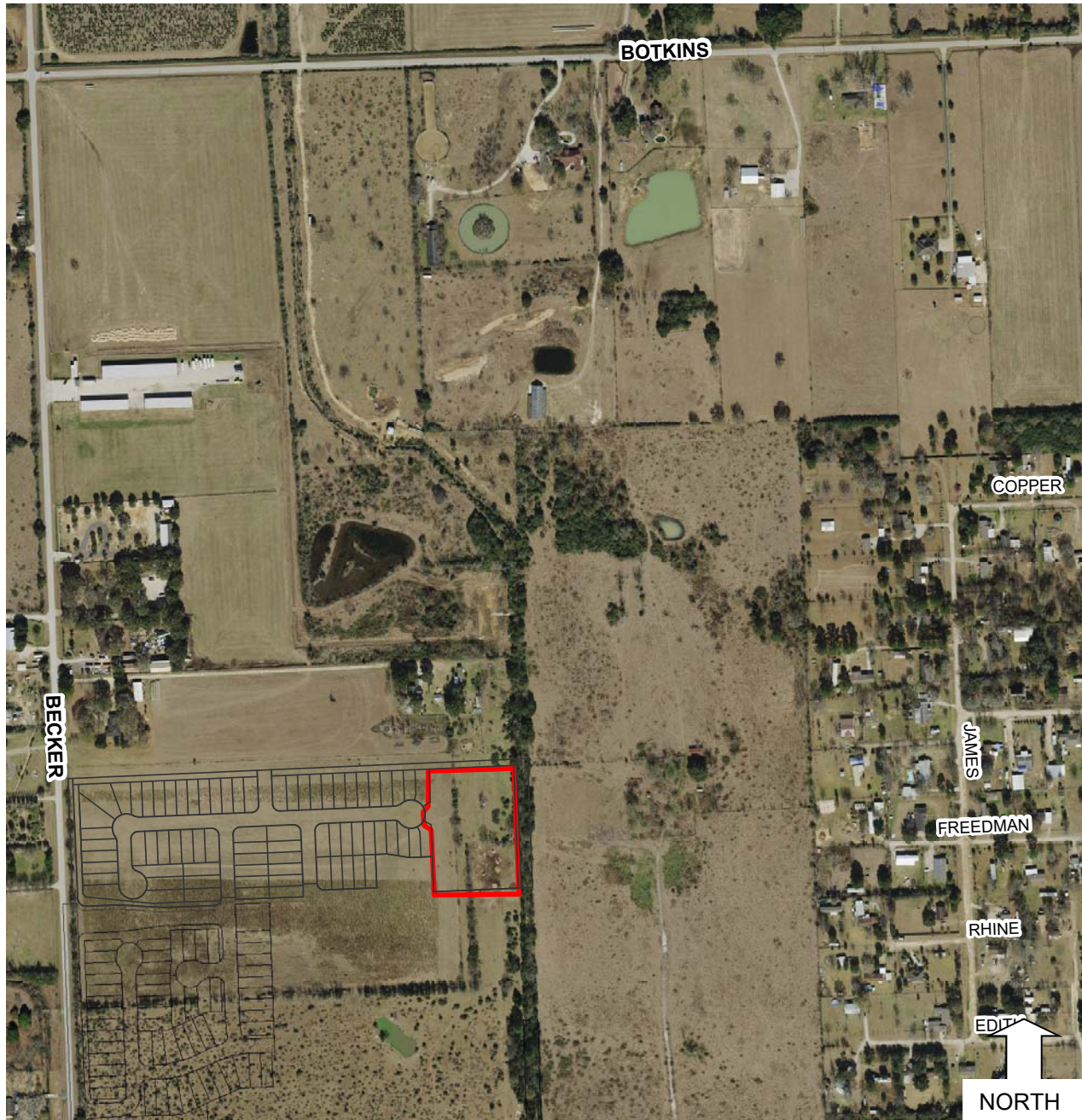
ITEM: 106

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Becker Meadows Wastewater Treatment Plant (DEF 1)

Applicant: Friendswood Development Company



F- Reconsideration of Requirements

Aerial



Application No: 2019-1430
Plat Name: Becker Meadows Wastewater Treatment Plant
Applicant: Costello, Inc.
Date Submitted: 08/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific requirement or condition being sought:

To provide access to the wastewater treatment plant by an 50' access easement.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use-- Reserves. Restricted reserve-- Wastewater treatment, water production, or water repressurization 5,000 sq. ft. public street or type 1 permanent access easement

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 is requested.



Application Number: 2019-1430

Plat Name: Becker Meadows Wastewater Treatment Plant

Applicant: Costello, Inc.

Date Submitted: 08/09/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

To provide access to the wastewater treatment plant by an 50' access easement.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use-- Reserves. Restricted reserve-- Wastewater treatment, water production, or water repressurization 5,000 sq. ft. public street or type 1 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

Due to the character of the land for the 55.3 acres development (Becker Meadows, reference General Plan, Plat Application No. 2019-1060), there is limited frontage adjacent to existing public right-of-ways. Owner does have access to Becker Road (public right-of-way). It is the owner's intent to access the Wastewater Treatment plant through Becker Meadows Sec 1 and by dedicating a temporary 50' access easement to the Wastewater Treatment plant. Owner will construct an all-weather road from Becker Meadows Sec 1 to only serve the Wastewater Treatment plant. The temporary 50' access easement and all-weather road are only a temporary or interim condition to serve just the Wastewater Treatment plant. Once, owner develops single family residential for future Becker Meadows Sec 4, this will serve as the "trigger" to dedicate a 50' wide public road right-of-way by subdivision plat to construct a permanent street, and terminate the temporary 50' access easement. This fulfills the ultimate condition of serving the Wastewater Treatment plant. Granting of a variance will allow owner to fulfill interim conditions for development within this subdivision.

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

N/A

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

The requested variance is not a result of hardship, but simply an allowance for the timely development of public roads and right-of-ways as development necessitates. A temporary access easement and all-weather road to serve only a Wastewater Treatment plant is sufficient. A public right-of-way and permanent street will not be necessary, until development occurs within this subdivision.

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

A temporary access easement and all-weather road will generally preserve the intent of the Chapter 42, Section 190 requirements. The temporary access easement and all weather road are only an interim or temporary condition to serve just the Wastewater Treatment Plant. In the interim, there is no reason to provide access to the public to the Wastewater

Treatment Plant. The current General Plan (2019-1060) submitted to Planning Staff supports the ultimate dedication of a public right-of-ways through Becker Meadows Sections 1 and 4. Once, development commences for Becker Meadows Sec 4, this will necessitate the construction of a permanent road and dedication of a public right-of-way to meet the full requirements of Chapter 42, Section 42-190.

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

The granting of this variance will in no way be injurious to the public health, safety or welfare. In fact, in the interim it would be best to limit public access to the Wastewater Treatment Plant. The public has no reason to travel down a road that dead ends at the Wastewater Treatment Plant. The temporary 50' access easement can limit public access to the Wastewater Treatment Plant until development occurs at which time the owner will dedicate and construct a permanent road which will serve the Wastewater Treatment plant and public.

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

Economic hardship is not the sole justification for this variance. In fact, the owner will not save any expense. The only difference is that the owner will be given latitude to dedicate right-of-way and build a permanent street as development necessitates. This allows the owner to defer costs, until the need arises to dedicate and build a permanent street to serve other development besides just the Wastewater Treatment plant.



Application No: 2019-1430

Agenda Item: 106

PC Action Date: 09/05/2019

Plat Name: Becker Meadows Wastewater Treatment Plant

Applicant: Costello, Inc.

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

Chapter 42 Sections: 190

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

To provide access to the wastewater treatment plant by an 50' access easement. ;

Basis of Recommendation:

Subject site is located south of Botkins and east of Becker Rd in Harris County. The applicant is proposing a reserve restricted to Wastewater Treatment plat and requesting a reconsideration with a variance to not have public street frontage and allow the site to take access from an access easement instead of a public street.

Staff is in support of the request.

Subject site is located within the Becker Meadows GP (approx. 55 acres) and is being platted as wastewater treatment plant. Access to the proposed site is planned via a 50' access easement that overlaps with the future public street pattern with adjacent single family residential development. The developer plans to construct an all-weather road from Becker Meadows Sec 1 to serve the site. As this site would generate little traffic limited mostly to construction and maintenance vehicles, requiring public street to be platted would create hardship for the applicant.

Access to the subject site via 50' easement will be a temporary situation as it overlaps with future public street pattern proposed with adjacent single family sections. Granting of the variance will not be injurious to public health and safety and the easement will be replaced with public roads as adjacent section are platted.

Staffs recommendation is to grant the reconsideration request with a 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

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;

This site would generate little traffic, limited mostly to construction and maintenance workers. Requiring public streets to be platted for access to this wastewater plant would not be necessary as there is no development that would support these roads.

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

The basis of staff's recommendation is to allow provision of proper water and sanitary sewer service prior to future development of public roads.

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

Access to the subject site via 50' easement will be a temporary situation as it overlaps with future public street pattern proposed with adjacent single family sections.

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

The recorded easement will consist of all weather access road limited in use to authorized maintenance and construction personnel. The easements will be replaced with public roads as the adjacent sections are platted, which will conform to city and county requirements.

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

Economic hardship is not the sole justification. The basis of the recommendation is that the wastewater treatment plant is a low-intensity use that will not require platted public streets for access. Since this facility is required to be constructed before future development, the access easements will allow the site to be accessible before public roads are developed.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 09/05/2019
Plat Name: Grand Vista Sec 23
Developer: Taylor Morrison of Texas
Applicant: META Planning + Design, LLC
App No/Type: 2019-1554 C3P

Staff Recommendation:
 Grant the requested
 special exception(s) and
 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:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526M	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. (Sec 42-210)

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. (Sec 42-40 & 42-44)

159. Provide centerline tie.

Add note: All lots shall have adequate wastewater collection service. (Sec 42-180)

For Your Information:

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

Fort Bend Engineer: 1.) This will need block length variance for Reserve C.
 2.) 50' ROW requires additional U.E.
 3.) Kanora Way and Castlemaine Heights Way can be same street.
 4.) Kearney Terrace and Albury Manor can also be same street.
 5.) Submit FP to FBC for formal review.
 6.) This does not constitute a formal review by FBC as not all comments are provided in this portal.

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

Harris County Flood Control District: Flood Control review - No comments.
 Addressing: Suggest changing name of WINDY VISTA LAKES DRIVE, as makes a near 90 degree curve from existing street.

Houston Planning Commission

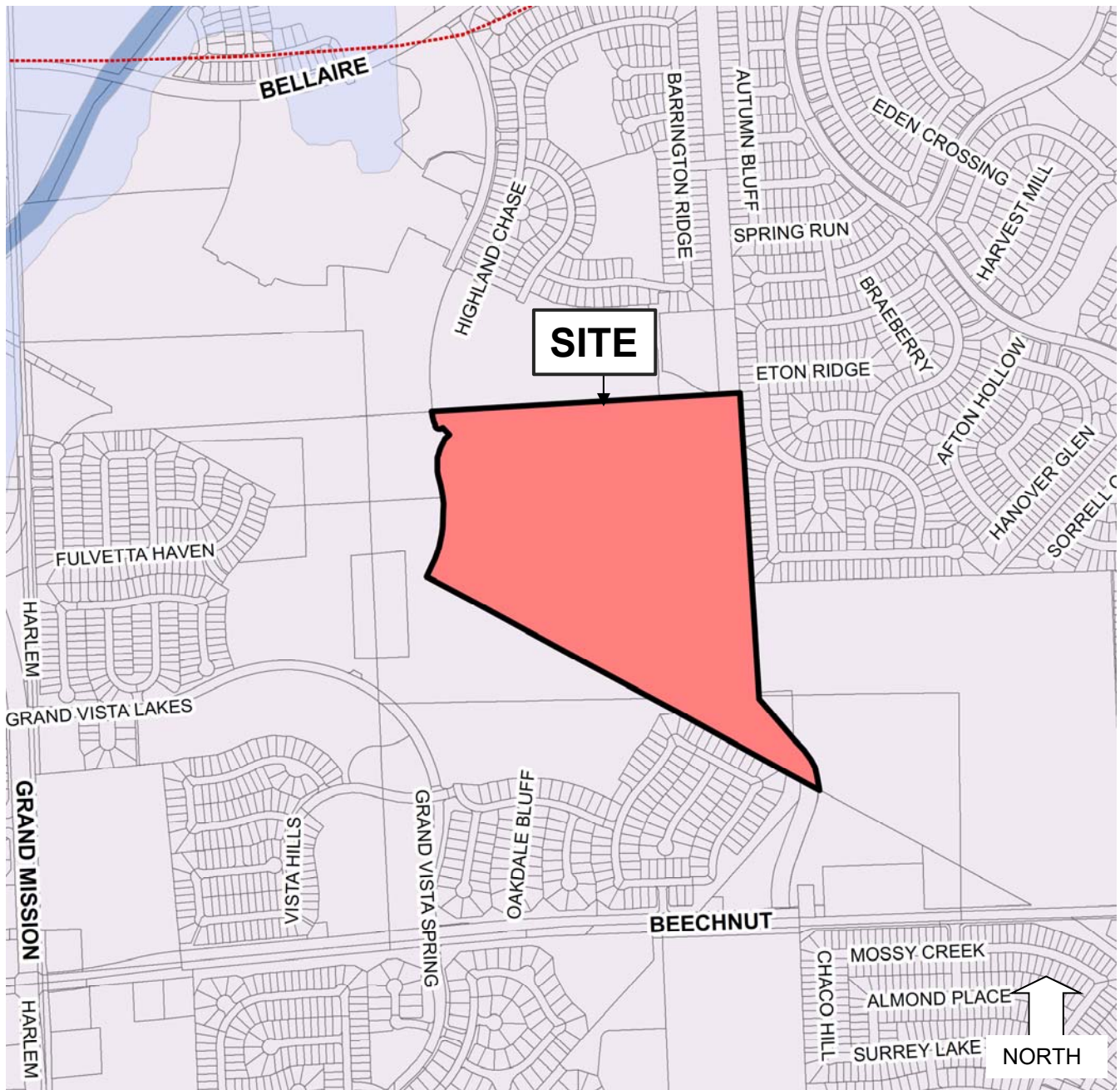
ITEM: 107

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Grand Vista Sec 23

Applicant: META Planning + Design, LLC



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Grand Vista Sec 23

Applicant: META Planning + Design, LLC



F- Reconsideration of Requirements

Aerial

a special exception exhibit for

GRAND VISTA Sec 23

prepared for

JOHNSON DEVELOPMENT CORP.

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



SCALE 0 100 200 400
MTA-17001
AUGUST 29, 2019



THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY BE RESPONSIBLE FOR THE PREPARATION OF THIS DRAWING, BUT NOT FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

© 2019 META PLANNING + DESIGN. ALL RIGHTS RESERVED



Application No: 2019-1554
Plat Name: Grand Vista Sec 23
Applicant: META Planning + Design, LLC
Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific requirement or condition being sought:

To allow an intersection spacing of $\pm 1,666$ along a collector street against a detention pond.

Chapter 42 Section: 130

Chapter 42 Reference:

42-130. Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: ...(6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See Special Exception Request.



Application Number: 2019-1554

Plat Name: Grand Vista Sec 23

Applicant: META Planning + Design, LLC

Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1,666$ along a collector street against a detention pond.

Chapter 42 Section: 130

Chapter 42 Reference:

42-130. Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: ... (6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 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;

Grand Vista Sec 23 is a single-family residential section out of the nearly completed Grand Vista community, located southwest of central Houston, generally south of the Westpark Tollway along Grand Mission Blvd and Beechnut Rd in Fort Bend County. The subject section is located at the northeast corner of the project and is bounded on the east by the Twin Oaks Village community, which was platted in the early 2000s, and on the north by Lakeview Retreat Sec 4, recorded earlier this year. The subject plat is bounded on the south by an existing pipeline easement and on the west by an existing drainage channel in a recorded easement to FBCMUD No 30. The subject section contains a ± 41.7 -acre detention pond reserve, which is necessary for the development of Grand Vista to occur. The detention reserve is bounded by the collector street Windy Vista Lakes Drive for the entire western plat boundary. The detention network continues outside the subject plat in Grand Vista Sec 17, the recorded plat immediately to the south, which includes a detention reserve extending south to the intersection of Windy Vista Lakes Drive and Grand Vista Lakes Drive. This detention network has been proposed in this location with various configurations for some time, most recently on the two most recent Grand Vista General Plans, which both showed the detention facility in a shape consistent with the subject plat. Per Ch. 42-130, a detention pond requires an intersection spacing of 2000'. The straight-line distance from Grand Vista Lakes Drive to the eastern bend of Windy Vista Lakes Drive at Horton Vista Drive is $\pm 1650'$. Measuring along the centerline of Windy Vista Lakes Drive, the distance between intersections is $\pm 1666'$. If applying the standard 1400' intersection spacing, this would be a 19% increase from the standard. Aside from the detention pond intersection spacing, Windy Vista Lakes Drive also fulfills the intent of Ch. 42-128(a)(2) regarding intersection spacing on collector streets, in conjunction with Horton Vista Drive to the north and Grand Vista Lakes Drive to the south, both collector streets which connect directly to the surrounding thoroughfare network. Furthermore, a change in the street pattern of the subject plat would have no impact on local traffic circulation, as all the surrounding areas have been platted and the points of access will not be affected by a shift in the connection to Windy Vista Lakes Drive. Ultimately, east-west intersection spacing is locked in place by the existing recorded subdivisions to the east, which provided minimal stub street opportunities. A change in the subject section will have no appreciable impact on that condition.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed special exception will achieve a result contemplated by the standards of this chapter for intersection spacing, both along collector streets and across detention facilities.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 19% deviation from the standard 1400' local street intersection spacing requirement, but it is under the 2000' intersection spacing for detention facilities and meets the intent of collector street intersection spacings as well.

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

The intent and general purposes of this chapter are preserved and maintained by the existing street network and will not be damaged by the granting of this special exception.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation, create any unsafe traffic conditions, or remove any potential improvements to local traffic circulation, and will therefore not be injurious to the public health, safety, and welfare of the community.



Application No: 2019-1554
Agenda Item: 107
PC Action Date: 09/05/2019
Plat Name: Grand Vista Sec 23
Applicant: META Planning + Design, LLC

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

Chapter 42 Sections: 130

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing of $\pm 1,666$ along a collector street against a detention pond.;

Basis of Recommendation:

The property is located in Houston's ETJ, in Fort Bend County, south of Bellaire Boulevard and east of Grand Mission Boulevard.

The applicant is requesting a reconsideration of requirement with a special exception to allow an intersection spacing of about 1,666' along Windy Vista Lakes Drive instead of the required 1400'.

Staff is in support of the request.

The subject site is part of the Grand Vista general plan and is proposing a single-family residential development with a large detention area.

Along Windy Vista Lakes Drive, a minimum 1400' intersection spacing must be addressed per the ordinance. The applicant is proposing an intersection spacing of about 1,666'. This modification is a 19% deviation to the standard. This proposal would still maintain and preserve the intent of the ordinance as the proposed development will provide an adequate internal traffic circulation with two points of access to the north and west.

Staff's recommendation is to grant the special exception and approve the plat subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The subject site is bounded by recorded subdivisions to the north and east, by a pipeline easement to the south and by a major thoroughfare to the west. The applicant is required to address a minimum 1400' intersection spacing along Windy Vista Lakes Drive. The applicant is requesting a special exception to allow an intersection spacing of 1,666' with a 19% deviation to the standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The applicant proposes a single-family residential development with a large detention area. The proposed special exception would allow to continue with the proposed design and would still achieve a result contemplated by the ordinance. The subject site would provide an adequate internal traffic circulation with two points of access.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is an 19% deviation to the requirements.

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

The proposed development provides an adequate internal traffic circulation with two points of access.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not be injurious to the public health, safety or welfare. The modification is an 19% deviation to the standard and the subject section will have adequate circulation with two points of access.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 09/05/2019
Plat Name: Hardy 88 Commerce Park
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1511 C2R

Staff Recommendation:
Grant the requested
variance(s) and 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:	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	77073	373B	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. (Sec 42-212)

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. (Sec 42-41)

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/05/2019
Plat Name: Hardy 88 Commerce Park
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1511 C2R

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

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - More drainage ROW needed on channel P140-04-03 Please provide and additional 55' of drainage easement to Harris County Flood Control District.

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. County has no objections to variance.

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

Houston Planning Commission

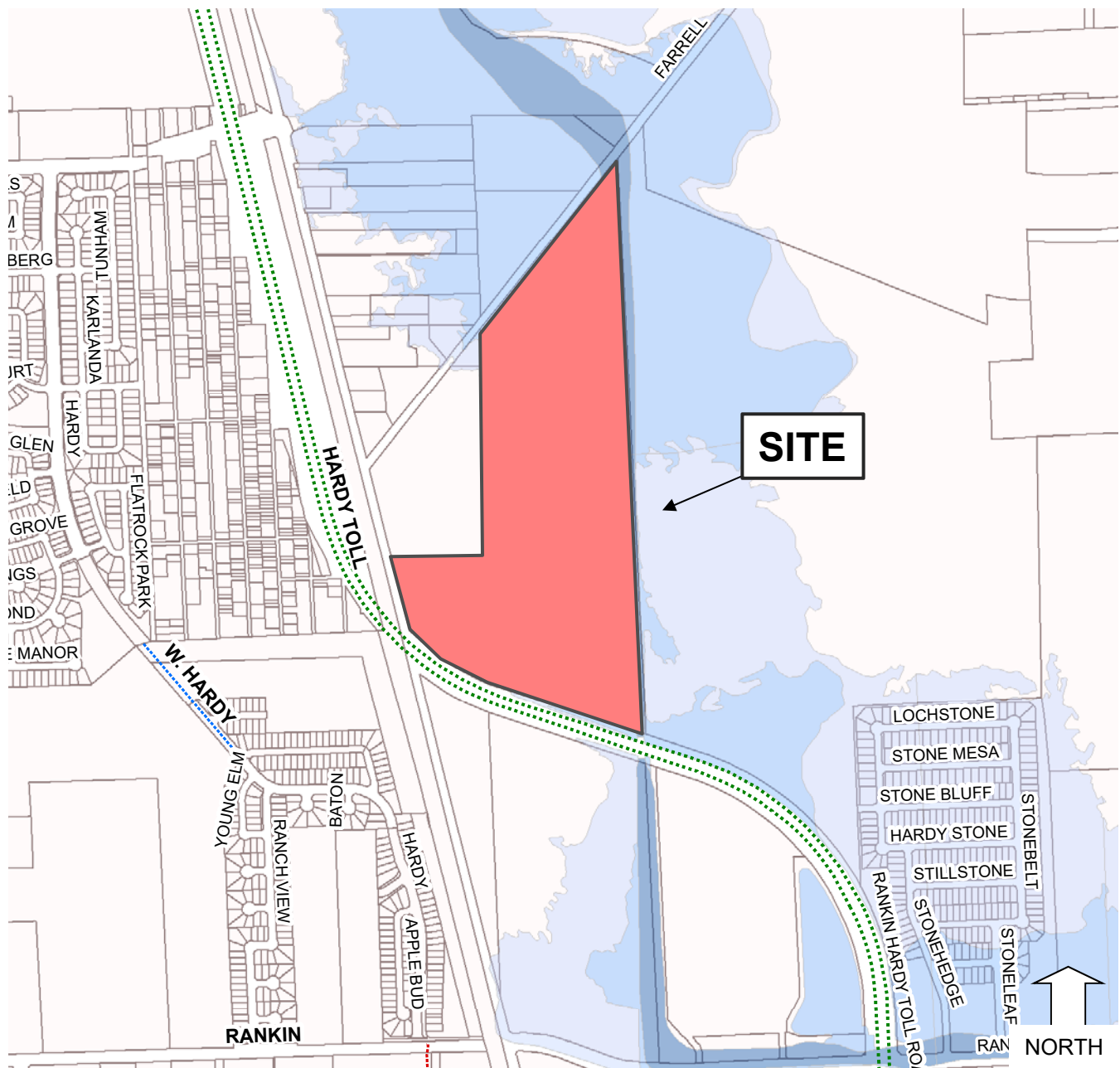
ITEM: 108

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Hardy 88 Commerce Park

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

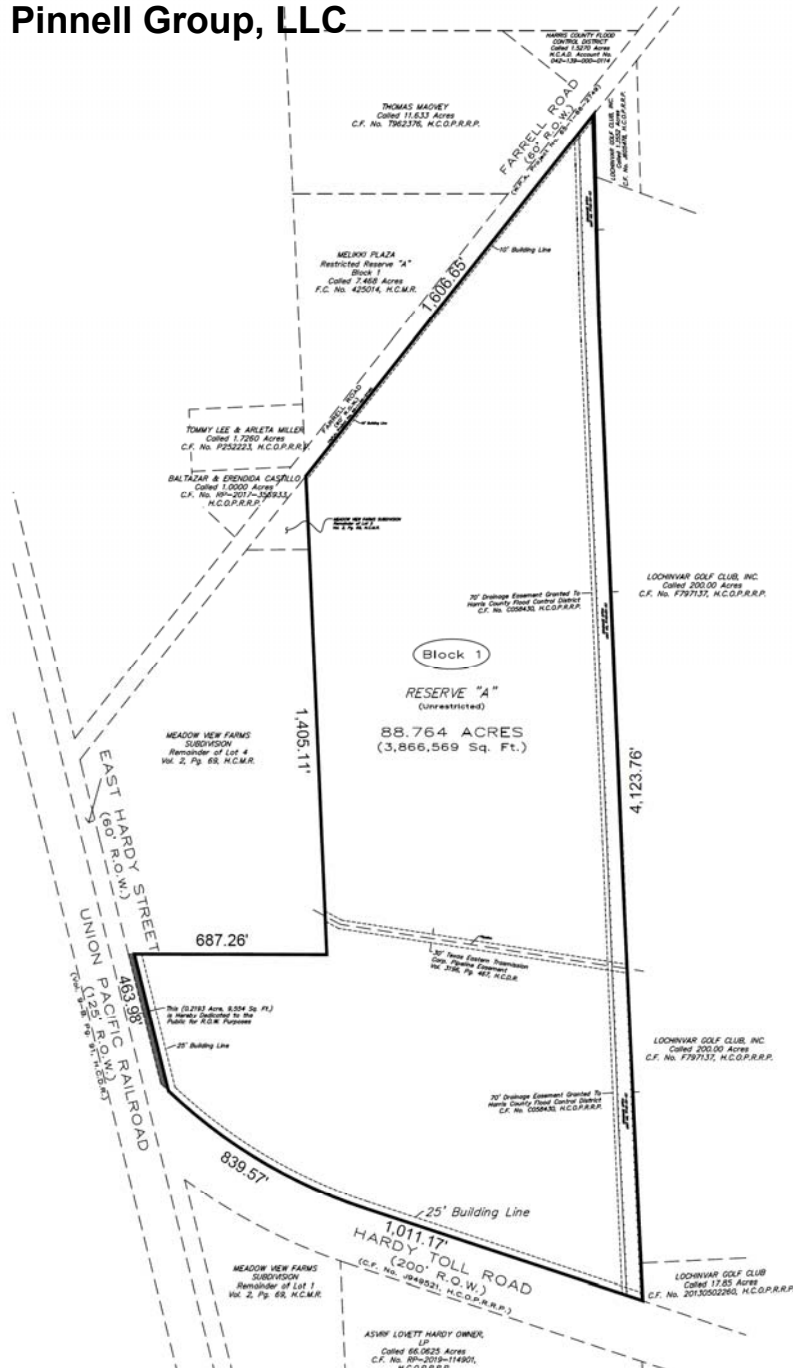
ITEM: 108

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Hardy 88 Commerce Park

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Hardy 88 Commerce Park

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2019-1511
Plat Name: Hardy 88 Commerce Park
Applicant: The Pinnell Group, LLC
Date Submitted: 08/23/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific requirement or condition being sought:

We are seeking a variance to allow the intersection spacing along Farrell Road, between East Hardy Street and Intercontinental Crossing Drive, to exceed the 1,400' minimum intersection spacing requirements of Section No. 42-128 and We are seeking a variance to allow the intersection spacing along the east property line, which is the west property line of Lochinvar Golf Club (private golf course), between Farrell Road and Hardy Toll Road to exceed the 2,800' minimum intersection spacing requirements of Section No. 42-130(a)(8)

Chapter 42 Section: 42-130(a)(8) & 42-128

Chapter 42 Reference:

42-130(a)(8) & 42-128

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1511

Plat Name: Hardy 88 Commerce Park

Applicant: The Pinnell Group, LLC

Date Submitted: 08/23/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

We are seeking a variance to allow the intersection spacing along Farrell Road, between East Hardy Street and Intercontinental Crossing Drive, to exceed the 1,400' minimum intersection spacing requirements of Section No. 42-128.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Section Number (42-128 Intersections of Local Streets): The property contains 89 acres of land to be used for light industrial/manufacturing facilities. The property fronts on Farrell Road, East Hardy Street, Hardy Toll Road and is also contiguous to Lochinvar Golf Club (private golf course) on the east side of the subject property.

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 owners of this 89 acres of land are platting the subject property into a reserve in order to create a light industrial and light manufacturing development. Access to this property will be provided by one driveway off of Farrell Road and possibly a driveway off of East Hardy Street. Access to Hardy Toll Road is prohibited at this location due to the elevated freeway over the railroad; Therefore, a dedicated road through the property, from Farrell to Hardy Toll Road, is impractical.

(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 were created by Harris County Toll Road Authority and is 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;

If this variance is granted by the commission, the general purposes of this Chapter will still be preserved and maintained, because Hardy Toll Road is a controlled access freeway and a public road cannot tie into this elevated portion of the freeway.

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

The granting of this variance will not create any health or safety issues.

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

For the reasons stated above, this request is not based on economic reasons.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2019-1511

Plat Name: Hardy 88 Commerce Park

Applicant: The Pinnell Group, LLC

Date Submitted: 08/23/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

We are seeking a variance to allow the intersection spacing along the east property line, which is the west property line of Lochinvar Golf Club (private golf course), between Farrell Road and Hardy Toll Road to exceed the 2,800' minimum intersection spacing requirements of Section No. 42-130(a)(8)

Chapter 42 Section: 42-130(a)(8)

Chapter 42 Reference:

Section Number 42-130(a)(8) Intersections along Golf Courses): The property contains 89 acres of land to be used for light industrial/manufacturing facilities. The property fronts on Farrell Road, East Hardy Street, Hardy Toll Road and is also contiguous to Lochinvar Golf Club (private golf course) on the east side of the subject property.

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 owners of this 89 acres of land are platting the subject property into a reserve in order to create a light industrial and light manufacturing development. Access to this property will be provided by one driveway off of Farrell Road and possibly a driveway off of East Hardy Street. Access to Hardy Toll Road is prohibited at this location due to the elevated freeway over the railroad. It would be senseless to dedicate a road through the subject property, in an east/west direction, with the hope that someday it will extend through the golf course; Therefore, a dedicated road through the property is impractical. East Airtex Drive is only 600' northeast of this property and will be developed soon. This major thoroughfare will provide access to local

(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 were created by Lochinvar Golf Club 40 years ago and is 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;

If this variance is granted by the commission, the general purposes of this Chapter will still be preserved and maintained, because golf courses rarely close down and a dedicated road may never be constructed.

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

The granting of this variance will not create any health or safety issues.

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

For the reasons stated above, this request is not based on economic reasons.



Application No: 2019-1511

Agenda Item: 108

PC Action Date: 09/05/2019

Plat Name: Hardy 88 Commerce Park

Applicant: The Pinnell Group, LLC

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

Chapter 42 Sections: 42-130(a)(8) ; 42-128

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

We are seeking a variance to allow the intersection spacing along the east property line, which is the west property line of Lochinvar Golf Club (private golf course), between Farrell Road and Hardy Toll Road to exceed the 2,800' minimum intersection spacing requirements of Section No. 42-130(a)(8);

We are seeking a variance to allow the intersection spacing along Farrell Road, between East Hardy Street and Intercontinental Crossing Drive, to exceed the 1,400' minimum intersection spacing requirements of Section No. 42-128.;

Basis of Recommendation:

The property is located in Houston's ETJ, in Harris County, south of Airtex, northeast of Hardy Road and west of Aldine Westfield Road.

The applicant is requesting variances to exceed intersection spacing by not providing a north-south and east-west public streets through the subject site.

Staff is in support of the requests.

The applicant is proposing an unrestricted reserve to create a light industrial development. Per the ordinance, the applicant is required to address minimum intersection spacing along the northern and eastern plat boundaries by providing a north-south and east-west public streets. Requiring these public streets would create an impractical development due to the existing physical characteristics of the surrounding areas. The north-south public street cannot extend further south due to the elevated freeway. Per Sec 42-130(b), the subject property is not required to stub into the elevated freeway. The east-west street would not extend further east due to the existing golf course that has been in existence for at least 40 years.

Additionally, granting of the variances will not be injurious to public safety. The subject site has frontage on multiple public streets and is nearby the intersection. Overall, the traffic circulation is currently being addressed by the adjacent street pattern.

Harris County Engineering Department poses no objections to the request.

Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The applicant is required to address minimum intersection spacing along the northern and eastern plat boundaries by providing a north-south and east-west public streets. Requiring these public streets would create an impractical development due to the existing physical characteristics of the surrounding areas. The north-south public street cannot

extend further south due to the elevated freeway. Per Sec 42-130(b), the subject property is not required to stub into the elevated freeway. The east-west street would not extend further east due to the existing golf course that has been in the same configuration at least for 40 years.

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

The existing elevated freeway and the golf course are existing conditions not created by the applicant.

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

The subject site has frontage on multiple public streets. Traffic circulation is currently being addressed by the adjacent street pattern. Additionally, if the existing golf course is re-developed in the future, north-south and east-west streets can be addressed at this location.

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

Traffic circulation is currently being addressed by the adjacent street pattern.

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

The justification for granting the variances is based on the existing physical characteristics of the adjacent areas.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 09/05/2019
Plat Name: Miguez Casa
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1547 C2R

Staff Recommendation:
Grant the requested
variance(s) and 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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

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. (Sec 42-45)

Draw plat boundaries with heavy lines to indicate the subdivided area. (Sec 42-41)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 09/05/2019
Plat Name: Miguez Casa
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1547 C2R

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

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

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

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

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

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 .

County has no objections to variance.

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

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Migue's Casa

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

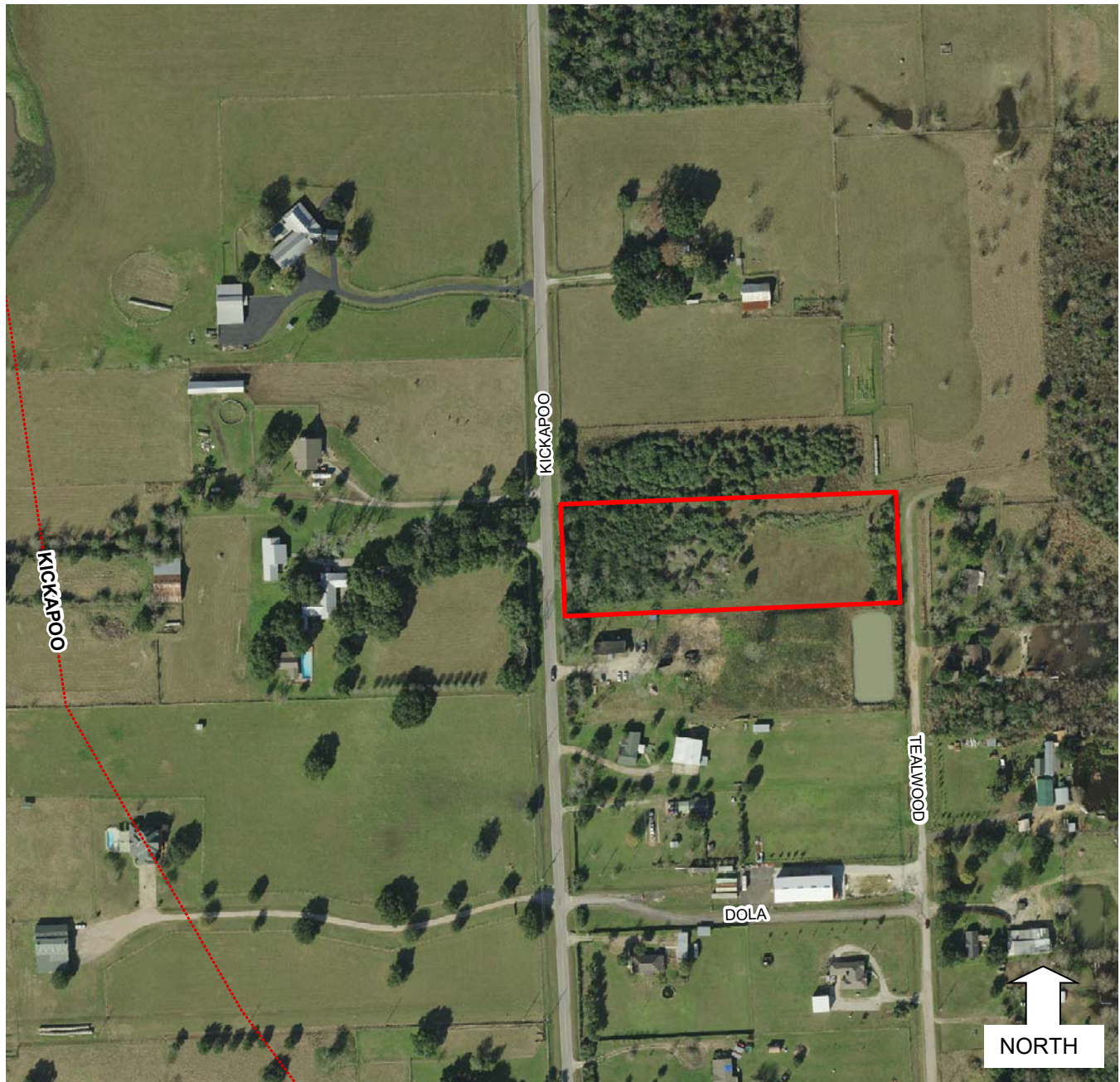
ITEM: 109

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Migue's Casa

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements

Aerial



Application No: 2019-1547
Plat Name: Migue Casa
Applicant: E.I.C. Surveying Company
Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific requirement or condition being sought:

Specific variance is being sought and extent of variance is to address the Houston Planning Commission Action CPC 101 Form that was approved 08/08/2019 and the Mark-up. We are submitting a reconsideration Of Requirement with a Variance to not provide an East- West public road through subject tract at least every 1400 feet.

Chapter 42 Section: 42-128(a)(1)

Chapter 42 Reference:

Section 42-128. Intersection of local streets. (a) Each class III and each general plan that shows local streets shall provide for internal circulation by meeting the following requirement.: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) 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:

IT does require a variance (see Variance request form).



Application Number: 2019-1547

Plat Name: Migues Casa

Applicant: E.I.C. Surveying Company

Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(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 is to address the Houston Planning Commission Action CPC 101 Form that was approved 08/08/2019 and the Mark-up. We are submitting a reconsideration Of Requirement with a Variance to not provide an East- West public road through subject tract at least every 1400 feet.

Chapter 42 Section: 42-128 (a)(1)

Chapter 42 Reference:

Section 42-128. Intersection of local streets. (a) Each class III and each general plan that shows local streets shall provide for internal circulation by meeting the following requirement.: (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

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

The proposed subdivision is a 2.9892 acre tract and is a replat of a portion of Lot 12, Section 6 of Harris County School Land Four Leagues as recorded in Volume 17, Page 222 of the Harris County Deed Records. Recorded in 1877 (see attached subdivision plat). It is also out of Tract 29 (see attached warranty Deed) of Madison North an unrecorded Subdivision as shown in Assessors Block Book for Harris County, Texas recorded in Volume 115, Page 41 (see attached unrecorded plat) will be the site of a home for a family that owns the land. This proposed subdivision is serviced on the west by Kickapoo Road a 66 feet right- of- way. (see attached HCAD map). The plat of Dustin's Dirt which is south of the subject property was recorded in November 29, 2004, under Film Code number 571211 Harris County Map Records shows that Kickapoo road was intended to be 100 feet right of way on a Major Thoroughfare and Freeway plan (MTFP) from FM 2920 north to Imhof. On 2016 and 2018 Major Thoroughfare and Freeway Plan shows realign the designated Kickapoo road just north of FM 2920 intersection to connect to Kickapoo road at the end of Imhof road which make this existing Kickapoo road just a local street with a 66 feet right of way. The unrecorded subdivision have 20 feet private roadways with a 40' road easement. The owners of the proposed subdivision as mentioned in this report wanted to build a home for their family and the requirement for an East- West public road at the south of the property line that will go nowhere and end up at the east property line and would provide an area in which illegal dumping might occur; such an area would also be a place in which cars may be parked by those engaging in illegal activities, including alcohol abuse. Also it will not improve overall circulation but would create unsafe condition, an impractical development and contrary to sound public safety.

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

This proposed subdivision has been part of Madison North an unrecorded residential community property with private streets since 1981. And for the reason as explained in 1(b) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

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

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary to not provide an East- West public road will allow the owner of the proposed subdivision reasonable use of the property,

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

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report. By approving this variance for not providing an East- West public street will get this family to build their home and preserve the character of their family- owned land.



Application No: 2019-1547

Agenda Item: 109

PC Action Date: 09/05/2019

Plat Name: Migue's Casa

Applicant: E.I.C. Surveying Company

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

Chapter 42 Sections: 42-128 (a)(1)

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 is to address the Houston Planning Commission Action CPC 101 Form that was approved 08/08/2019 and the Mark-up. We are submitting a reconsideration Of Requirement Of Requirement with a Variance to not provide an East- West public road through subject tract at least every 1400 feet. ;

Basis of Recommendation:

The property is located in Houston's ETJ, in Harris County, east of Kickapoo Road, north of FM 2920, south of Waller Spring Creek and west of Kermier Road.

The applicant is requesting a variance to allow excessive intersection spacing by not providing an east-west public street through the subject site.

Staff is in support of the request.

The applicant is proposing to develop one single-family residential lot. The distance along Kickapoo Road between FM 2920 and Imhof Road is about 3900'. Per the ordinance, an east-west street is required to address minimum 1400' intersection spacing.

The subject site is part of and is bounded by an unrecorded subdivision, Madison North, that established a private road network. Therefore, requiring an east-west street through the site would be impractical at this location as the required street would terminate at the eastern plat boundary with no future street connection. The adjacent tracts are already served by the existing private network and the subject site will not significantly increase the number of vehicular trips.

Harris County Engineering Department poses no objections to the request.

Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The distance along Kickapoo Road between FM 2920 and Imhof Road is about 3900'. Per the ordinance, an east-west street is required to address minimum 1400' intersection spacing. The subject property is part of Madison North unrecorded subdivision that established a private street system. The required east-west street would terminate at the eastern plat boundary with no future street connection.

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

The subject site is part of and is completely bounded by an unrecorded subdivision with a private street network. The required street would terminate at the boundary of the plat.

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

The subject site is part of an unrecorded subdivision that already established a private street network. Internal traffic circulation is addressed by the existing private street network.

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

The proposed development will not significantly increase the number of vehicular trips. The subject site has sufficient frontage on a public street.

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

The adjacent existing condition is the justification for granting the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 09/05/2019
Plat Name: Sabic Americas Campus Bluebonnet
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1587 C3R

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

Total Acreage:	71.3800	Total Reserve Acreage:	66.6800
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:	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.(Sec 42-212)

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.42-40(c) & 44(1)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 110
Action Date: 09/05/2019
Plat Name: Sabic Americas Campus Bluebonnet
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1587 C3R

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 - Show top of banks of channel T101-00-00 reserves C and D should be restricted for drainage, not unrestricted (part of channel T101-00-00). Please correct this on 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)

Temporary p-type turnaround easement to be dedicated prior to plat recordation

County has no objections to variance

Provide INO letter for pipeline crossing prior to plat recordation

Verify that Peek Ridge Road lines up with driveway for proposed development on south side of Franz UVE should be checked at Arbor Park Drive and Franz Road and at Norton House Lane and Peek Ridge Road.

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, closing of existing median opening, left turn lane, traffic control at proposed intersection, improvements at nearby Franz Road and Grand Pkwy intersection and coordination with commercial development on south side.

Utility easement may be needed on eastern 10 feet of proposed reserve

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

Houston Planning Commission

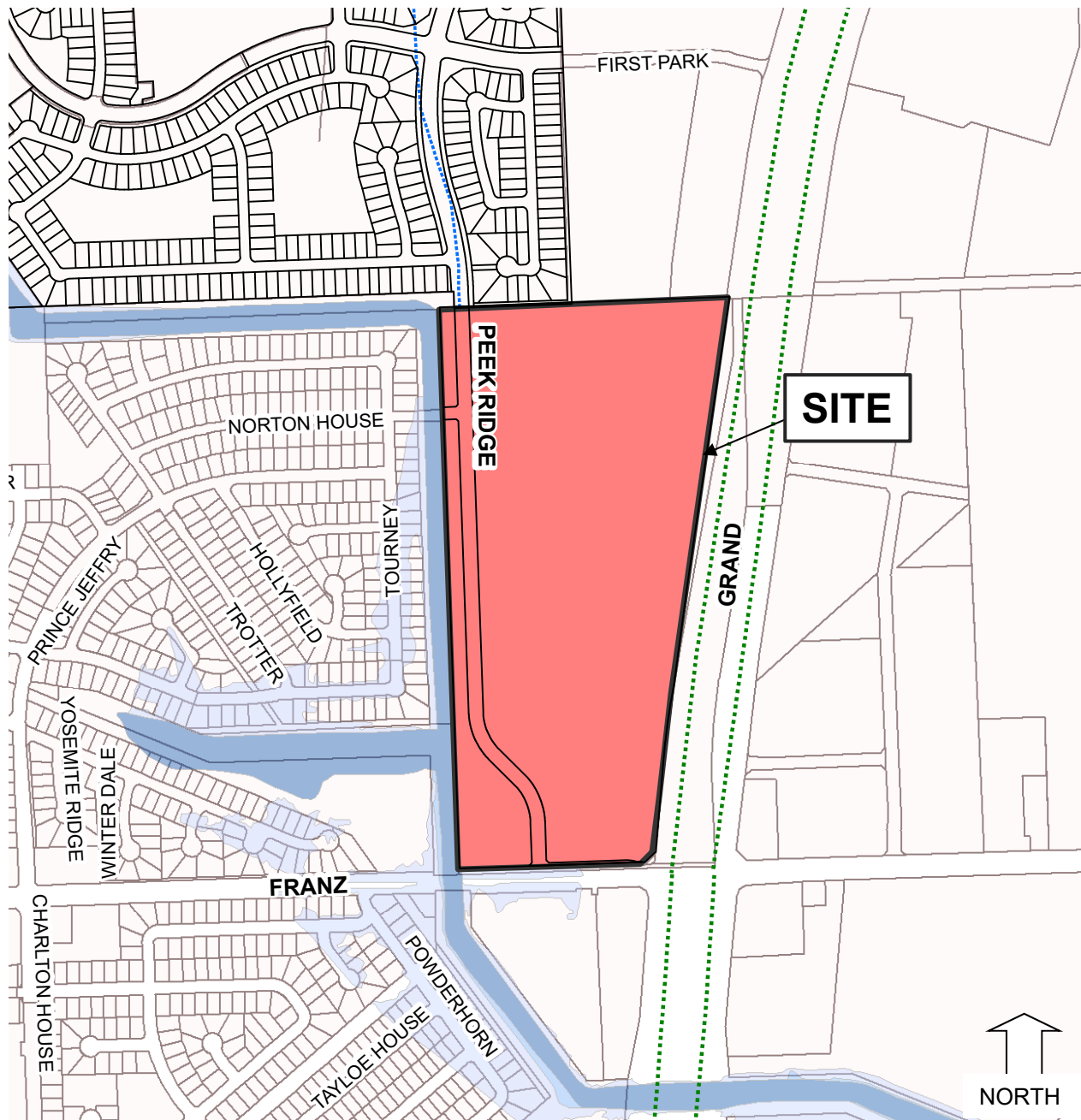
ITEM: 110

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Sabic Americas Campus Bluebonnet

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

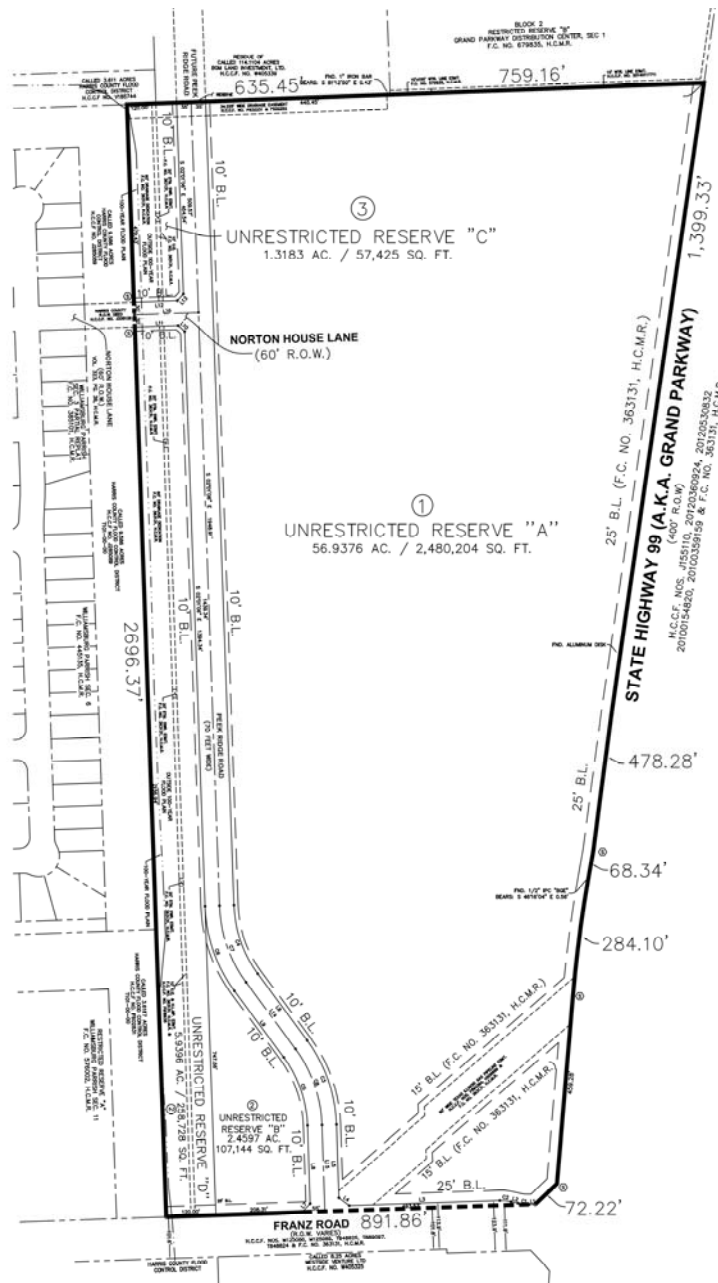
Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Sabic Americas Campus Bluebonnet

Applicant: Windrose



F- Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 09/05/2019

Subdivision Name: Sabic Americas Campus Bluebonnet

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



Application No: 2019-1587
Plat Name: Sabic Americas Campus Bluebonnet
Applicant: Windrose
Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific requirement or condition being sought:

A variance is requested to not dedicate a public street (extending) Norton House Lane through the subject tract. To exceed 2,600 intersection spacing requirements by not providing an west-east public street through the subject site.

Chapter 42 Section: 127

Chapter 42 Reference:

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance request.



Application Number: 2019-1587

Plat Name: Sabic Americas Campus Bluebonnet

Applicant: Windrose

Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

A variance is requested to not dedicate a public street (extending) Norton House Lane through the subject tract. To exceed 2,600 intersection spacing requirements by not providing an west-east public street through the subject site.

Chapter 42 Section: 127

Chapter 42 Reference:

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

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 71.38 tract located along Franz Road between proposed Peek Ridge Road and the Grand Parkway (SH 99). The tract is located within the City of Houston ETJ, Harris County. The site is located in a platted site which was a former museum and now is being redeveloped as an unrestricted reserve. The property is being platted as an unrestricted reserve and will be developed into a multi-use facility of office and warehouses. Requiring a west-east public street through the tract would be against public policy, as it would require a road to be built that would encourage cut-through traffic to an established neighborhood to the west of the site. Williamsburg Parrish (neighborhood to the west) is an established and platted neighborhood, which has sufficient connection points to major thoroughfares to the south and major collector peek ridge road. Adding a west-east connection via Norton House Lane would contradict Plan Houston's Goal of "Safe, Secure Communities", as a street connecting from the Grand Parkway feeder road would promoted cut-through traffic and will not improve traffic circulation to this existing grid pattern that has been developed by the surrounding street network. Any required right-of-way would start at the Grand Parkway feeder road and dead-end within Williamsburg Parrish's neighborhood street network. Thus, no connecting any major nodes in the area i.e. parks, schools, etc. Adjacent tracts immediately north (Morton Creek Ranch GP) of the site have adequate frontage and access via the proposed Peek Ridge Road and/or the Grand Parkway. Street connections to the north do create a loop system for properties and neighborhood adjacent to the site to access the Grand Parkway.

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

Requiring a west-east public street through the tract would be against public policy, as it would require a road to be built that would encourage cut-through traffic to an established neighborhood to the west of the site. Williamsburg Parrish (neighborhood to the west) is an established and platted neighborhood, which has sufficient connection points to major thoroughfares to the south and major collector peek ridge road. Adding a west-east connection via Norton House Lane would contradict Plan Houston's Goal of "Safe, Secure Communities", as a street connecting from the Grand Parkway

feeder road would promoted cut-through traffic and will not improve traffic circulation to this existing grid pattern that has been developed by the surrounding street network.

(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 and maintained. The existing street pattern in the overall area adequately addresses traffic circulation and distribution for the adjacent tracts. Adding a west-east connection via Norton House Lane would contradict Plan Houston's Goal of "Safe, Secure Communities", as a street connecting from the Grand Parkway feeder road would promote cut-through traffic and will not improve traffic circulation

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Adequate access to the proposed development, the surrounding tracts, and the adjacent platted subdivision is available.

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

Economic hardship is not the sole justification of the variance. The circumstances supporting the granting of the variance are based on not promoting cut-through traffic to existing platted neighborhoods and promoting Plan Houston's safety and secure communities' goals by keeping traffic in the current street network that meets the intent of the ordinance.



Application No: 2019-1587

Agenda Item: 110

PC Action Date: 09/05/2019

Plat Name: Sabic Americas Campus Bluebonnet

Applicant: Windrose

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

Chapter 42 Sections: 127

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

A variance is requested to not dedicate a public street (extending) Norton House Lane through the subject tract. To exceed 2,600 intersection spacing requirements by not providing an west-east public street through the subject site.;

Basis of Recommendation:

The site is located at the north west intersection of Franz Road and State Highway 99 in Houston's ETJ, Harris County. The applicant is requesting a variance to exceed intersection spacing along SH 99 by not providing an east west street through the site. Staff is in support of the request.

The applicant is proposing four unrestricted reserves for a future office/warehouse development. The applicant is dedicating the extension of an east west street, Norton House Road, that will intersect with a 70' north south collector street, Peek Ridge Road within the proposed plat. The site is a replat of Forbidden Gardens recorded in 1994, that consist of a reserve restricted to Museum Use and two non-residential reserves. At that time, the Planning Commission granted a variance to exceed intersection spacing by not providing an east west street through the subject site. Since the land use is changing, the applicant must re-address the variance. Intersection spacing along SH 99 is approx. 3800'. Extending an east west street through the site will not drastically enhance traffic circulation for the surrounding developments. In addition, the existing subdivision to the west has multiple access points to Franz Road and Porter Road and a dedicated connection to the proposed N/S collector street, Peek Ridge Road. Harris County Engineering Department has voiced no objection to the variance request, therefore staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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 subject site received a variance in 1994 to not provide an east west street through the site. Since then, the street configuration appears to be adequate for the surrounding uses. The residential subdivision to the west has point of access from Porter Road and Franz Road and will have a dedicated connection to proposed Peek Ridge Road.

(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 the existing street network and the proposed streets within the plat. The residential subdivision to the west has access to a local street and a major thoroughfare outside the subdivision and the proposed plat has access to SH 99, Franz and a proposed collector.

(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 and proposed street networks will be adequate for the existing and proposed uses.

(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 proposed development has access to two MTF's and one collector street and the existing subdivision to the west has multiple points of access.

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

Economic hardship is not the sole justification as the existing street layout and proposed layout are the main reasoning.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 111
Action Date: 09/05/2019
Original Action Date: 09/27/2018
Plat Name: Aarohi West Road
Developer: Civil-Surv Land Surveying, L.C.
Applicant: Civil-Surv Land Surveying, L.C.
App No : 2018-1884
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.2904	Total Reserve Acreage:	3.2904
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:	West Harris County MUD 11

County	Zip	Key Map ©	City / ETJ
Harris	77064	410E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 112
Action Date: 09/05/2019
Original Action Date: 09/13/2018

Staff Recommendation:
Approve

Plat Name: Centerpoint Energy Magnolia Point Reserve
Developer: Pape-Dawson Engineers, Inc.
Applicant: Pape-Dawson Engineers, Inc.
App No : 2018-1689
App Type: C2

Total Acreage:	5.3505	Total Reserve Acreage:	5.3505
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	407N	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: 113
Action Date: 09/05/2019
Original Action Date: 09/13/2018
Plat Name: Crosby Park Village
Developer: IDS Engineering Group
Applicant: IDS Engineering Group
App No : 2018-1740
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	13.6400	Total Reserve Acreage:	3.9820
Number of Lots:	60	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:	Crosby MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419C	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: 114
Action Date: 09/05/2019
Original Action Date: 09/27/2018
Plat Name: Harris County Emergency Services District no 7
Developer: South Texas Surveying Associates, Inc.
Applicant: South Texas Surveying Associates, Inc.
App No : 2018-1889
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	51.6750	Total Reserve Acreage:	51.6750
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77373	292Q	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: 115
Action Date: 09/05/2019
Original Action Date: 09/13/2018
Plat Name: Montrose Garden
Developer: CE Engineers & Development Consultants, INC
Applicant: CE Engineers & Development Consultants, INC
App No : 2018-1588
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.4570	Total Reserve Acreage:	0.4570
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116
Action Date: 09/05/2019
Original Action Date: 10/25/2018
Plat Name: Theall Equity Holdings LLC
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2018-2128
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	9.1015	Total Reserve Acreage:	8.5406
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	77066	370G	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: 117
Action Date: 09/05/2019
Original Action Date: 09/13/2018
Plat Name: Woodridge Baptist North Campus
Developer: Windrose
Applicant: Windrose
App No : 2018-1790
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	18.1390	Total Reserve Acreage:	18.1390
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
Montgomery	77365	296U	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 118
Action Date: 09/05/2019
Plat Name: Marisol GP
Original Action Date: 08/08/2019
Original Plat Name: Raven Meadows GP
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-1351
App Type: GP

Staff Recommendation:
Approve

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

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	jrpc@comcast.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3002 NORHILL BLVD.	19091188	77009	5358B	493B	H

ACCOUNT NUMBER(S):	062066000010
PROPERTY LEGAL DESCRIPTION:	LOT 10, BLOCK 15 NORHILL
PROPERTY OWNER OF RECORD:	SHAWN & DOMINIQUE RODGERS
ACREAGE (SQUARE FEET):	5,350 SF.
WIDTH OF RIGHTS-OF-WAY:	NORHILL BLVD 50'; EUCLID AVENUE 60'
EXISTING PAVING SECTION(S):	NORHILL BLVD 30'; EUCLID AVENUE 40'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,439 SF.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 5,510 SF.

PURPOSE OF VARIANCE REQUEST: To allow a new garage to be built on the plated 10' Garage setback line along Euclid Avenue, as shown on original subdivision plat of June 1923, in lieu of 20' building setback line for garage access from Euclid Avenue, a local street.

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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Lot 10, Block 15 Norhill located at 3002 Norhill Blvd. Property is 40' x 107'-6" and has a house on a 25' front building line along Norhill Blvd. and an existing garage on a 10' building line along Euclid Avenue, per original, 1923, plat Norhill. The property is a corner lot with both Norhill Blvd. and Euclid Avenue local streets. This is a well-developed residential area and most of the houses that abut the property are built using the 10' building line for the Garage and this property has an existing garage access from Euclid Avenue. There are new existing sidewalks on Norhill Blvd. and Euclid Avenue.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a single-family home lot for many years. This lot had a single-family home that has been there since 1920. Requiring a 17' garage building line for the Euclid Avenue portion of the property instead the original 10' building line, per 1923 plat, would create an undue hardship in that there is a 25' building line on Norhill Blvd. and property is only 40' wide, this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42-157 garage building line.

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

The strict requirement of a 17' Garage building line per Sec. 42-157 (b) (2) along Euclid Avenue, with the lot only 40' wide, which has an existing garage set back line per subdivision plat of 1923, would create an undue hardship in conjunction with the 25' building line per on Norhill Blvd.

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

(42-157) (b) (2) the property was originally sized (40' x 107'-6") and platted (1923) with 10' building line setback along Euclid Avenue. The property will adhere to the original 10' garage building setback line along Euclid Avenue and the proposed new garage, as designed, and has existing sidewalks. Therefore, imposition of 17' building setback is an unreasonable hardship imposed on this 40' property by the Chapter 42, while adhering to the original 1923 plat along Euclid Avenue.

These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 10, Block 15 Norhill is an existing lot of 40' x 107'-6" that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing the 10' garage building line, per (42-157 (a) (2) as the new garage will be no less than 29'-1" from the back of the existing curb and 16'-5" from the sidewalk. Therefore, this sensible development will encourage the uses that are already present in this neighborhood. Per Chapter 42 the structure honors the original 1923 subdivision plat, including the prevailing 10' setback condition along Euclid Avenue and a 25" building line along Norhill Blvd.

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

Norhill Blvd. and Euclid Avenue are local streets; the granting of the variance will not be injurious to the public health, safety or welfare as most other properties in the area, as a corner lot, along Norhill Blvd. and Euclid Avenue are generally, the same size. (42-157) The new garage structure's location itself poses no jeopardy to public safety using the 10' garage and building setback line on Euclid Avenue and the garage will be no less than 29'-1" from the back of curb and 16'-5" from the existing sidewalk. This fulfills the intent of Sec. 42-157 (a) (2).

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

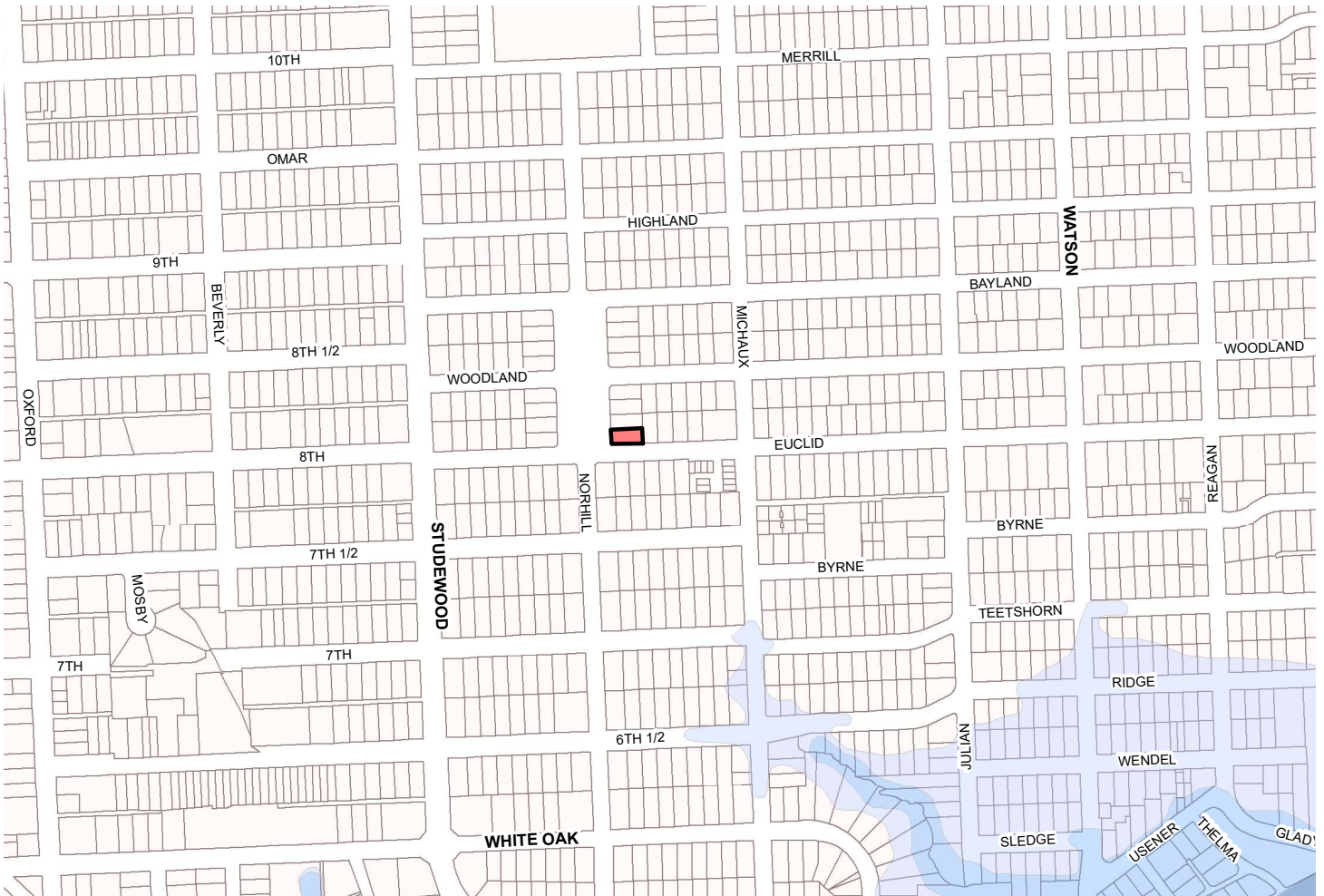
The hardship is that Lot 10, Block 15 Norhill is an existing lot platted in 1923 for a single-family home; with building lines in accordance with plat. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage building set back line and access from Euclid Avenue will complying with the intent of Chapter 42 - Sec.42-157 (a) (2). This will allow reasonable development and follow the building lines set out in the subdivision plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty property.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



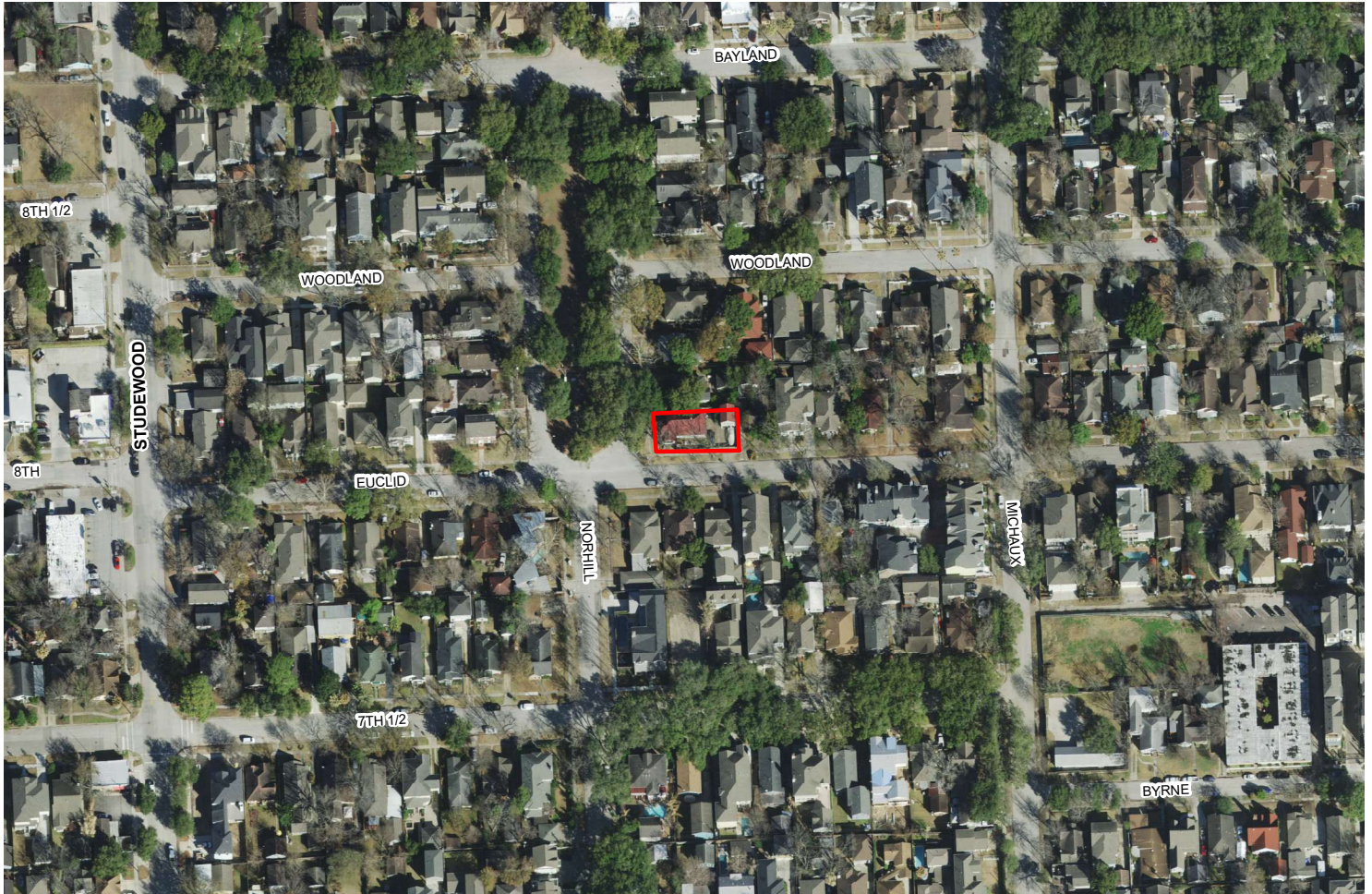
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 119

Meeting Date: 9/05/19

Houston Planning Commission

Aerial Map

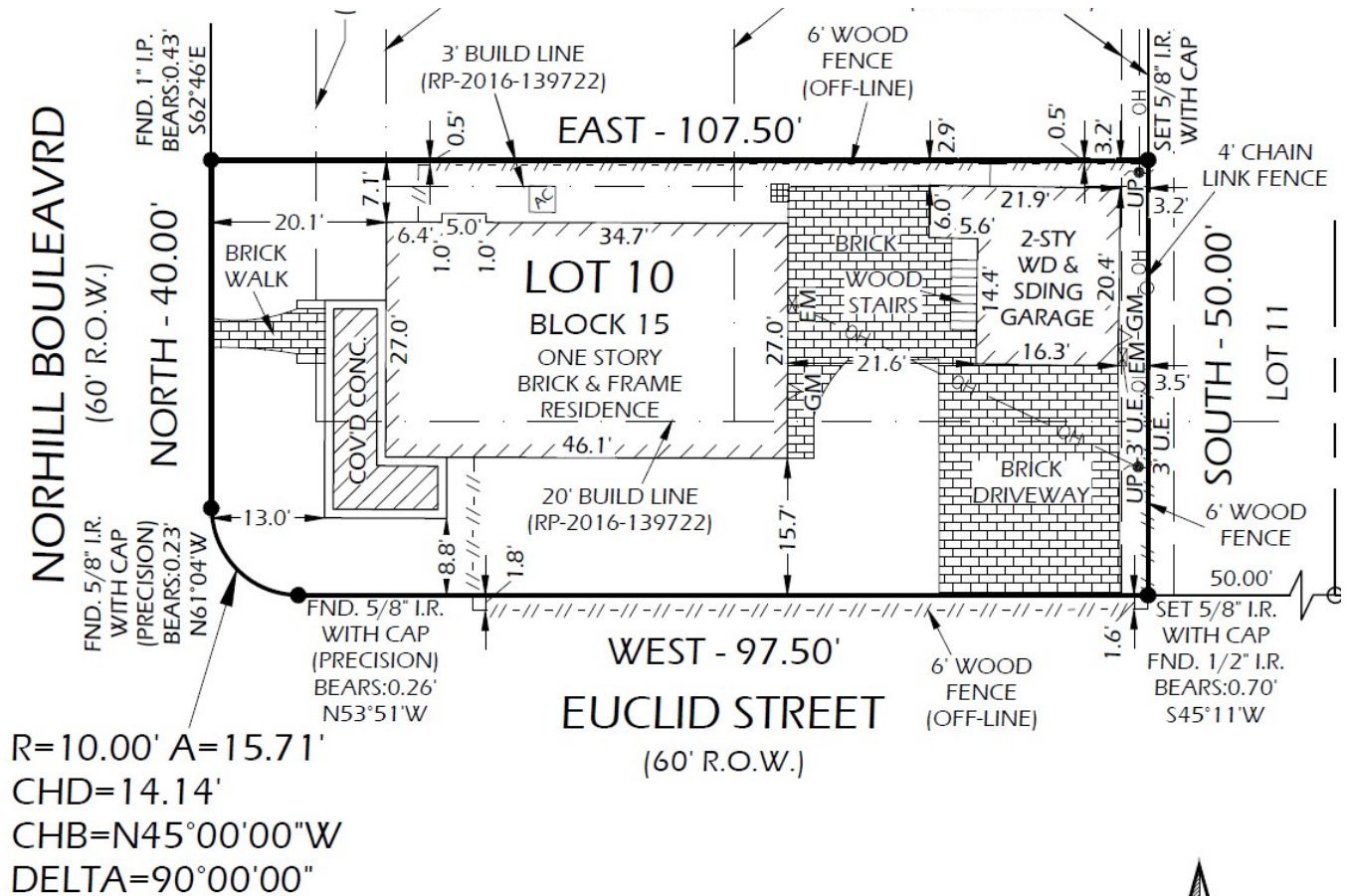


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



SCALE : 1"=30'

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 119

Meeting Date: 9/05/19

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

The site located east of Studewood Street, west of Watson Street, and at the north east intersection of Norhill Boulevard and Euclid Street. The applicant is requesting a variance to allow a 13' garage building line along Euclid Street, in lieu of the required 20' garage building line for a new residential addition.

At this time, staff recommends the Planning Commission defer the application, for further study and review.

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 and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	jrpc@comcast.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
12627 PINEROCK LANE	19091542	77024	4858C	489D	G
ACCOUNT NUMBER(S): 0965020000008					
PROPERTY LEGAL DESCRIPTION: Lot 8, Block 9 Fonn Villas Sec 5					
PROPERTY OWNER OF RECORD: Rachel & Lance Hansen					
ACREAGE (SQUARE FEET): 8,640 SF					
WIDTH OF RIGHTS-OF-WAY: Pinerock Lane 50'; Hallie Drive 60'					
EXISTING PAVING SECTION(S): Pinerock lane 30'; Hallie drive 40'					
OFF-STREET PARKING REQUIREMENT: 2					
OFF-STREET PARKING PROVIDED: 2					
LANDSCAPING REQUIREMENTS: Complies					
LANDSCAPING PROVIDED: Complies					
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,230 SF					
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 5,510 SF					

PURPOSE OF VARIANCE REQUEST:

To allow a garage to be built on the plated 10' garage setback line along Hallie Drive, as shown on original subdivision plat of November 1963, in lieu of 20' building setback line for garage access from Hallie Drive, a local street.

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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Lot 8, Block 9 Fonn Villas Sec 5 located at 12627 Pinerock Lane, a dead-end street. Property has a house on a 25' front building line along Pinerock Lane and an existing garage on a 10' building line along Hallie Drive, per original, 1963, plat of Fonn Villas Sec 5. The property is a corner lot with both Pinerock Lane, and Hallie Drive are local streets. This is a well-developed residential area and most of the houses that abut the property are built using the 10' building line for the Garage and an existing garage access from Hallie Drive. There are no existing sidewalks on either Pinerock Drive or Hallie Drive.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a single-family home lot for many years. This lot has a single-family home that has been there since 1965. Requiring a 17' garage building line for the Hallie Drive portion of the property instead the original 10' building line, per 1963 plat, would create and undue hardship in that there is a 25' building line on Pinerock Lane and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably use the lot efficiently if restricted by the Chapter 42-157 garage building line.

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

The strict requirement of a 17' Garage building line per Sec. 42-157 (b) (2) along Hallie Drive which has an existing garage per subdivision plat of 1963, would create and undue hardship in conjunction with the 25' building line per on Pinerock Drive.

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

(42-157) (b) (2) the property was originally sized and platted (1963) with 10' building line setback along Hallie Drive and a 25' set back along Pinerock Lane. The property will adhere to the original 10' garage building setback line along Hallie Drive and the proposed new home, as design, and has no existing sidewalks. Therefore, imposition of 17' building setback is an unreasonable hardship imposed on this property by the Chapter 42, while adhering to the 1963 plat along Pinerock Drive and Hallie Drive. These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 8, Block 9 Fonn Villas Sec 5 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing the 10' garage building line, per (42-157 (a) (2) as the new garage will be no less than 20'-0" from the back of the existing curb. Therefore, this sensible development will encourage the uses that are already present in this neighborhood. Per Chapter 42 the structure honors the original 1963 subdivision plat, including the prevailing 10' setback condition along Hallie Drive and a 25' building line along Pinerock Lane.

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

Pinerock Lane and Hallie Drive are local streets; the granting of the variance will not be injurious to the public health, safety or welfare as most other properties in the area, as a corner lot, along Pinerock Lane and Hallie Drive are generally, the same size. (42-157) The new garage structure's location itself poses no jeopardy to public safety using the 10' garage and building setback line on Hallie Drive and the garage will be no less than 20'-0" from the back of curb and there is no sidewalk. This fulfills the intent of Sec. 42-157 (a) (2).

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

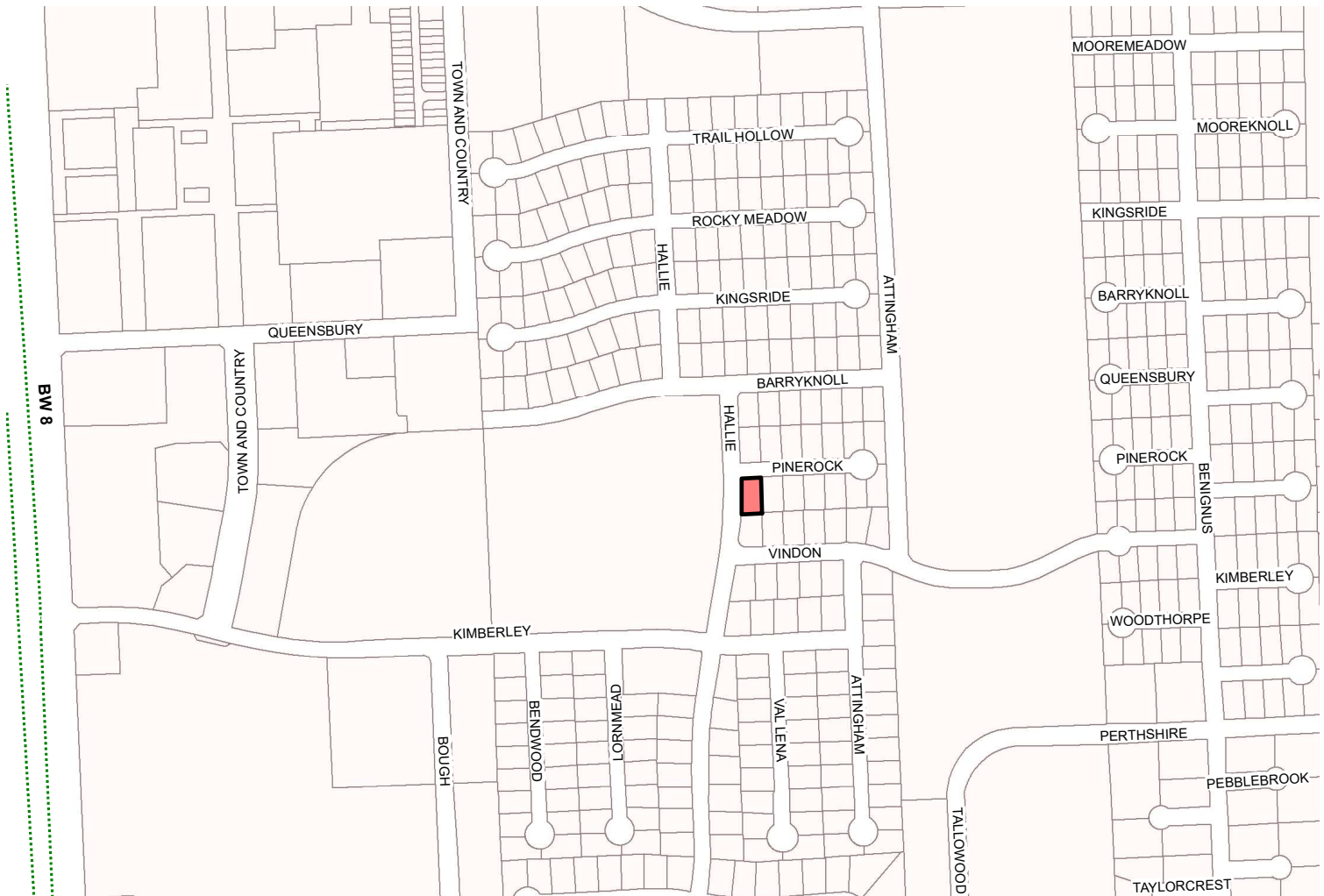
The hardship is that Lot 8, Block 9 Fonn Villas Sec 5 is an existing lot platted in 1963 for a single-family home; with building lines in accordance with the plat. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage and building set back line and access from Hallie Drive will comply with the intent of Chapter 42 - Sec.42-157 (a) (2). This will allow reasonable development and follow the building lines set out in the subdivision plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty property.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



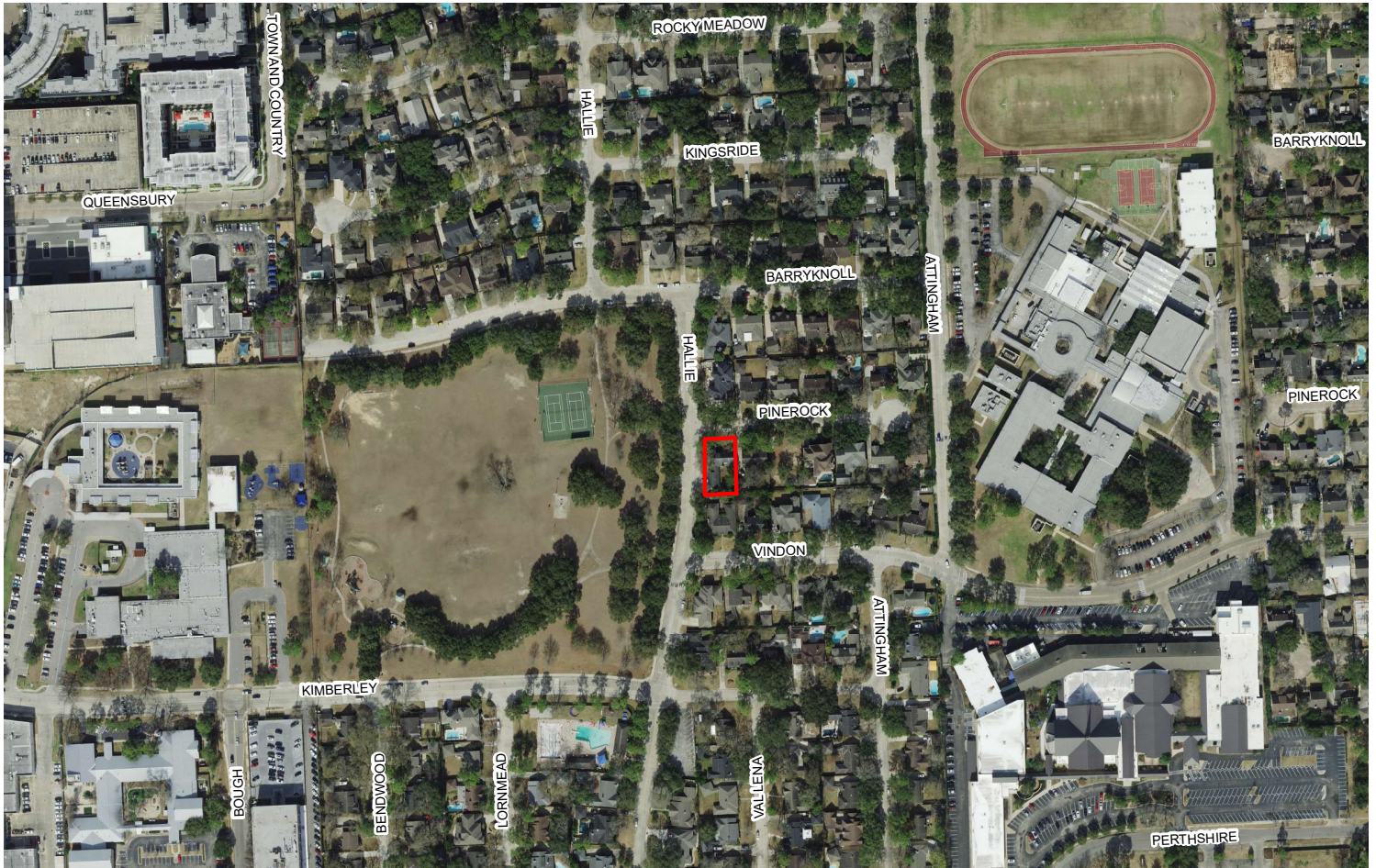
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 120

Meeting Date: 9/05/19

Houston Planning Commission

Aerial Map

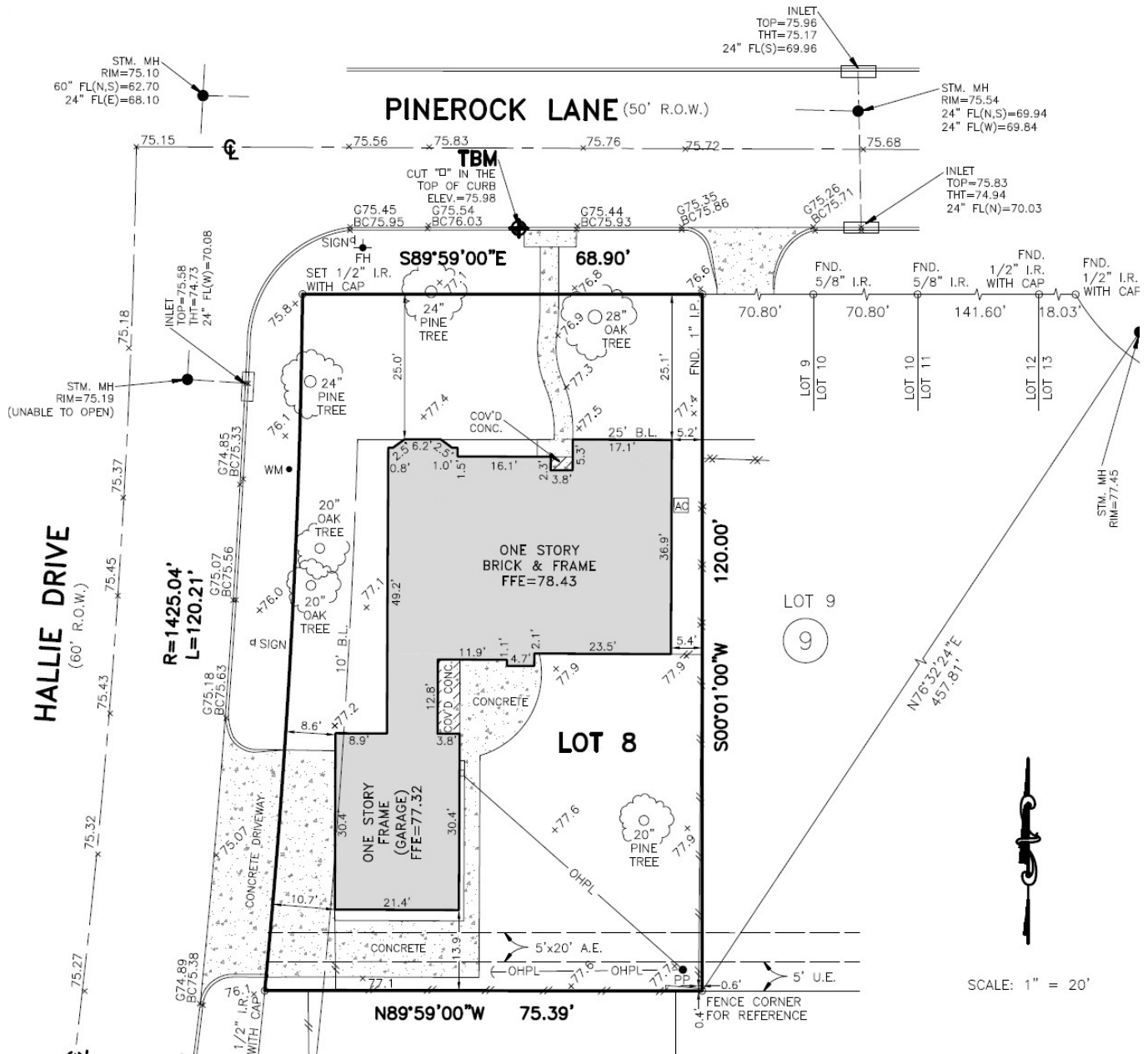


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

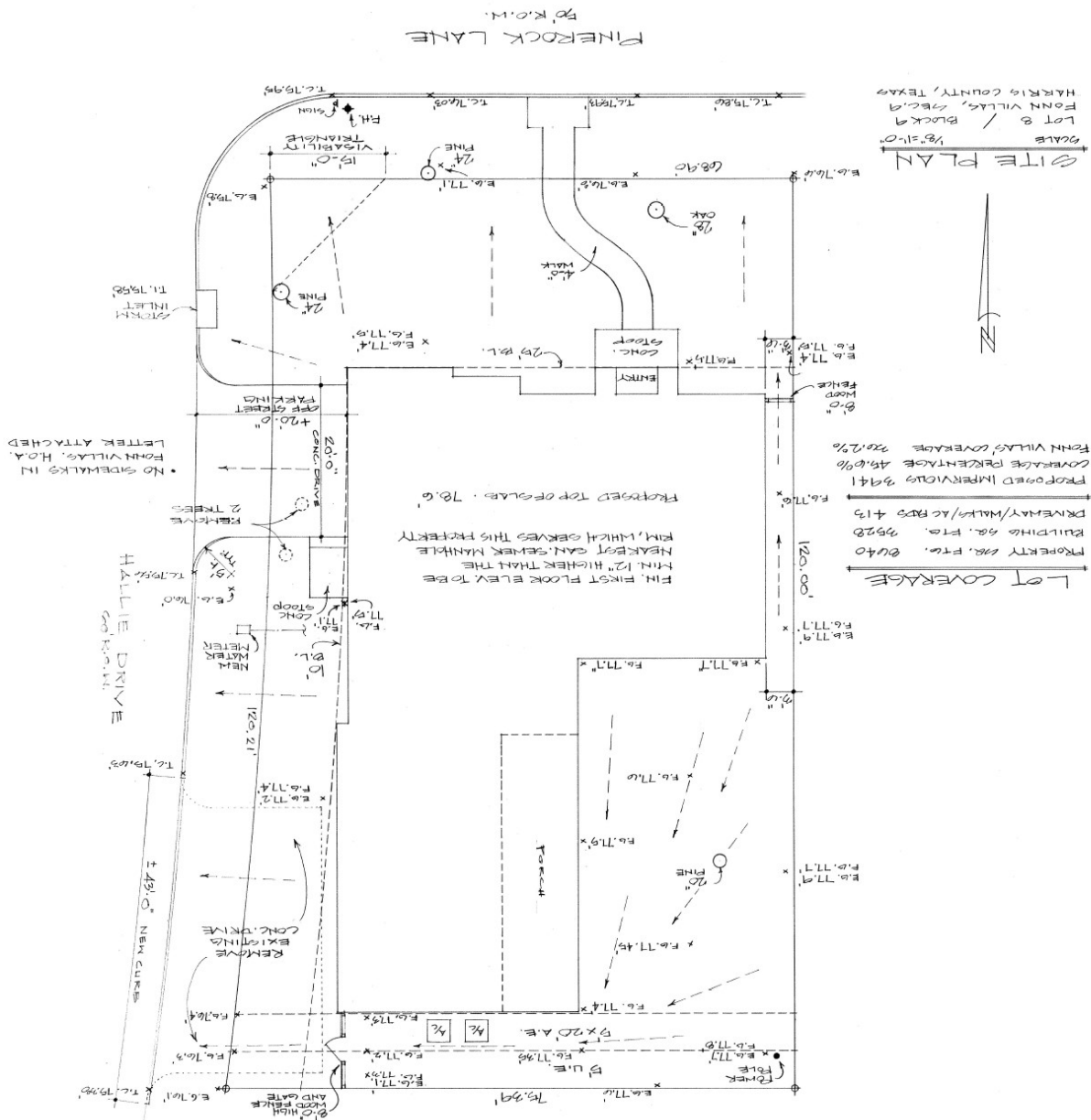
Survey



DEVELOPMENT PLAT VARIANCE



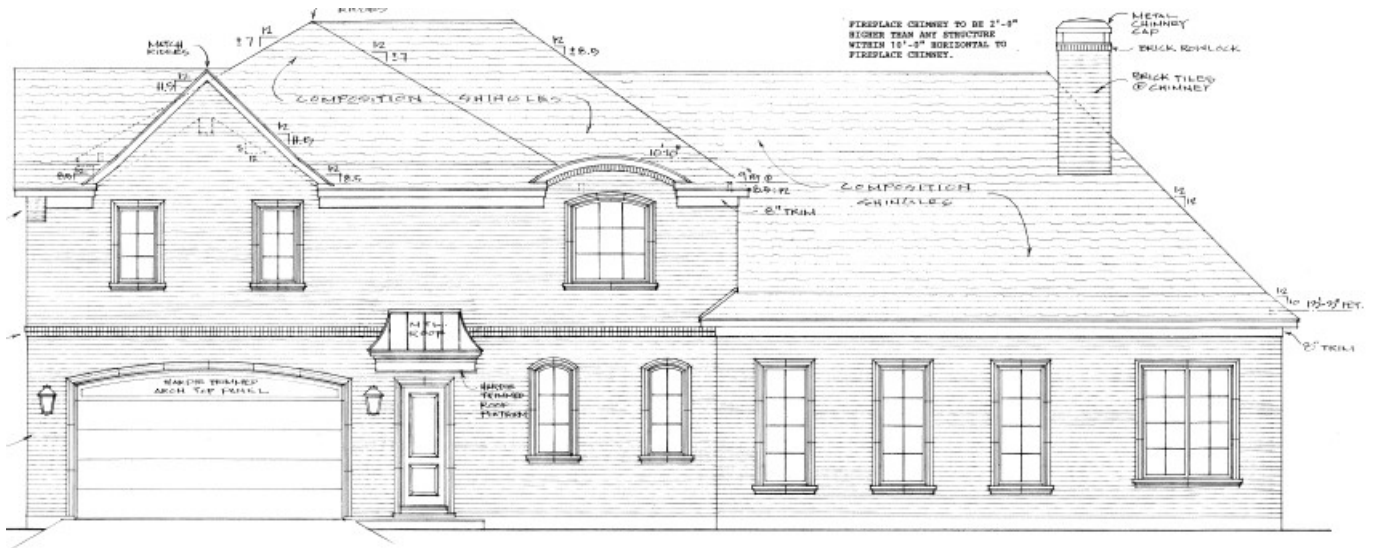
Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 120

Meeting Date: 9/05/19

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

The site is located south of Interstate 10, west of Gessner Road, and at the south east intersection of Pinerock Lane and Hallie Drive. The applicant is requesting a variance to allow a 10' garage building line along Hallie Drive, in lieu of the required 20' garage building line for a new single-family residence.

At this time, staff recommends the Planning Commission defer the application, per the applicant request.

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 and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4002 Silverwood Drive	19072337	77025	5253A	532S	K

HCAD ACCOUNT NUMBER(S):	0805790000023
PROPERTY LEGAL DESCRIPTION:	BLOCK 5 LOT 23 WESTWOOD SEC 5
PROPERTY OWNER OF RECORD:	VESTALIA LTD
ACREAGE (SQUARE FEET):	8,760
WIDTH OF RIGHTS-OF-WAY:	SILVERWOOD DRIVE 60'; STELLA LINK RD 100' (Divided Roadway)
EXISTING PAVING SECTION(S):	SILVERWOOD DRIVE 35'; STELLA LINK ROAD 60' (Divided Roadway)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	4,345 SF 2-story single family residence

PURPOSE OF VARIANCE REQUEST: To allow 13' building line along Stella Link Rd, a major thoroughfare in lieu of the required 25' building line

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S):

Sec. 42-152. (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

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Block 5 Lot 23 Westwood Sec 5 located at 4002 Silverwood Drive. Property is currently vacant; however, a house of 2,482 sf was removed, and was built on the 10' building line along Stella Link Road per original Westwood Sec 5 plat of June 1953. This is a well-developed area and most of the houses that abut Stella Link Road are built using the 10' building line along Stella Link Road.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a single-family home lot for many years. This lot currently is vacant having removed a single-family home that has been there since 1953. Requiring a 25' building line for the Stella Link Road portion of the property would create an undue hardship in that there is a 25' building line on Silverwood Drive and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building line along Stella Link Road.

- (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;**

Requiring a 25' building line per Sec. 42-152 (a) along Stella Link Road in lieu of the 10' building line per subdivision plat of June 1953, would create an undue hardship in conjunction with the 25' building line on Silverwood Drive. The 10' building line per subdivision plat of June 1953, would fulfill the intent of Chapter 42.

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;**

(42-152) The property was originally sized and platted in June 1953 with 10' building line setback along Stella Link Road. The imposition of 25' building setback along Stella Link Road is an unreasonable hardship imposed on this property, as the vast majority of homes in this area are built using the 10' building set back line along Stella Link Road. Therefore, the circumstances supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Block 2 Lot 23 Westwood Sec 5 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, with most houses along Stella Link Road are built on the 10' building line.

(42-152) Our structure honors the prevailing 10' setback conditions along Stella Link Road per the Westwood Sec 5 plat of June 1953

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

Silverwood Drive is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties along Stella Link Road in the Westwood subdivision, with the east side of the property, along Stella Link Road are generally the same size and adhere to the 10' building set back line per plat of June 1953.

(42-152) The new structure's location itself poses no jeopardy to public safety using the 10' setback and fulfills the intent of Chapter 42;

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

Economic hardship for Block 5 Lot 23 Westwood Sec 5 is not a factor for the existing lot platted for single family homes in June 1953 is limited by the 25' building line along Stella Link Road. The request to not provide a 25' building line per Sec. 42-152 (a) along Stella Link Road will allow reasonable development and follow the building lines set out in the plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot following the intent of Chapter 42.

DEVELOPMENT PLAT VARIANCE



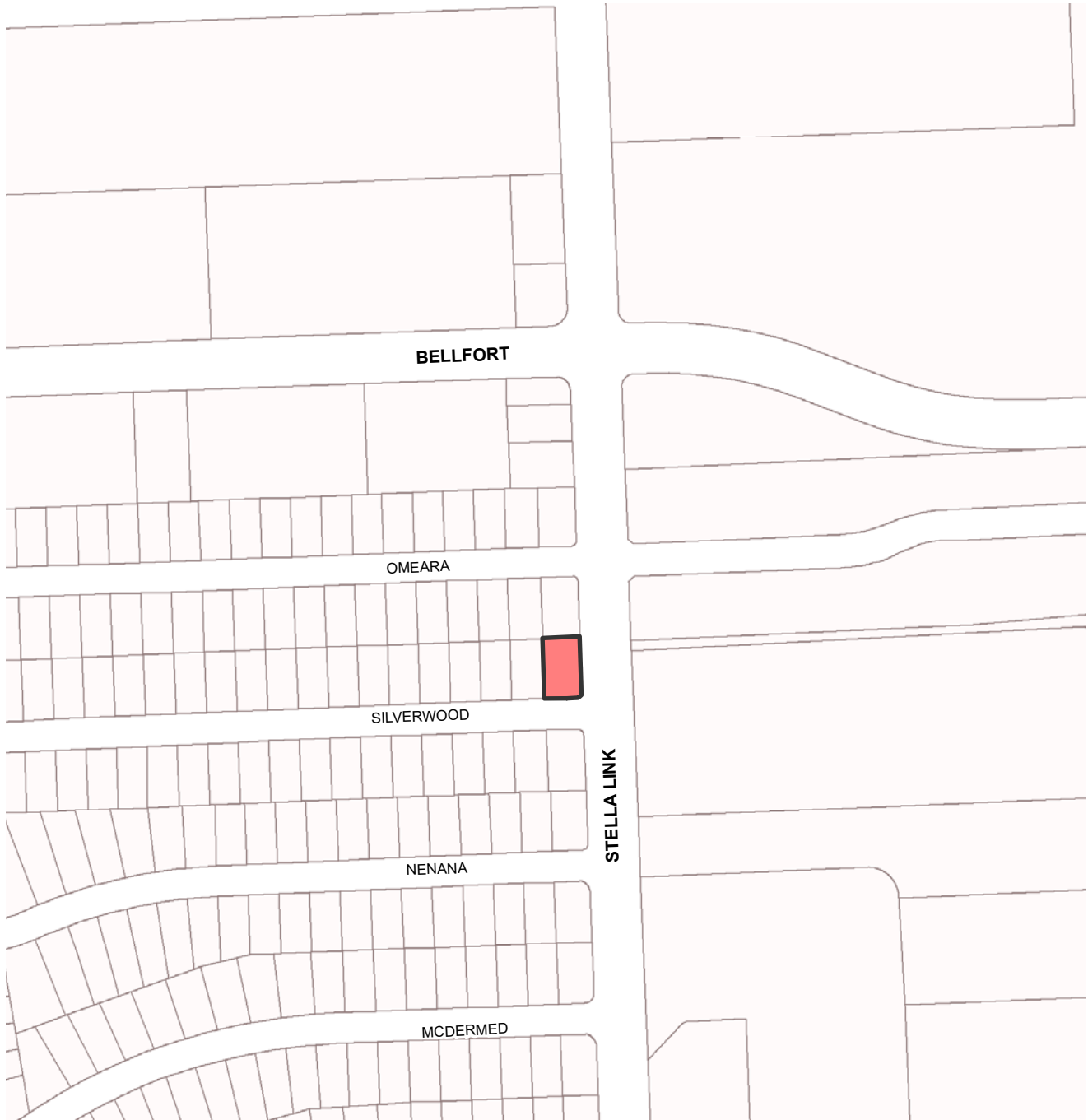
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 121

Meeting Date: 9/05/19

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



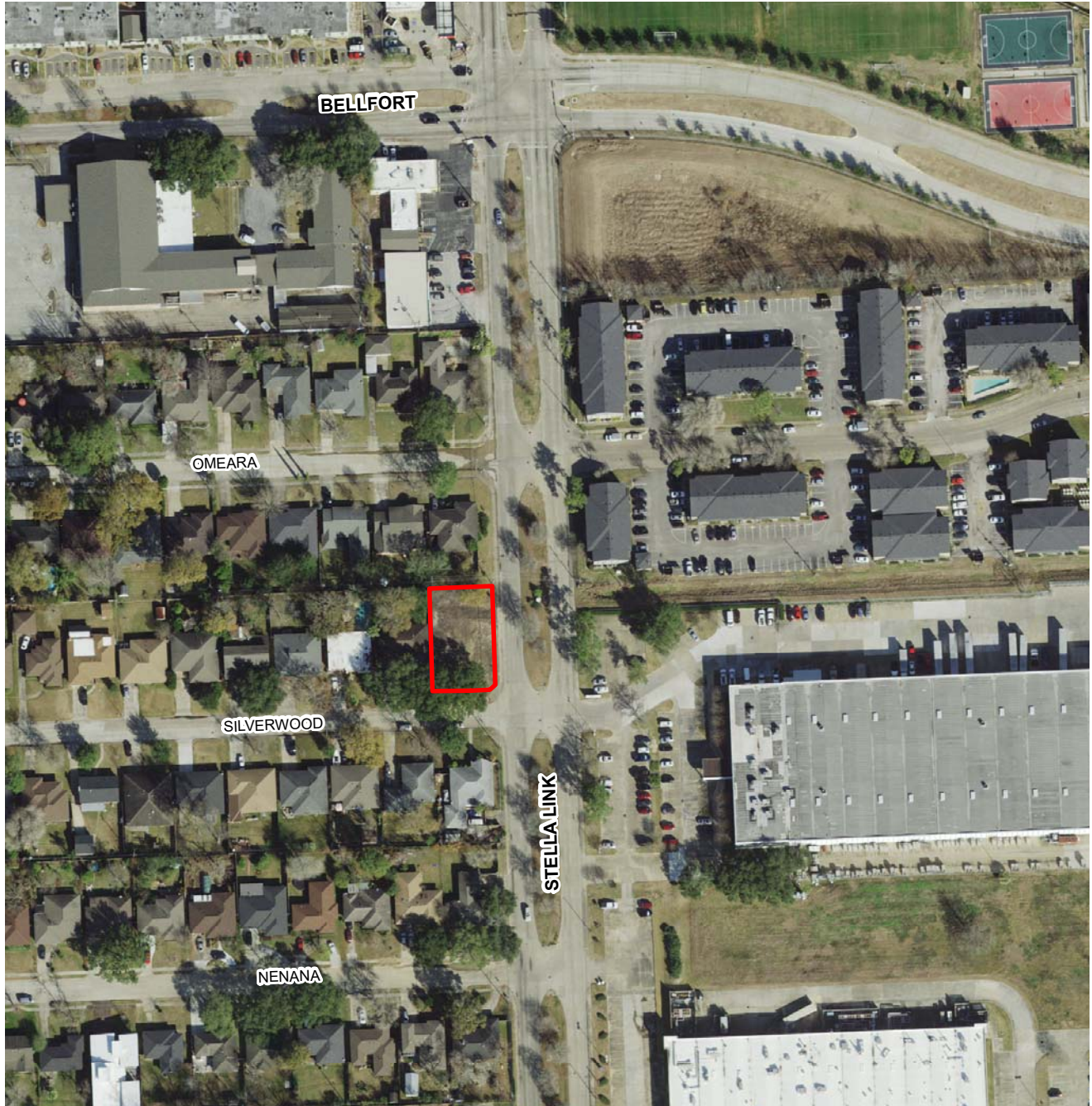
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 121

Meeting Date: 9/05/19

Houston Planning Commission

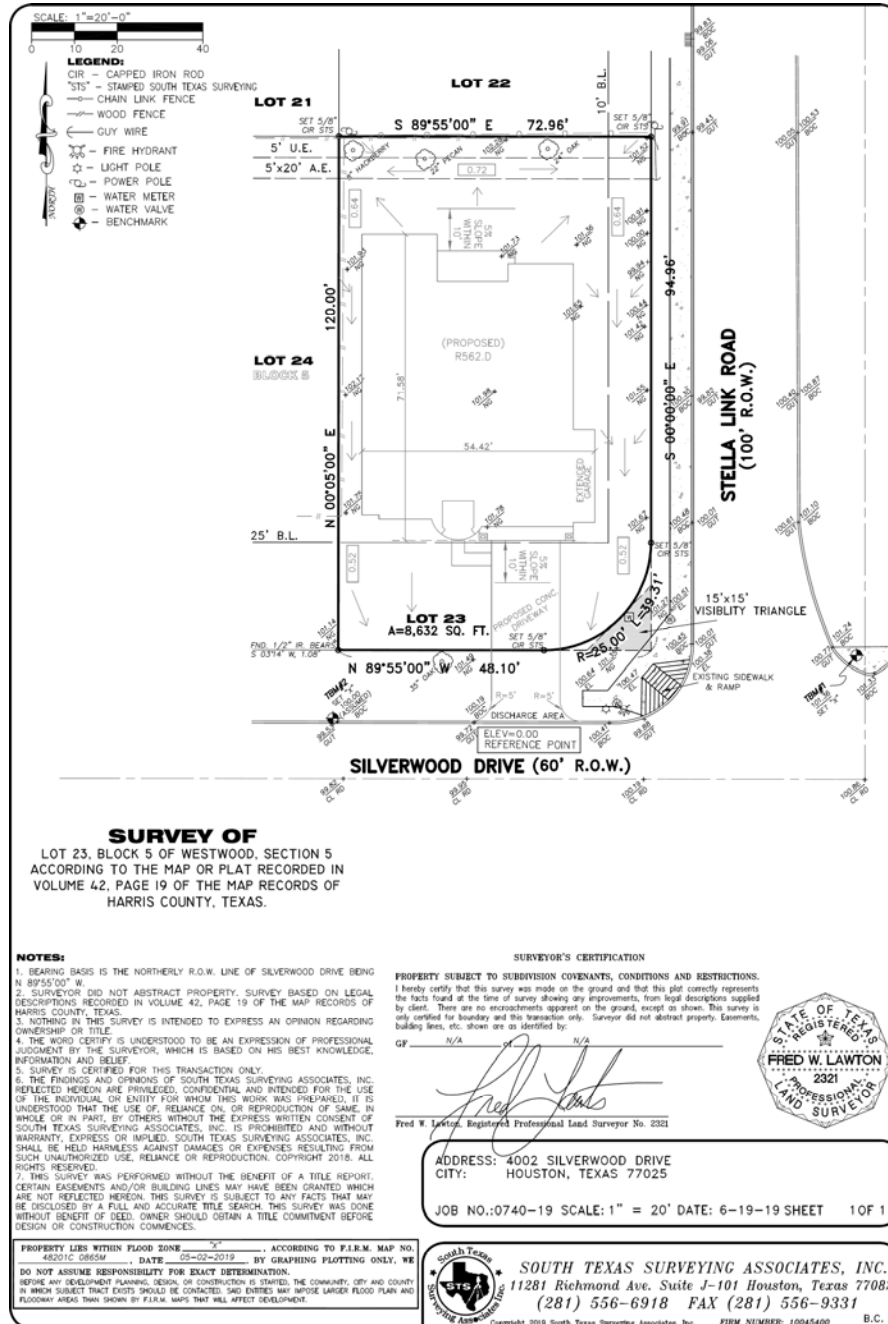
Aerial Map



DEVELOPMENT PLAT VARIANCE



Survey

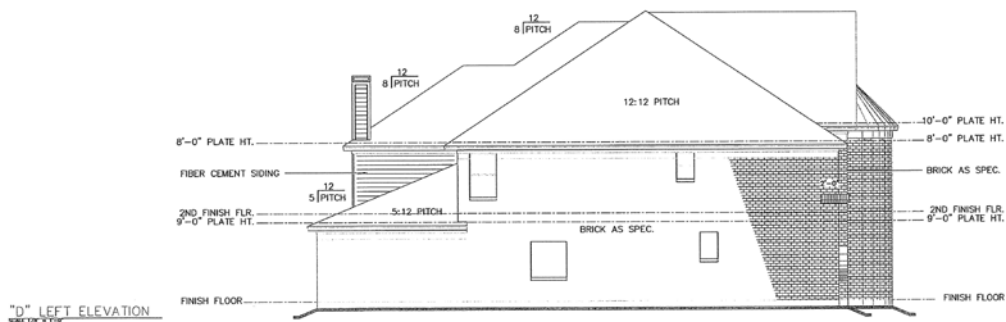
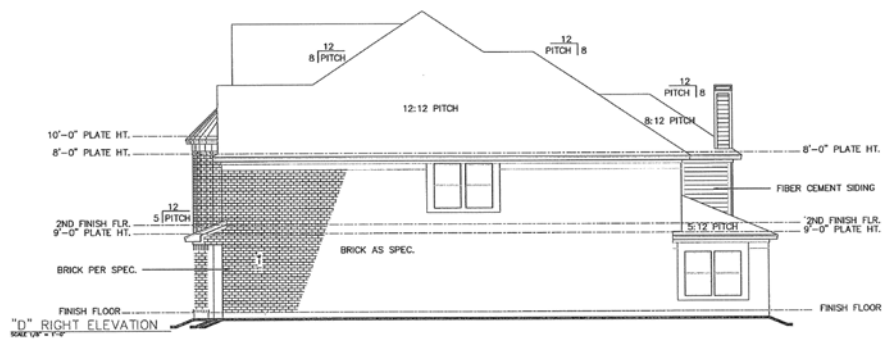
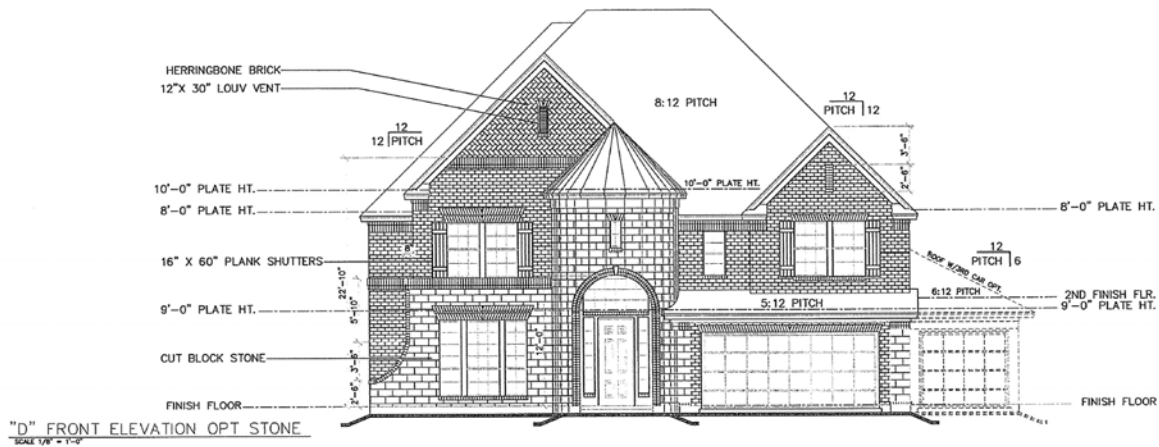


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located at the north west intersection of Silverwood Drive and Stella Link Road. The applicant is requesting a variance to allow a 13' building line along Stella Link Road, in lieu of the required 25' building line for a new single-family residence. Staff is in support of the requested variance.

The applicant is proposing to construct a new single-family residence. The subject site is a corner lot that was created by the Westwood Section 5 Subdivision in 1953 with a 10' platted building line along Stella Link Road, and a 25' platted building line along Silverwood Drive. Vehicular access to the lot will be taken from the front of the lot along Silverwood Drive a local street, and the applicant will eliminate an existing curb cut along Stella Link Rd. The distance from back of curb to the proposed residence is approximately 22'. The proposal is consistent with the existing neighborhood, as most of the residential lots along Stella Link Rd. have building lines that vary from 10' to 15' on average. Therefore, the intent of the ordinance will be preserved.

Staff's recommendation is to grant the requested variance to allow a reduced building line of 13' in lieu of the ordinance required 25' building line along Stella Link Road.

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 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
Studio RED Architects	Bill Neuhaus	713 898 3977	neuhaus@studioreredarchitects.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3735 Drexel Dr.	19091532	77027	5256C	429W	G

HCAD ACCOUNT NUMBER(S):	0950520000009 & 0950520000010
PROPERTY LEGAL DESCRIPTION:	LT 9 & TR 10A BLK 2 REYNOLDS ACRES & R/P
PROPERTY OWNER OF RECORD:	3735 Drexel LLC & Houston's Amazing Place Inc
ACREAGE (SQUARE FEET):	.0672acre (29,307 SF)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Drexel Dr. (60' ROW), Twelve Oaks (60' ROW)
WIDTH OF EXISTING ROW PAVING SECTION(S):	Drexel Dr. (40' ROW), Twelve Oaks (37' ROW)
OFF-STREET PARKING REQUIREMENT:	40 parking spaces
OFF-STREET PARKING PROVIDED:	Existing 29 incl 2 HC

EXISTING STRUCTURE(S) [SQ. FT.]:	13,969 SF
PROPOSED STRUCTURE(S) [SQ. FT.]:	15,446 SF (an addition of 1,477 SF)

PURPOSE OF VARIANCE REQUEST:	To utilize leased offsite parking spaces more than 500 feet from proposed facility as unable to obtain offsite parking within 500 feet.
------------------------------	---

OFF-STREET PARKING VARIANCE



Houston Planning Commission

CHAPTER 26 REFERENCE(S): Sec. 26-499. - off-site parking.

(a) A parking space required by this article may be provided on off-site parking facilities if the following conditions are met:

(1) The off-site parking facilities are located less than 500 feet from the tract where the use classification is located except as provided for in items (2) and (3) of this subsection

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The variance requested is for an extension of distance that the off-site parking may be from the building site. In the case the use of existing parking at a sponsor congregation is proposed. The daytime use during the work week is compatible with the congregations use and shared parking guidelines.

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;**

Imposition of the terms, rules, conditions, policies and standards of this article would require the Amazing Place to move as additional land or leased parking within the 1000-foot radius for offsite parking has not been identified. The addition provides for additional staff/office space for the Amazing Place Center of Excellence, which is creating a hub for their educational and instruction programs for other Memory Centers who request and need support.

This additional space will also provide a center of operations as The Amazing Place expands, creating additional Day Care Centers to serve The Greater Houston Area.

See above; The existing site is not large enough to allow for the provision of structured parking within site boundaries, and one could not be found within 1000 feet of the site.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The granting of the requested variance is not the result of a hardship but rather reflects the centers success and the need to better meet the increased demand for THE AMAZING PLACE'S Core mission "to empower lives disrupted by dementia".

- (3) **The intent of this article is preserved;**

Chapter 26 allows the use of offsite / remote parking envisioning pedestrian access to the facility. The use of remote parking spaces serviced by The Amazing Place vans and the use of staff shared rides to and from main facility does not add significant traffic to the streets used and utilizes existing excess parking of a sponsor congregation in a sharing fashion without increasing impervious parking within the city limits.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The number of proposed parking spaces is sufficient to serve the use for which it is intended, exceeding the requirements of Chapter 26.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

Granting of the 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



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.

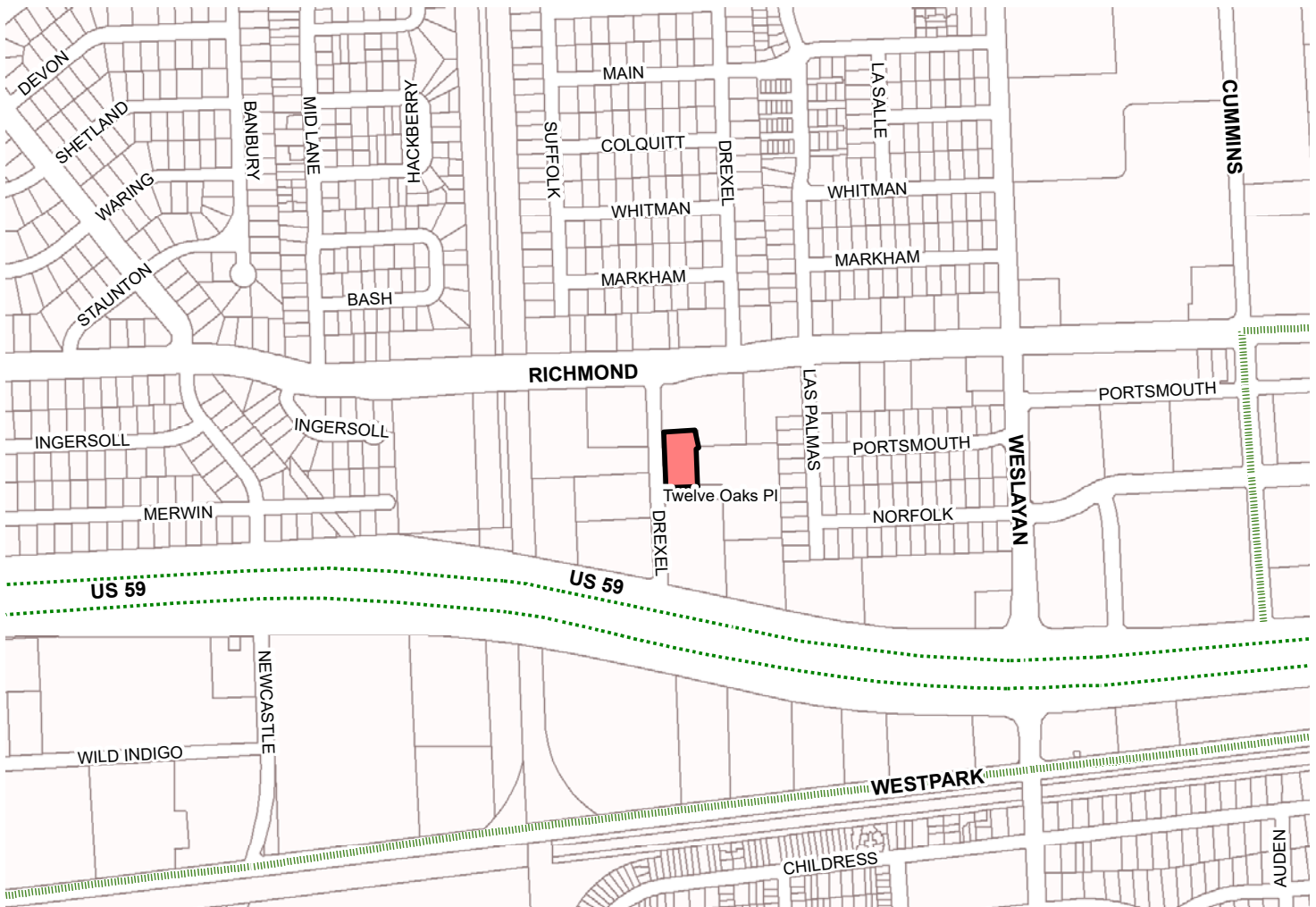
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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



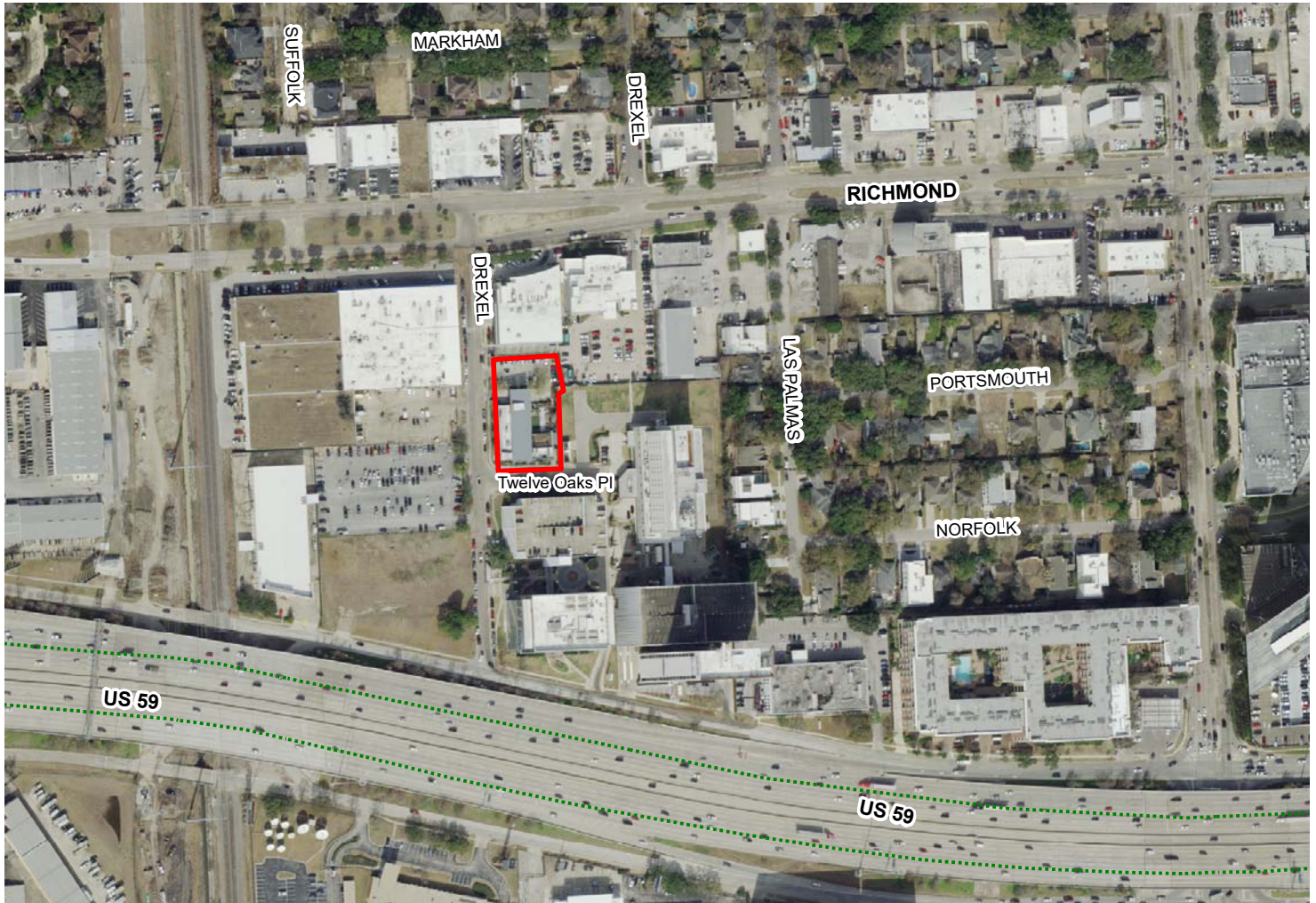
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: 09/05/2019

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE

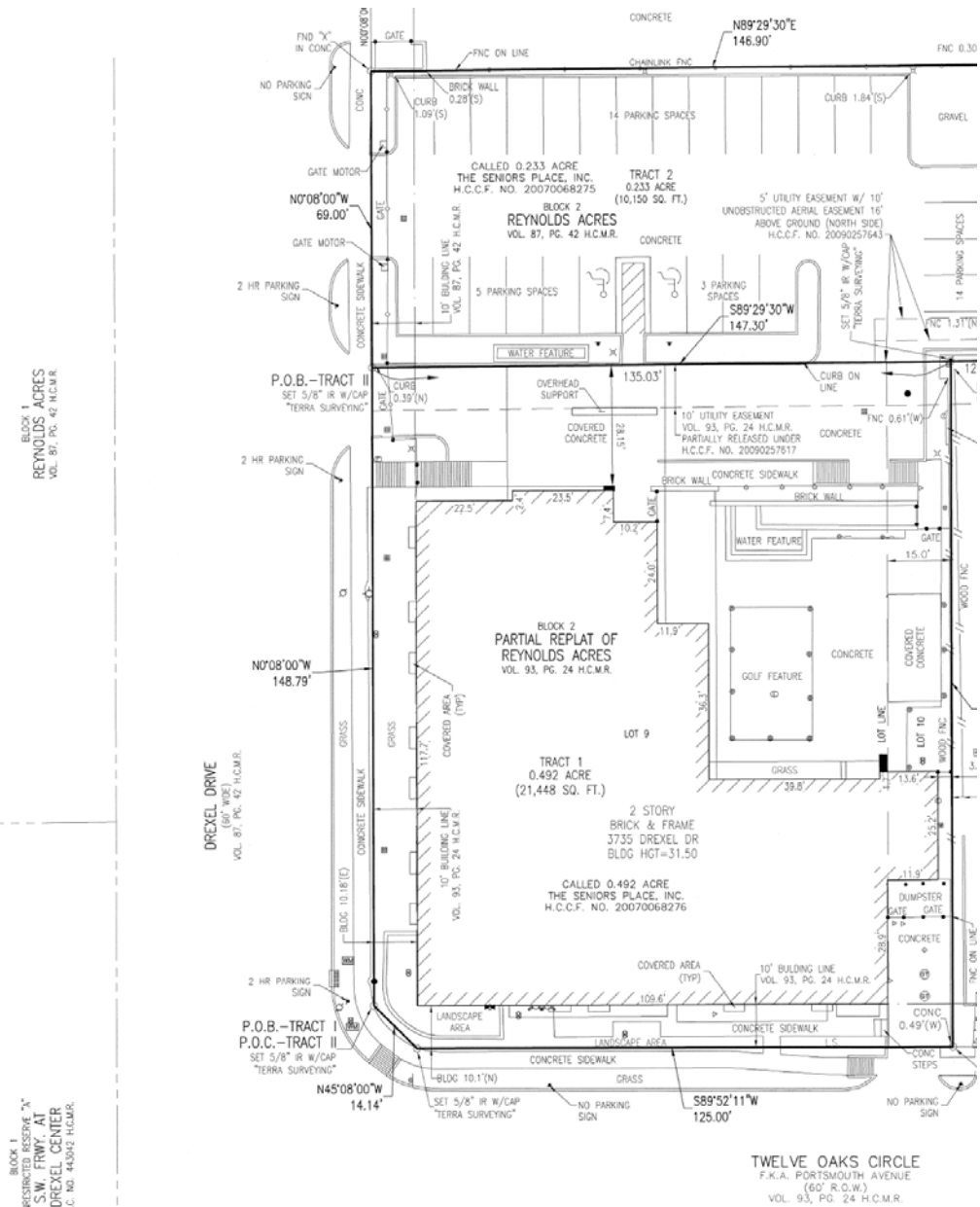


Houston Planning Commission

ITEM: VI

Meeting Date: 09/05/2019

Survey

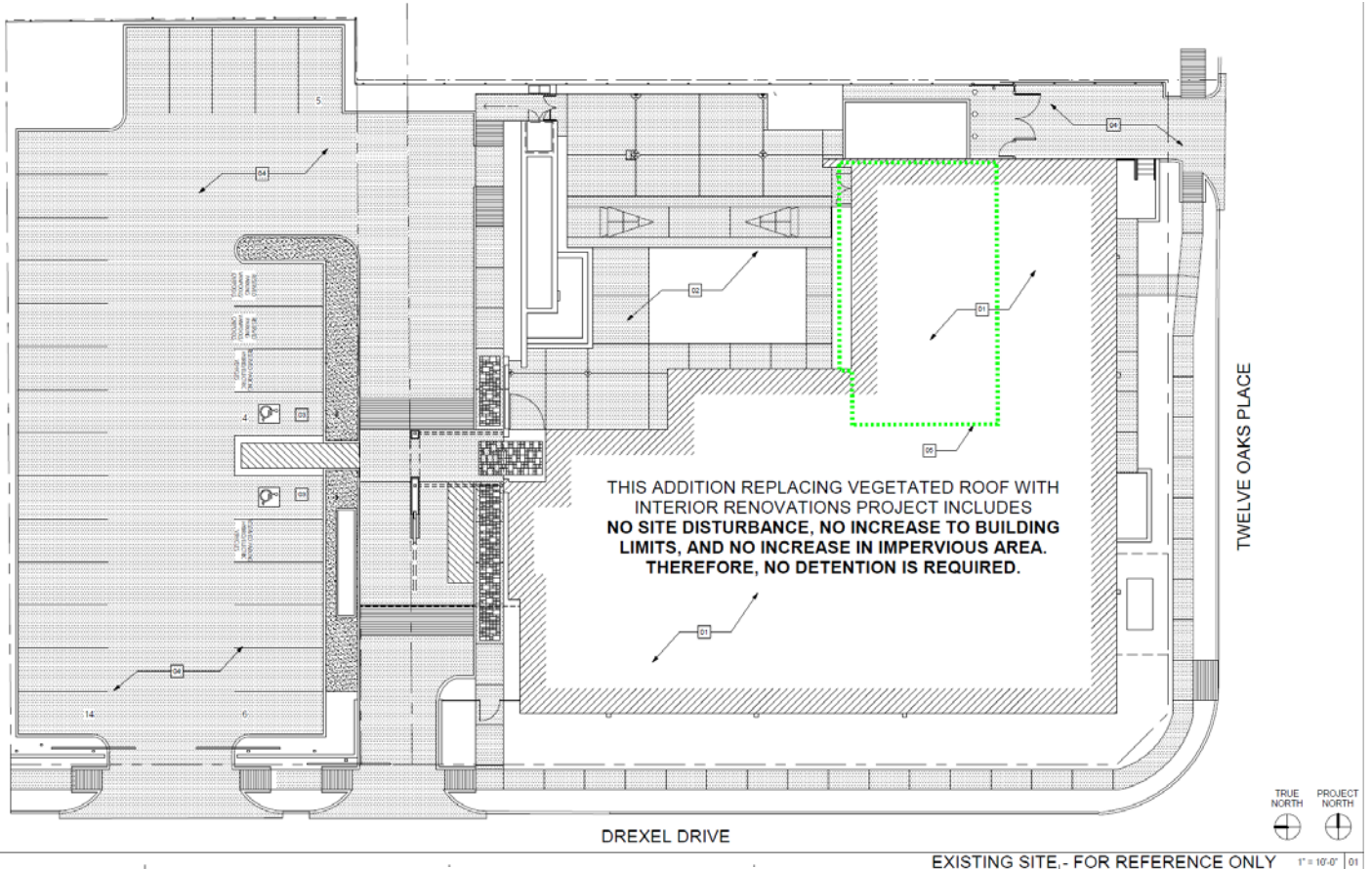


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan



CALCULATIONS: PARKING

OCCUPANCY TYPE: ADULT DAY CARE
DROP-OFF FACILITY

TOTAL OCCUPANTS	REQ. SPACE / OCC.	REQ. SPACES
80 PARTICIPANTS	1 / 10	8
32 EMPLOYEES	1 / 1	32

TABLE 1106.1 - ACCESSIBLE PARKING SPACES	
TOTAL NUMBER PARKING SPACES *	REQUIRED NUMBER PARKING SPACES
27 NON-HANDICAPPED	40 TOTAL REQUIRED
2 HANDICAPPED	2 OF WHICH ARE HANDICAPPED

* 29 TOTAL ON-SITE PARKING WITH ADDITIONAL 15 OFF-SITE PARKING SPACES
TOTAL PARKING CAPACITY AT 44; FULL OCCUPANT CAPACITY REQUIRES ONLY 40

OFF-SITE PARKING VARIANCE IN PROGRESS

OFF-SITE PARKING AT: ST. LUKE'S UNITED METHODIST CHURCH
3471 WESTHEIMER ROAD
HOUSTON, TX 77027

NUMBER OF SPACES: 15

TOTAL NUMBER OF PARKING WITH OFF-SITE PARKING CONTRACT: 44

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI

Meeting Date: 09/05/2019

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located north of US 59, west of Wesleyan Drive and south of Richmond Ave. The applicant is requesting a variance to exceed the maximum 500' distance for an off-site parking location for The Amazing Place, an Adult Day Care Center. Staff recommends deferring the application for two weeks for additional information regarding the off-site parking property, the day to day operations & parking demand.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

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		
Everest Design Group, LLC	Selwyn Thint	281-993-3770	st@edgtexas.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
7903 South Loop E, Houston, TX	18129583	77012	5655C	535K	I

HCAD ACCOUNT NUMBER(S):	0402340000070, 0402340000075, 0531650000323
PROPERTY LEGAL DESCRIPTION:	TR 41A (PRORATED 5-22-18)ABST 27 J R HARRIS
PROPERTY OWNER OF RECORD:	KARAM WG 610 LLC
ACREAGE (SQUARE FEET):	108,900 square feet
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Interstate 610 (Varies)
WIDTH OF EXISTING ROW PAVING SECTION(S):	Interstate 610 (Varies)
OFF-STREET PARKING REQUIREMENT:	182 parking spaces
OFF-STREET PARKING PROVIDED:	120 parking spaces

EXISTING STRUCTURE(S) [SQ. FT.]:	51,820 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	None

PURPOSE OF VARIANCE REQUEST:

To reduce the number of off-street parking spaces required from 182 spaces to 120 spaces provided for a renovation of the old YMCA Cossaboom site into a gymnasium.

CHAPTER 26 REFERENCE(S): 26-492 Class 6(f) sports club or health spa 5 parking spaces for every 1000 SF of GFA.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

A former YMCA site constructed in 1956 is being renovated to a gymnasium and a public storage facility. The total number of off-street parking spaces required by City Code is 182. We have room for 190 parking spaces on the paving section connected to our property. Unfortunately, only 120 of those parking spaces are on our legal land, with other land encumbered by Harris County Flood Control District easements and Texas Department of Transportation easements. However, both sections of encumbered property have been used for parking in the past by the YMCA site for several decades. The owner has extensive experience operating gymnasiums and knows that our site does not need more than 120 parking spaces for both the self-storage and gymnasium use, so those parking spaces on government land are not strictly needed. Our variance will not be uniquely injurious to the public as the site is bounded by 610 on the east, Plum Creek on the north, and two businesses on the south. There is no good place for spillover parking.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@cityofhouston.net.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

The YMCA Cossaboom first opened its doors in 1956. The original improvements and the paving surrounding it are all in their original location. There is room on the existing paving associated with the site for a total of 190 paved and striped parking spaces, more than what is required by the Code. However, since the YMCA first opened its doors, both the alignment of Plum Creek, a natural waterway to the north of the site, as well as the construction of South Loop East to the east of the site, have both encroached into the ownership rights of the original pavement for the YMCA. As a result, portions of that pavement are encumbered by City of Houston drainage easements and cannot be used for off-street parking purposes.

The current owner wishes to renovate the interior of the abandoned YMCA into a gymnasium and self-storage, which together will require a total of 182 parking spaces. The current owner operates gymnasiums in Texas and has calculated his own maximum parking needs, based on his experience, to be far less than the 120 parking spaces he can provide on the portions of the pavement that have not been encumbered by the City's drainage easements.

Unusual physical characteristics include the location of Plum Grove, which produces an irregular shaped lot on the north, the boundary of which has changed since the YMCA first opened. The construction of the South Loop to the east of the property has also impacted the ability to use the eastern portion of the YMCA site, which currently contains striped parking spaces.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The applicant has only recently purchased the property and has not created or contributed to circumstances that justify the granting of a variance. Rather, the justifications for the variance are the result of the specific site and the specific circumstances surrounding the site. We are the first owner of the site since the YMCA moved out. The YMCA did not require an off-street parking variance to use the site, however, we will need one to renovate the site to a gym and self-storage.

- (3) **The intent of this article is preserved;**

The City's off-street parking ordinance is designed to benefit the general public by ensuring that development in the City is able to provide sufficient parking spaces for the uses involved. In this case, both the number of parking spaces required of the new development is lower than is needed, and there is also ample space to park on portions of the original pavement for the YMCA site that are now encumbered by drainage easements.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The owner is an experienced and developer and operator of gymnasiums in Texas and has the ability to service the proposed gymnasium and self-storage with far fewer parking spaces than is required of the Code.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The current YMCA site was operating until recently. It was able to accommodate its traffic from the public without issue for its various social services. The proposed renovation is not designed to intensify the previous use and if it did, there is enough space on the site (though the legal ownership of the city's easements encroaches into the site) for 190 parking spaces, which is in excess of the City's requirement. even an unexpectedly large demand for parked cars, which is not expected.

- (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.

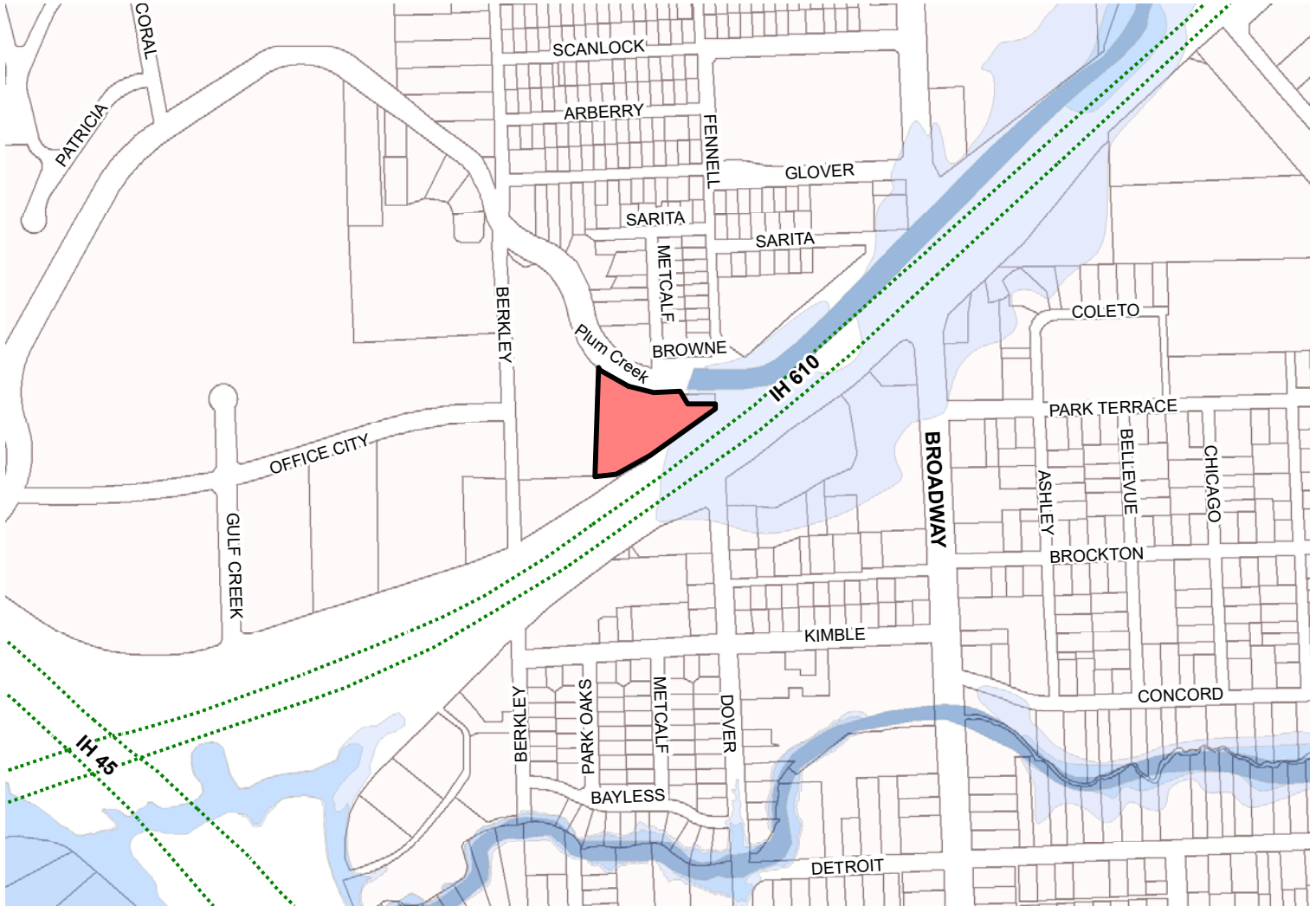
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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: VII

Meeting Date: 09/05/2019

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



Houston Planning Commission

SURVEY

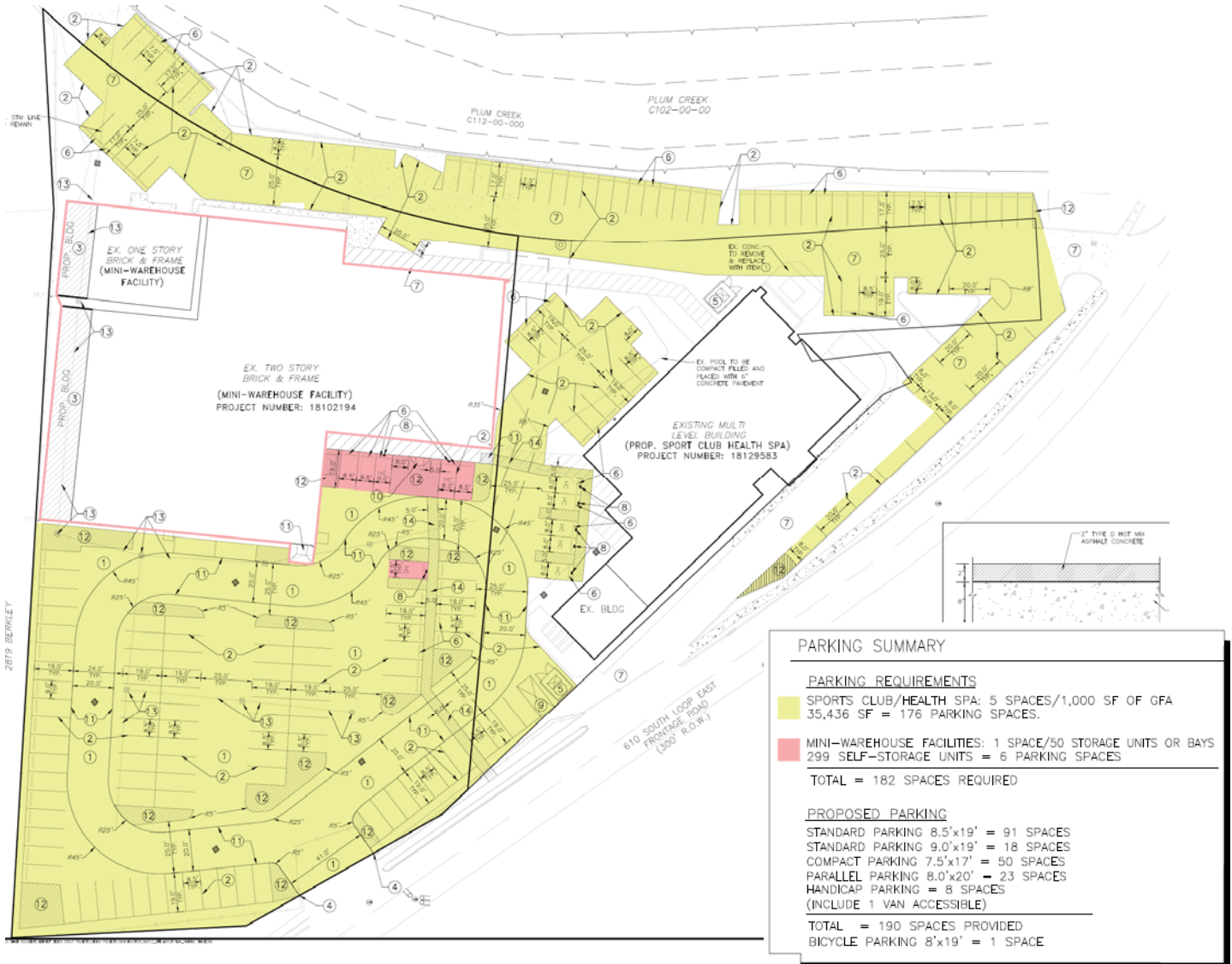


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VII

Meeting Date: 09/05/2019

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located east of I45 South, west of Broadway Street, along the north side of I610 Loop South. The applicant is requesting a variance to allow 120 parking spaces on site in lieu of the required 182 spaces for a new storage facility and gym. Staff recommends deferring the application for two weeks for notification requirements.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

OFF-STREET PARKING VARIANCE

AGENDA: VIII

SMLSA Application No. 749: Allegro Terrace, Block 1, Lots 1 & 2; Allegro Terrace Two, Block 1, Lots 3 & 4; Beverly Street Enclave, Block 1, Lot 1; Carrie Street Court, Block 1, Lots 1 to 21; Creole Heights, Block 1, Lots 1 to 5; East 6 ½ Street Place, Block 1, Lots 1 to 22; E A Taylor Tract of Abstract 1 J Austin Tract, Tracts 5, 6C & 7B, 4B & 6B & 7A, 3A & 4A & 6A & 1A-1, 1 & 2, 9, 9A & 5A, 5B, 5 & 9B & 14A, 15, 6, 12, 16, 3A; Houston Heights, Block 225, Lots 9 to 16, Block 252, Lots 1 to 16, Block 253, Lots 5 to 8, 12 to 16, Tracts 9 to 11, Block 254, Lots 1,3,4, Tracts 2, 2A, 2A-1, 2B, 5 to 8, 10, 10A, Block 255, Lots 9 to 16, Tracts 5 to 8A, Block 282, Lots 1 to 6, Tract 16A; Houston Heights Amendment No. 54, Block 254, Lots 9 to 11; Jordan Place, Block 1, Lots 1 & 2; Langdom, Block 1, Reserve A; McIntyre Estates, Block 1, Lot 1; Oxford Extension, Block 1, Lots 1 to 3; Oxford Landing, Block 1, Lots 1 to 3; Oxford Street Homes, Block 1, Lots 1 to 5; Sterling Heights, Block 1, Lots 1 to 4, Block 2, Lots 1 to 8; Studes Second Addition, Block 45, Lots 13 to 22, 24, Tracts 23, 23A, Block 46, Lots 15 to 28, Block 47, Lots 1 to 20, Block 48, Lots 1, 3 to 14, 16 to 24, Tracts 15, 15A, Block 49, Lots 1 to 12, 15 to 24, Block 50, Lots 3,4, Tracts 5A and 5B, Block 51, Tracts 1B, 2, 2C, Block 52, Lots 1 to 12, 14 to 24, Tracts 13A, 13B, 13C, Block 53, Lots 1, 3 to 11, 13 to 22, Tracts 12, 12A, and East 27.5 ft. of Lot 23, Block 54, Tracts 54A & 54B, Block 55, Lots 1 to 19, 21 to 23, Tracts 20, 20A, 24, 24A, Block 56, Lots 5 to 10; Studes Second Addition Partial Amendment, Block 50, Lot 2; Studes Second Addition Partial Replat No. 1, Block 1, Lot 2; Studes Place, Block 1, Lots 1 & 2; Texan Heights, Block 1, Lots 1 & 2; White Oak Highline, Block 1, Reserve A

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Area (SMLSA) for portions of Houston Heights and Studes Second Addition Subdivisions. Analysis shows that a minimum lot size of 6,230 sq ft exists for the area. A petition was signed by the owners of 14% of the properties within the proposed SMLSA. An application was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-204. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of an initially complete application, the Planning Director notifies all owners of property within the proposed SMLSA. Any property owner who wishes to vote for or against the creation of the minimum lot size area may return the response form within thirty days. The Director shall forward a complete application to Planning Commission for public hearing and consideration upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 55% of the property within the proposed SMLSA

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSA shall contain no less than five block faces, composed of 5 lots or more on each blockface;
- at least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- the proposed SMLSA does not include a significant area developed as or restricted to a use that is not single family residential and;
- does not include a significant area that does not share a lot size character with the rest of the proposed area
- that the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA;

- that the establishment of the SMLSA will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSA is enforceable for forty (40) years from the effective date of the ordinance.

STAFF ANALYSIS:

This application includes three hundred thirty-eight (338) lots in Allegro Terrace, Allegro Terrace Two, Beverly Street Enclave, Carrie Street Court, Creole Heights, East 6 ½ Street Place, E A Taylor Tract of Abstract 1 J Austin Tract, Houston Heights, Houston Heights Amendment No. 54, Jordan Place, Langdom, McIntyre Estates, Oxford Extension, Oxford Landing, Oxford Street Homes, Sterling Heights, Studes Second Addition, Studes Second Addition Partial Amendment, Studes Second Addition Partial Replat No. 1, Studes Place, Texan Heights, and White Oak Highline subdivisions.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSA must contain not less than five (5) blockfaces composed of five (5) lots or more on each blockface;*
The application contains twenty-one (21) blockfaces with at least 5 lots on 5 blockfaces.
- *At least 80% of the lots to be included within the proposed SMLSA, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land use of the properties consists of two hundred ninety-six (296) single-family residential properties, representing 88% of the total lots.
- *The applicant has demonstrated sufficient support for the SMLSA;*
The applicant obtained 67% support from property owners in the proposed SMLSA.
- *Establishment of the SMLSA will further the goal of preserving the area lot size character;*
A minimum lot size of 6,230 sq ft exists on one hundred seventy-two (172) of three hundred thirty-eight (338) lots in the area.
- *The proposed SMLSA has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivisions were platted in 1892 and 1915, and some of the houses were constructed in the 1910s and 1920s. The establishment of a 6,230 sq ft minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
One hundred seventy-two (172) out of three hundred thirty-eight (338) lots representing 70% of the application area are at least 6,230 square feet in size.

Public notice of the public hearing was transmitted to all property owners in the area.

ATTACHMENTS:

1. Staff Analysis Summary Page
2. Map of Support
3. Map of Lots that meet SMLSA
4. Land Use Map
5. Aerial Map
6. HCAD Map
7. Letters of Support / Protest
8. Application

SPECIAL MINIMUM LOT SIZE AREA Houston Heights/Studes Second Addition

Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
701 E 6TH 1/2 ST	39,106	2.1%	2.1%		N	COM
700 E 7TH ST	28,013	1.5%	3.7%		N	COM
608 E 6TH 1/2 ST	24,888	1.4%	5.0%			COM
702 MOSBY CIR	16,311	0.9%	5.9%		Y	SF
614 E 7TH ST	15,180	0.8%	6.7%		N	SF
710 BEVERLY ST	15,125	0.8%	7.6%	Y	Y	SF
633 E 6TH 1/2 ST	14,693	0.8%	8.4%		Y	MF
706 MOSBY CIR	14,221	0.8%	9.1%		Y	SF
711 BEVERLY ST	12,605	0.7%	9.8%		Y	SF
803 STUDEWOOD ST	12,502	0.7%	10.5%			COM
624 E 8TH 1/2 ST	12,500	0.7%	11.2%			SF
619 E 8TH ST	11,769	0.6%	11.8%		Y	SF
622 E 8TH ST	10,560	0.6%	12.4%		Y	SF
626 E 8TH ST	10,560	0.6%	13.0%		Y	SF
751 BEVERLY ST	10,545	0.6%	13.6%	Y	Y	SF
703 MOSBY CIR	10,029	0.5%	14.1%			SF
621 E 8TH 1/2 ST	10,000	0.5%	14.7%		N	SF
707 E 6TH 1/2 ST	10,000	0.5%	15.2%			COM
721 E 6TH 1/2 ST	10,000	0.5%	15.8%			SF
627 E 7TH 1/2 ST	9,835	0.5%	16.3%		Y	SF
637 E 6TH 1/2 ST	9,450	0.5%	16.8%		Y	SF
703 E 9TH ST	9,375	0.5%	17.3%			SF
707 E 9TH ST	9,375	0.5%	17.8%		Y	SF
711 MOSBY CIR	9,116	0.5%	18.3%	Y	Y	SF
707 E 6TH 1/2 ST	8,750	0.5%	18.8%			COM
617 E 6TH 1/2 ST	8,361	0.5%	19.3%		Y	SF
636 E 7TH 1/2 ST	8,263	0.5%	19.7%			SF
714 MOSBY CIR	8,046	0.4%	20.2%		Y	SF
710 MOSBY CIR	7,899	0.4%	20.6%	Y	Y	SF
623 E 7TH 1/2 ST	7,849	0.4%	21.0%		Y	SF
619 E 7TH 1/2 ST	7,839	0.4%	21.4%		Y	SF
615 E 7TH 1/2 ST	7,836	0.4%	21.9%	Y	Y	SF
722 OXFORD ST	7,500	0.4%	22.3%			SF
744 OXFORD ST	7,500	0.4%	22.7%		Y	SF
715 MOSBY CIR	7,447	0.4%	23.1%		Y	SF
0 E 6TH 1/2 ST	6,965	0.4%	23.5%		N	COM

Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
619 E 6TH 1/2 ST	6,750	0.4%	23.9%		Y	SF
710 E 7TH 1/2 ST	6,625	0.4%	24.2%		Y	SF
618 E 8TH ST	6,595	0.4%	24.6%		Y	SF
606 E 8TH ST	6,573	0.4%	24.9%	Y	Y	SF
610 E 8TH ST	6,565	0.4%	25.3%			SF
614 E 8TH ST	6,565	0.4%	25.6%		Y	SF
727 E 8TH ST	6,375	0.3%	26.0%			SF
731 STUDEWOOD ST	6,251	0.3%	26.3%			COM
731 STUDEWOOD ST	6,251	0.3%	26.7%			COM
610 E 7TH 1/2 ST	6,250	0.3%	27.0%	Y	Y	SF
610 E 7TH 1/2 ST	6,250	0.3%	27.4%	Y	Y	SF
621 E 8TH 1/2 ST	6,250	0.3%	27.7%		N	SF
625 E 8TH 1/2 ST	6,250	0.3%	28.0%		Y	SF
627 E 8TH 1/2 ST	6,250	0.3%	28.4%		Y	SF
629 E 8TH 1/2 ST	6,250	0.3%	28.7%		Y	SF
631 E 8TH 1/2 ST	6,250	0.3%	29.1%		N	SF
636 E 8TH 1/2 ST	6,250	0.3%	29.4%		Y	SF
640 E 8TH 1/2 ST	6,250	0.3%	29.8%		Y	SF
645 E 9TH ST	6,250	0.3%	30.1%		Y	SF
700 E 9TH ST	6,250	0.3%	30.4%		Y	SF
701 E 7TH 1/2 ST	6,250	0.3%	30.8%		N	SF
701 E 8TH 1/2 ST	6,250	0.3%	31.1%		Y	SF
701 E 8TH ST	6,250	0.3%	31.5%		Y	SF
702 E 7TH 1/2 ST	6,250	0.3%	31.8%	Y		SF
702 E 8TH 1/2 ST	6,250	0.3%	32.1%		Y	SF
702 E 8TH ST	6,250	0.3%	32.5%		Y	MF
705 E 8TH 1/2 ST	6,250	0.3%	32.8%		Y	SF
705 E 8TH ST	6,250	0.3%	33.2%		Y	SF
706 E 8TH 1/2 ST	6,250	0.3%	33.5%			SF
706 E 8TH ST	6,250	0.3%	33.8%	Y	Y	SF
707 E 6TH 1/2 ST	6,250	0.3%	34.2%			COM
707 E 7TH ST	6,250	0.3%	34.5%		Y	SF
709 E 7TH 1/2 ST	6,250	0.3%	34.9%	Y	Y	SF
709 E 7TH 1/2 ST	6,250	0.3%	35.2%	Y	Y	SF
709 E 7TH 1/2 ST	6,250	0.3%	35.6%	Y	Y	SF
709 E 8TH ST	6,250	0.3%	35.9%		Y	SF
709 E 8TH ST	6,250	0.3%	36.2%		Y	SF
710 E 8TH 1/2 ST	6,250	0.3%	36.6%		Y	SF
710 E 8TH ST	6,250	0.3%	36.9%		Y	SF
711 E 8TH 1/2 ST	6,250	0.3%	37.3%		Y	SF

Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
712 E 9TH ST	6,250	0.3%	37.6%		Y	SF
714 E 7TH 1/2 ST	6,250	0.3%	37.9%		Y	SF
714 E 7TH ST	6,250	0.3%	38.3%		Y	VAC
714 E 7TH ST	6,250	0.3%	38.6%		Y	VAC
714 E 7TH ST	6,250	0.3%	39.0%		Y	VAC
714 E 7TH ST	6,250	0.3%	39.3%		Y	SF
714 E 8TH 1/2 ST	6,250	0.3%	39.6%		Y	SF
714 E 8TH ST	6,250	0.3%	40.0%	Y	Y	SF
714 E 9TH ST	6,250	0.3%	40.3%			SF
715 E 8TH 1/2 ST	6,250	0.3%	40.7%		Y	SF
715 E 9TH ST	6,250	0.3%	41.0%		Y	SF
717 E 7TH 1/2 ST	6,250	0.3%	41.4%	Y	Y	SF
717 E 8TH 1/2 ST	6,250	0.3%	41.7%		Y	SF
717 E 8TH ST	6,250	0.3%	42.0%		Y	SF
718 E 7TH 1/2 ST	6,250	0.3%	42.4%		Y	SF
718 E 7TH ST	6,250	0.3%	42.7%		Y	SF
718 E 8TH 1/2 ST	6,250	0.3%	43.1%		Y	SF
718 E 8TH ST	6,250	0.3%	43.4%		Y	SF
718 E 9TH ST	6,250	0.3%	43.7%		Y	SF
719 E 9TH ST	6,250	0.3%	44.1%		Y	SF
720 E 7TH ST	6,250	0.3%	44.4%		Y	SF
720 E 9TH ST	6,250	0.3%	44.8%		Y	SF
721 E 7TH 1/2 ST	6,250	0.3%	45.1%		Y	SF
721 E 7TH ST	6,250	0.3%	45.4%		Y	SF
721 E 8TH 1/2 ST	6,250	0.3%	45.8%		Y	SF
721 E 9TH ST	6,250	0.3%	46.1%		Y	SF
722 E 7TH 1/2 ST	6,250	0.3%	46.5%		Y	SF
722 E 8TH ST	6,250	0.3%	46.8%		Y	SF
723 E 7TH ST	6,250	0.3%	47.2%		Y	SF
724 E 8TH 1/2 ST	6,250	0.3%	47.5%		Y	SF
724 E 9TH ST	6,250	0.3%	47.8%			SF
725 E 6TH 1/2 ST	6,250	0.3%	48.2%		Y	SF
725 E 7TH 1/2 ST	6,250	0.3%	48.5%		Y	SF
725 E 7TH ST	6,250	0.3%	48.9%		Y	SF
725 E 8TH 1/2 ST	6,250	0.3%	49.2%		Y	SF
725 E 8TH ST	6,250	0.3%	49.5%		Y	SF
725 E 9TH ST	6,250	0.3%	49.9%			SF
726 E 7TH 1/2 ST	6,250	0.3%	50.2%		Y	SF
726 E 7TH ST	6,250	0.3%	50.6%		Y	SF
726 E 8TH ST	6,250	0.3%	50.9%		Y	SF

Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
728 E 6TH 1/2 ST	6,250	0.3%	51.3%		Y	SF
728 E 7TH 1/2 ST	6,250	0.3%	51.6%		Y	SF
728 E 8TH 1/2 ST	6,250	0.3%	51.9%		Y	SF
729 E 6TH 1/2 ST	6,250	0.3%	52.3%			SF
729 E 7TH 1/2 ST	6,250	0.3%	52.6%		Y	SF
729 E 7TH ST	6,250	0.3%	53.0%		Y	SF
729 E 9TH ST	6,250	0.3%	53.3%			MF
730 E 6TH 1/2 ST	6,250	0.3%	53.6%	Y	Y	SF
730 E 8TH ST	6,250	0.3%	54.0%			SF
730 E 9TH ST	6,250	0.3%	54.3%		Y	SF
731 E 8TH 1/2 ST	6,250	0.3%	54.7%			SF
732 E 7TH ST	6,250	0.3%	55.0%		Y	SF
733 E 6TH 1/2 ST	6,250	0.3%	55.3%		Y	SF
733 E 8TH ST	6,250	0.3%	55.7%		Y	SF
734 E 7TH 1/2 ST	6,250	0.3%	56.0%		Y	SF
734 E 7TH ST	6,250	0.3%	56.4%		Y	SF
734 E 8TH 1/2 ST	6,250	0.3%	56.7%			SF
734 E 8TH ST	6,250	0.3%	57.1%		Y	SF
734 E 9TH ST	6,250	0.3%	57.4%			SF
735 E 7TH 1/2 ST	6,250	0.3%	57.7%		Y	SF
735 E 7TH ST	6,250	0.3%	58.1%		Y	SF
735 E 8TH 1/2 ST	6,250	0.3%	58.4%		Y	SF
735 E 9TH ST	6,250	0.3%	58.8%		N	COM
735 E 9TH ST	6,250	0.3%	59.1%		N	COM
736 E 6TH 1/2 ST	6,250	0.3%	59.4%		N	SF
736 E 7TH 1/2 ST	6,250	0.3%	59.8%		Y	SF
737 E 6TH 1/2 ST	6,250	0.3%	60.1%		Y	SF
737 E 7TH 1/2 ST	6,250	0.3%	60.5%		Y	SF
738 E 6TH 1/2 ST	6,250	0.3%	60.8%			COM
738 E 7TH 1/2 ST	6,250	0.3%	61.1%		Y	SF
738 E 8TH 1/2 ST	6,250	0.3%	61.5%			SF
738 E 8TH ST	6,250	0.3%	61.8%			SF
738 E 9TH ST	6,250	0.3%	62.2%			MF
739 E 7TH 1/2 ST	6,250	0.3%	62.5%			SF
739 E 8TH ST	6,250	0.3%	62.9%		Y	SF
740 E 7TH ST	6,250	0.3%	63.2%		Y	SF
740 E 8TH 1/2 ST	6,250	0.3%	63.5%		Y	SF
741 E 7TH ST	6,250	0.3%	63.9%		Y	SF
741 E 9TH ST	6,250	0.3%	64.2%		N	SF
742 E 6TH 1/2 ST	6,250	0.3%	64.6%			SF

Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
742 E 8TH 1/2 ST	6,250	0.3%	64.9%		Y	SF
743 E 6TH 1/2 ST	6,250	0.3%	65.2%			SF
743 E 7TH ST	6,250	0.3%	65.6%		Y	SF
744 E 7TH ST	6,250	0.3%	65.9%		Y	SF
744 E 9TH ST	6,250	0.3%	66.3%		Y	SF
745 E 7TH ST	6,250	0.3%	66.6%			MF
746 E 6TH 1/2 ST	6,250	0.3%	67.0%			SF
746 E 7TH ST	6,250	0.3%	67.3%			MF
747 E 6TH 1/2 ST	6,250	0.3%	67.6%		Y	SF
811 STUDEWOOD ST	6,250	0.3%	68.0%			COM
821 STUDEWOOD ST	6,250	0.3%	68.3%			VAC
827 STUDEWOOD ST	6,250	0.3%	68.7%			VAC
833 STUDEWOOD ST	6,250	0.3%	69.0%		N	COM
903 STUDEWOOD ST	6,250	0.3%	69.3%		N	COM
845 BEVERLY ST 14	6,249	0.3%	69.7%		N	MF
741 BEVERLY ST	6,230	0.3%	70.0%		Y	SF
747 BEVERLY ST	6,175	0.3%	70.4%		Y	SF
731 E 8TH ST	6,125	0.3%	70.7%		Y	SF
606 E 8TH 1/2 ST	5,991	0.3%	71.0%		Y	SF
621 E 8TH 1/2 ST	5,625	0.3%	71.3%		N	VAC
706 E 7TH 1/2 ST	5,625	0.3%	71.6%	Y	Y	SF
806 OXFORD ST	5,625	0.3%	71.9%		Y	SF
608 E 8TH 1/2 ST	5,513	0.3%	72.2%			SF
610 E 8TH 1/2 ST	5,513	0.3%	72.5%		Y	SF
612 E 8TH 1/2 ST	5,513	0.3%	72.8%		Y	SF
618 E 8TH 1/2 ST	5,513	0.3%	73.1%			SF
715 BEVERLY ST	5,395	0.3%	73.4%			SF
603 E 7 1/2 ST	5,375	0.3%	73.7%		Y	SF
701 E 7TH ST	5,313	0.3%	74.0%		Y	SF
607 E 7 1/2 ST	5,125	0.3%	74.3%		Y	SF
611 E 7 1/2 ST	5,125	0.3%	74.6%		Y	SF
643 E 7TH 1/2 ST 4	5,050	0.3%	74.9%			MF
628 E 6TH 1/2 ST	5,006	0.3%	75.1%	Y	Y	SF
720 OXFORD ST	5,000	0.3%	75.4%			SF
746 OXFORD ST	5,000	0.3%	75.7%		Y	SF
624 E 6TH 1/2 ST	4,953	0.3%	75.9%	Y	Y	SF
626 E 6TH 1/2 ST	4,910	0.3%	76.2%	Y	Y	SF
628 OXFORD ST	4,859	0.3%	76.5%		Y	SF
636 OXFORD ST	4,746	0.3%	76.7%	Y	Y	SF
607 E 8TH 1/2 ST	4,688	0.3%	77.0%		Y	SF

Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
620 E 6TH 1/2 ST	4,688	0.3%	77.3%			SF
832 OXFORD ST	4,688	0.3%	77.5%		Y	SF
618 E 6TH 1/2 ST	4,625	0.3%	77.8%		Y	MF
632 OXFORD ST	4,520	0.2%	78.0%	Y	Y	SF
607 E 6TH 1/2 ST	4,500	0.2%	78.3%		Y	SF
611 E 6TH 1/2 ST	4,500	0.2%	78.5%		Y	SF
739 E 8TH 1/2 ST	4,500	0.2%	78.7%			SF
645 E 7TH 1/2 ST	4,450	0.2%	79.0%		Y	SF
703 E 7TH ST	4,375	0.2%	79.2%		Y	SF
648 E 8TH 1/2 ST	4,300	0.2%	79.5%		Y	SF
802 OXFORD ST	3,750	0.2%	79.7%			SF
702 E 6TH 1/2 ST	3,625	0.2%	79.9%	Y	Y	SF
602 E 8TH ST	3,437	0.2%	80.1%	Y	Y	SF
627 E 6TH 1/2 ST	3,375	0.2%	80.2%	Y	Y	SF
629 E 6TH 1/2 ST	3,375	0.2%	80.4%	Y	Y	SF
720 E 6TH 1/2 ST	3,359	0.2%	80.6%		Y	SF
648 E 6TH 1/2 ST	3,308	0.2%	80.8%		Y	SF
709 STUDEWOOD ST	3,300	0.2%	81.0%			COM
650 E 6TH 1/2 ST	3,261	0.2%	81.1%		Y	SF
636 E 6TH 1/2 ST	3,236	0.2%	81.3%		Y	SF
617 8TH 1/2 ST	3,217	0.2%	81.5%		Y	SF
619 E 8TH 1/2 ST	3,217	0.2%	81.7%			SF
638 E 6TH 1/2 ST	3,215	0.2%	81.8%	Y	Y	SF
620 E 9TH ST	3,208	0.2%	82.0%	Y	Y	SF
620 E 9TH ST	3,208	0.2%	82.2%	Y	Y	SF
620 E 9TH ST	3,208	0.2%	82.4%	Y	Y	SF
620 E 9TH ST	3,208	0.2%	82.5%	Y	Y	SF
646 E 6TH 1/2 ST	3,201	0.2%	82.7%	Y	Y	SF
640 E 6TH 1/2 ST	3,195	0.2%	82.9%	Y		SF
642 E 6TH 1/2 ST	3,175	0.2%	83.1%		Y	SF
652 E 6TH 1/2 ST	3,130	0.2%	83.2%		Y	SF
601 E 7TH ST 20	3,125	0.2%	83.4%		N	MF
601 E 7TH ST 20	3,125	0.2%	83.6%		N	MF
601 E 7TH ST 20	3,125	0.2%	83.8%		N	MF
601 E 7TH ST 20	3,125	0.2%	83.9%		N	MF
601 E 9TH ST	3,125	0.2%	84.1%		Y	SF
601 E 9TH ST	3,125	0.2%	84.3%		Y	SF
602 E 8TH ST	3,125	0.2%	84.4%	Y	Y	SF
602 E 9TH ST	3,125	0.2%	84.6%		Y	SF
602 E 9TH ST	3,125	0.2%	84.8%		Y	SF

Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
606 E 7TH ST	3,125	0.2%	84.9%		Y	SF
606 E 7TH ST	3,125	0.2%	85.1%		Y	SF
606 E 8TH 1/2 ST	3,125	0.2%	85.3%		Y	SF
606 E 8TH 1/2 ST	3,125	0.2%	85.5%		Y	SF
606 E 9TH ST	3,125	0.2%	85.6%	Y	Y	SF
606 E 9TH ST	3,125	0.2%	85.8%	Y	Y	SF
609 E 9TH ST	3,125	0.2%	86.0%		Y	SF
609 E 9TH ST	3,125	0.2%	86.1%		Y	SF
609 E 9TH ST	3,125	0.2%	86.3%		Y	SF
610 E 7TH ST	3,125	0.2%	86.5%		Y	SF
610 E 7TH ST	3,125	0.2%	86.7%		Y	SF
610 E 9TH ST	3,125	0.2%	86.8%		Y	SF
610 E 9TH ST	3,125	0.2%	87.0%		Y	SF
611 E 7TH ST	3,125	0.2%	87.2%		Y	SF
611 E 7TH ST	3,125	0.2%	87.3%		Y	SF
611 E 8TH ST	3,125	0.2%	87.5%		Y	SF
611 E 8TH ST	3,125	0.2%	87.7%		Y	SF
611 E 8TH ST	3,125	0.2%	87.8%		Y	SF
611 E 9TH ST	3,125	0.2%	88.0%	Y	Y	SF
611 E 9TH ST	3,125	0.2%	88.2%	Y	Y	SF
611 E 9TH ST	3,125	0.2%	88.4%	Y	Y	SF
612 E 7TH ST	3,125	0.2%	88.5%		Y	SF
612 E 7TH ST	3,125	0.2%	88.7%		Y	SF
615 E 7TH ST	3,125	0.2%	88.9%		Y	SF
615 E 7TH ST	3,125	0.2%	89.0%		Y	SF
615 E 8TH ST	3,125	0.2%	89.2%			SF
615 E 8TH ST	3,125	0.2%	89.4%			SF
617 E 9TH ST	3,125	0.2%	89.6%		Y	VAC
617 E 9TH ST	3,125	0.2%	89.7%		Y	VAC
617 E 9TH ST	3,125	0.2%	89.9%		Y	VAC
621 E 9TH ST	3,125	0.2%	90.1%			SF
621 E 9TH ST	3,125	0.2%	90.2%			SF
622 E 9TH ST	3,125	0.2%	90.4%		Y	SF
622 E 9TH ST	3,125	0.2%	90.6%		Y	SF
624 E 9TH ST	3,125	0.2%	90.8%		N	SF
624 E 9TH ST	3,125	0.2%	90.9%		N	SF
626 E 9TH ST	3,125	0.2%	91.1%		N	SF
626 E 9TH ST	3,125	0.2%	91.3%		N	SF
628 E 9TH ST	3,125	0.2%	91.4%		Y	SF
628 E 9TH ST	3,125	0.2%	91.6%		Y	SF

Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
629 E 9TH ST	3,125	0.2%	91.8%		Y	SF
629 E 9TH ST	3,125	0.2%	91.9%		Y	SF
630 E 9TH ST	3,125	0.2%	92.1%		Y	SF
630 E 9TH ST	3,125	0.2%	92.3%		Y	SF
633 E 9TH ST	3,125	0.2%	92.5%		Y	SF
633 E 9TH ST	3,125	0.2%	92.6%		Y	SF
641 E 9TH ST	3,125	0.2%	92.8%		Y	SF
641 E 9TH ST	3,125	0.2%	93.0%		Y	SF
641 E 9TH ST	3,125	0.2%	93.1%		Y	SF
641 E 9TH ST	3,125	0.2%	93.3%		Y	SF
654 E 6TH 1/2 ST	3,125	0.2%	93.5%	Y	Y	SF
656 E 6TH 1/2 ST	3,125	0.2%	93.7%	Y	Y	SF
658 E 6TH 1/2 ST	3,125	0.2%	93.8%		Y	SF
704 E 6TH 1/2 ST	3,125	0.2%	94.0%	Y	Y	SF
704 E 9TH ST	3,125	0.2%	94.2%			SF
706 E 6TH 1/2 ST	3,125	0.2%	94.3%		Y	SF
706 E 9TH ST	3,125	0.2%	94.5%	Y	Y	SF
708 E 6TH 1/2 ST	3,125	0.2%	94.7%	Y	Y	SF
710 E 6TH 1/2 ST	3,125	0.2%	94.8%		Y	SF
712 E 6TH 1/2 ST	3,125	0.2%	95.0%		N	SF
714 E 6TH 1/2 ST	3,125	0.2%	95.2%	Y	Y	SF
716 E 6TH 1/2 ST	3,125	0.2%	95.4%	Y	Y	SF
718 E 6TH 1/2 ST	3,125	0.2%	95.5%		Y	SF
818 OXFORD ST 1	3,125	0.2%	95.7%		Y	SF
818 OXFORD ST 1	3,125	0.2%	95.9%		Y	SF
832 OXFORD ST	3,125	0.2%	96.0%		Y	SF
832 OXFORD ST	3,125	0.2%	96.2%		Y	SF
845 BEVERLY ST 14	3,125	0.2%	96.4%		N	MF
615 E 8TH 1/2 ST	3,094	0.2%	96.6%		Y	SF
644 E 6TH 1/2 ST	3,077	0.2%	96.7%	Y	Y	SF
721 STUDEWOOD ST	3,000	0.2%	96.9%		N	SF
711 STUDEWOOD ST	2,950	0.2%	97.0%			COM
0 E 7TH 1/2 ST	2,934	0.2%	97.2%		Y	SF
807 BEVERLY ST	2,875	0.2%	97.4%		N	SF
807 BEVERLY ST	2,875	0.2%	97.5%		N	SF
807 BEVERLY ST	2,875	0.2%	97.7%		N	SF
644 BEVERLY ST	2,730	0.1%	97.8%		Y	SF
646 OXFORD ST	2,317	0.1%	98.0%		Y	SF
642 OXFORD ST	2,117	0.1%	98.1%	Y	Y	SF
807 BEVERLY ST	2,101	0.1%	98.2%		N	SF

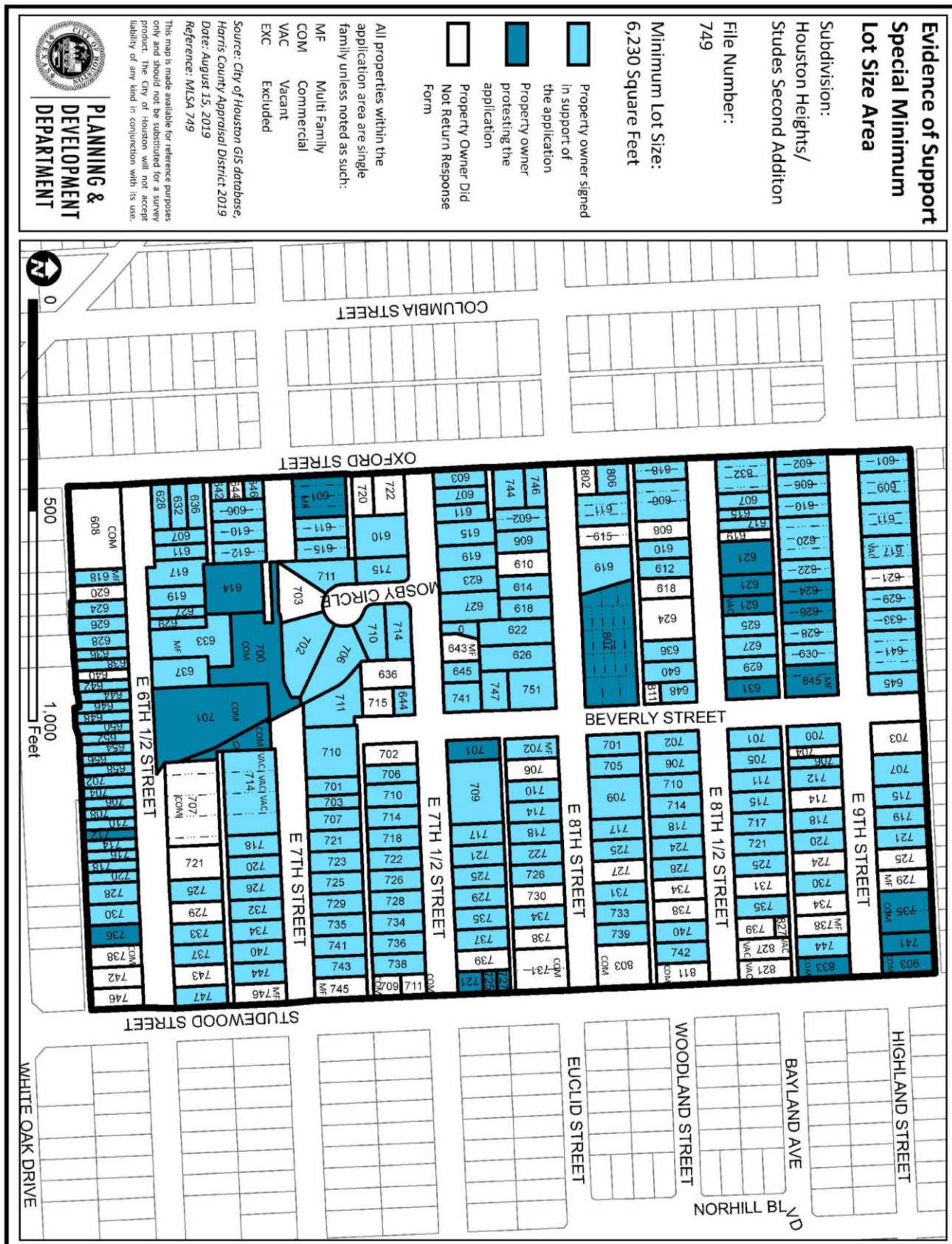
Special Minimum Lot Size Area

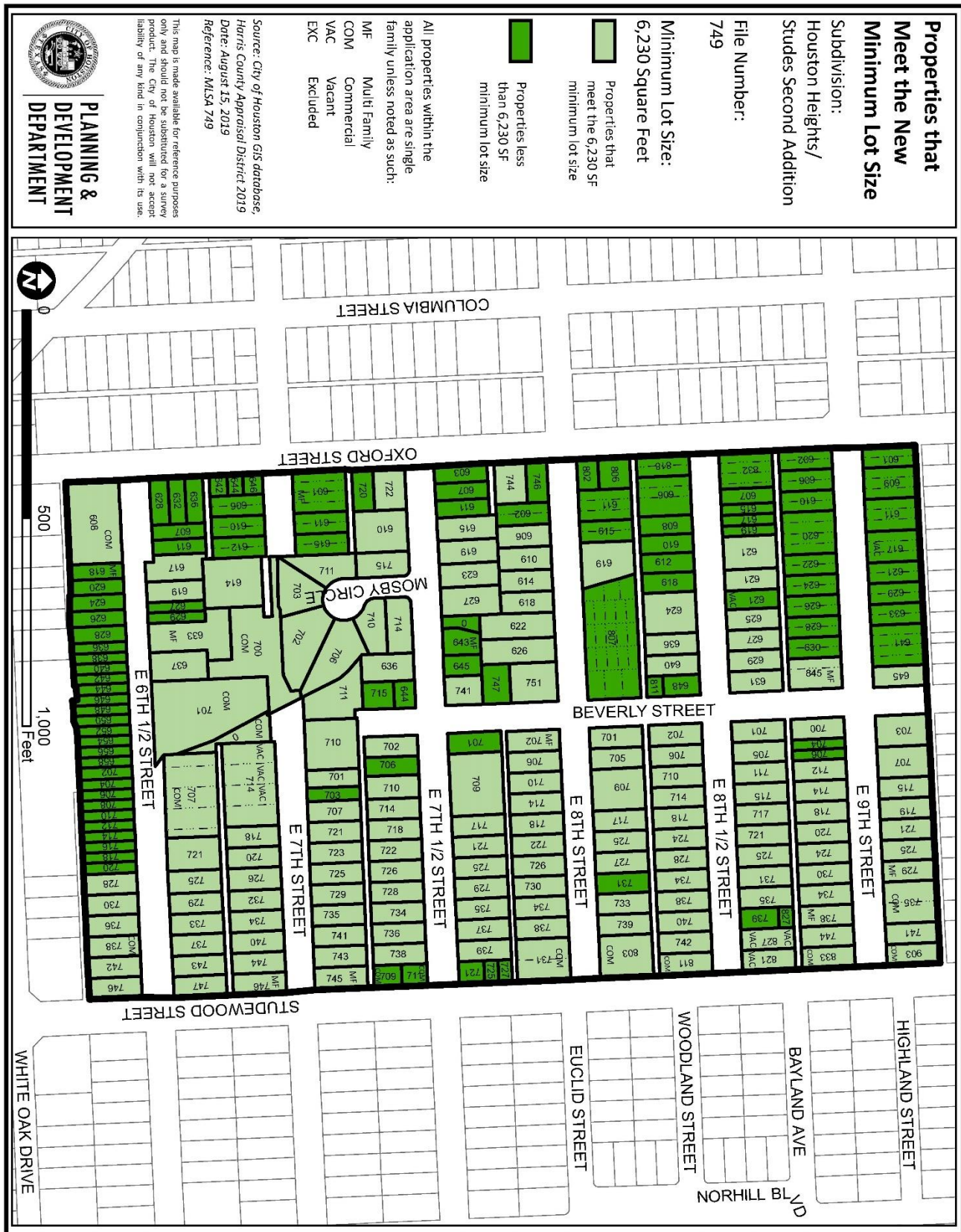
Planning and Development Department

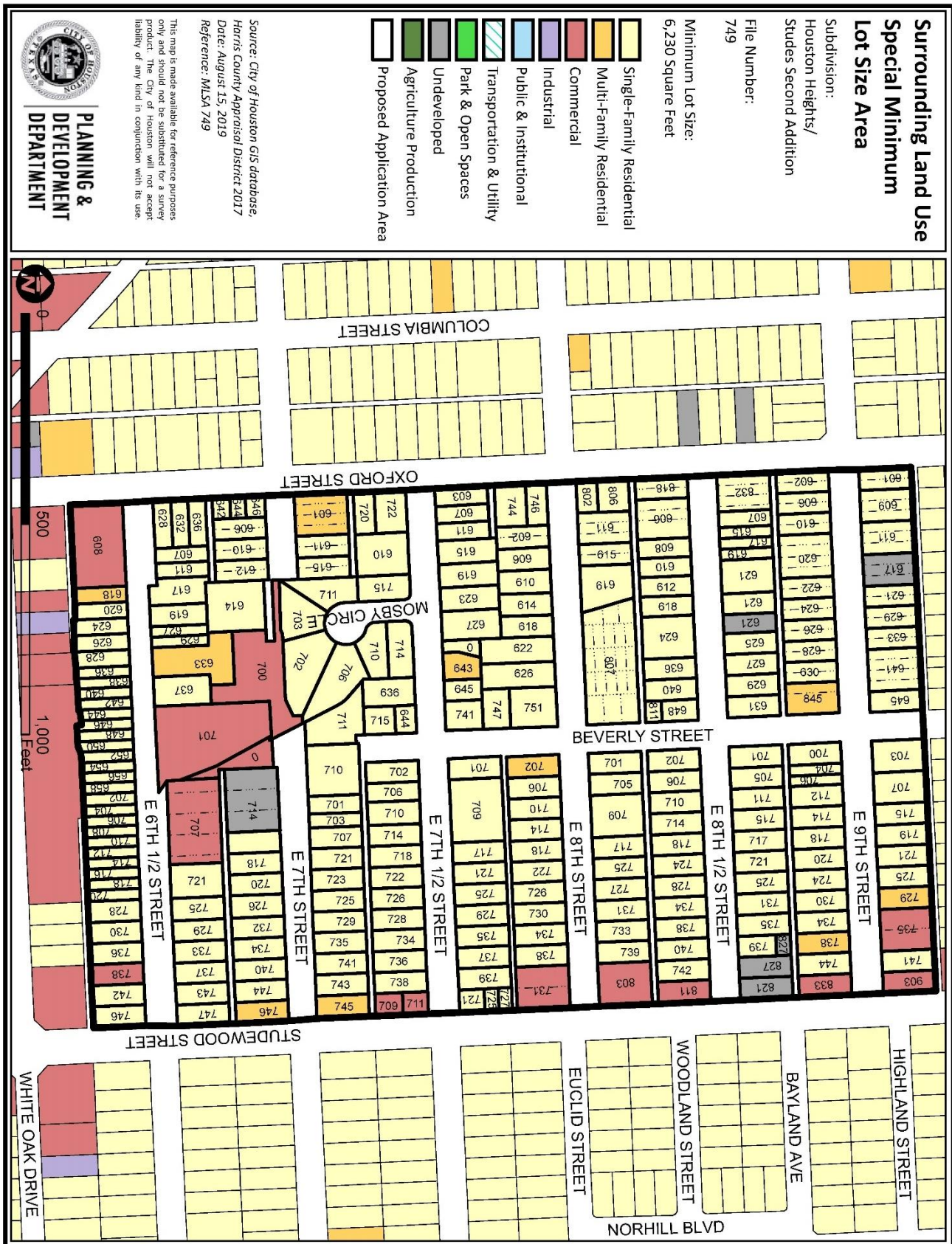
Address	Lot Size (in sq ft)	% by Area	Cumulative % by Area	Signed Petition	Response Form	Land Use
811 BEVERLY ST	1,950	0.1%	98.3%			SF
644 OXFORD ST	1,817	0.1%	98.4%			SF
807 BEVERLY ST	1,790	0.1%	98.5%		N	SF
807 BEVERLY ST	1,751	0.1%	98.6%		N	SF
827 STUDEWOOD ST	1,750	0.1%	98.7%			VAC
725 STUDEWOOD ST	1,650	0.1%	98.8%		N	SF
727 STUDEWOOD ST	1,600	0.1%	98.9%		N	SF
807 BEVERLY ST	1,400	0.1%	98.9%		N	SF
807 BEVERLY ST	1,400	0.1%	99.0%		N	SF
807 BEVERLY ST	1,400	0.1%	99.1%		N	SF
807 BEVERLY ST	1,400	0.1%	99.2%		N	SF
807 BEVERLY ST	1,400	0.1%	99.2%		N	SF
807 BEVERLY ST	1,400	0.1%	99.3%		N	SF
807 BEVERLY ST	1,400	0.1%	99.4%		N	SF
807 BEVERLY ST	1,400	0.1%	99.5%		N	SF
807 BEVERLY ST	1,400	0.1%	99.5%		N	SF
807 BEVERLY ST	1,400	0.1%	99.6%		N	SF
807 BEVERLY ST	1,400	0.1%	99.7%		N	SF
807 BEVERLY ST	1,400	0.1%	99.8%		N	SF
807 BEVERLY ST	1,400	0.1%	99.8%		N	SF
807 BEVERLY ST	1,400	0.1%	99.9%		N	SF
807 BEVERLY ST	1,400	0.1%	100.0%		N	SF

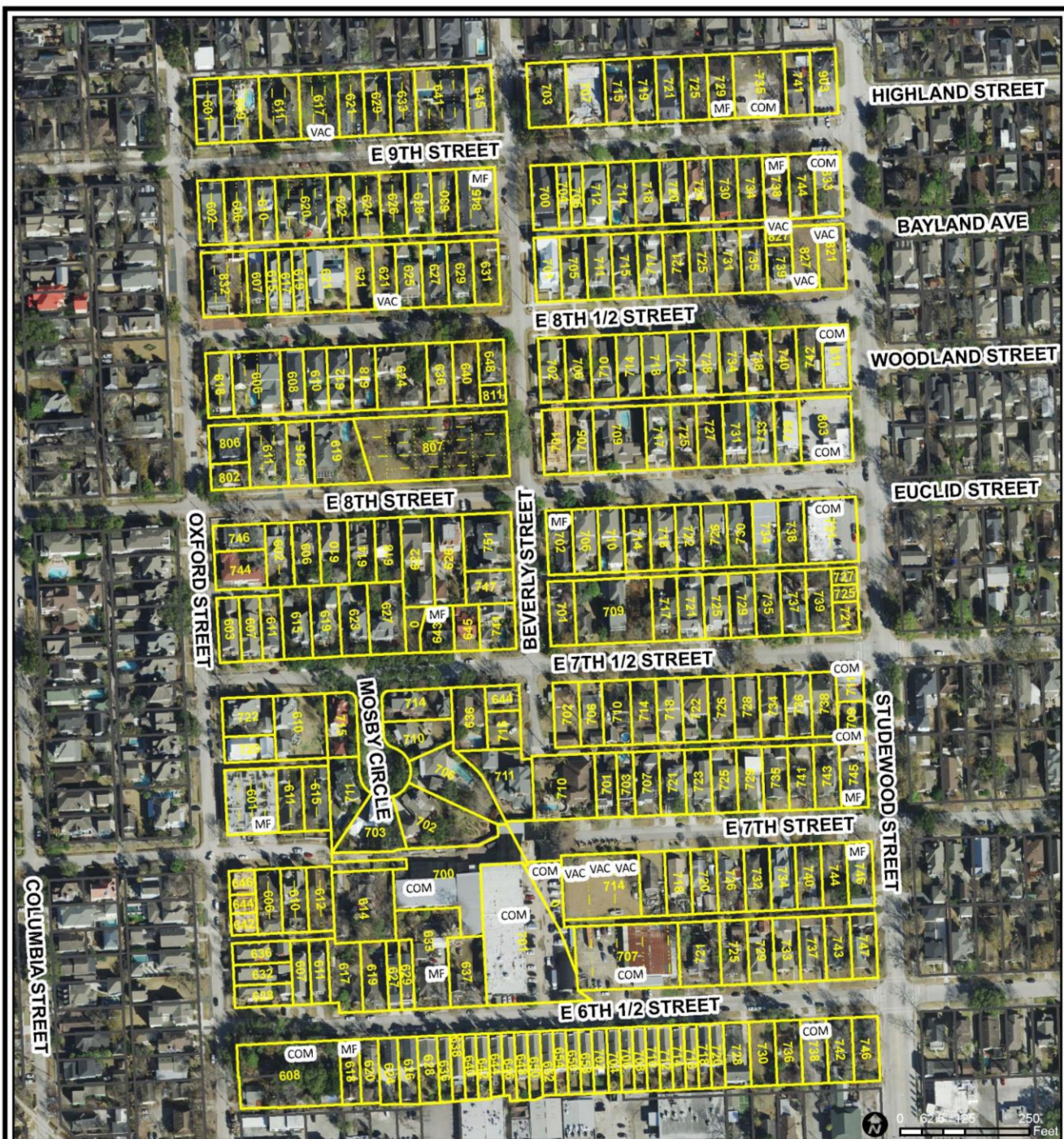
This application qualifies for a Special Minimum Lot Size of:	6,230 sq. ft.
Response forms received in support of the SMLSA:	229
Response forms received in opposition of the SMLSA:	50
Percentage of boundary area in support of the SMLSA: (must be at least 55%)	67%
Percentage of property owners signed the petition for the SMLSA application: (must be at least 10%)	14%
# of developed or restricted to no more than two SFR Units	296
# of Multifamily lots	14
# of Commercial lots	18

# of Vacant Lots	10
# of Excluded Lots	0
TOTAL NUMBER OF LOTS	338
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 80%):	88%









Aerial View Portions of Houston Heights/Studes Second Addition, Special Minimum Lot Size Area Designation 6,230 Square Feet

Source: Harris County Appraisal District
Date: August 16, 2019
Reference: MLSA 749

All properties within the application area are single family unless noted as such:

MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

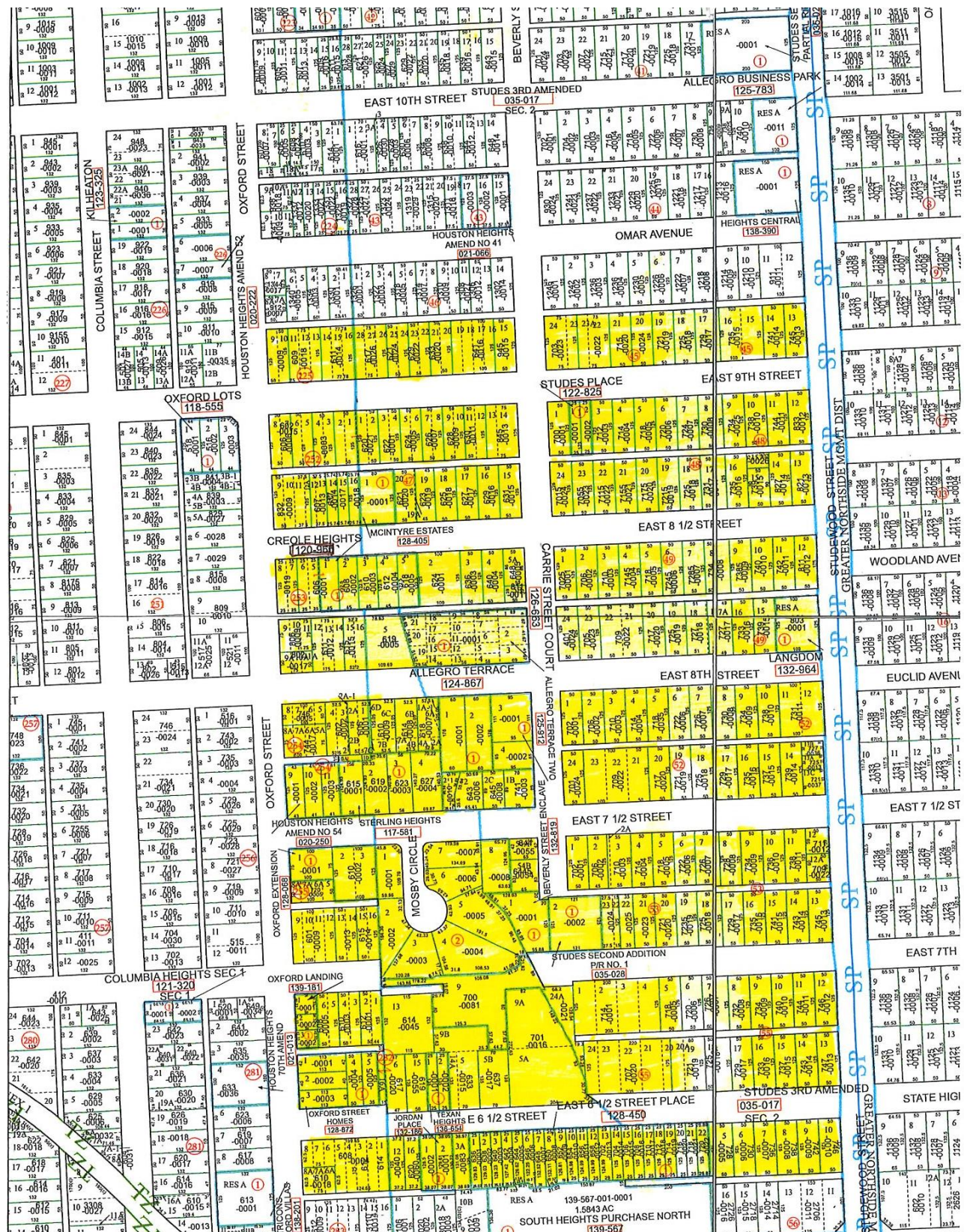


**PLANNING &
DEVELOPMENT
DEPARTMENT**

City of Houston

Special Minimum Lot Size Area

Planning Commission Staff Report
Planning and Development Department





AUTHORIZED AGENT

June 28, 2019

Mr. Davonte Caldwell
CITY OF HOUSTON
611 Walker Street, 6th Floor
Houston, Texas 77002

Re: **AUTHORIZED AGENT**
Commercial Support Documentation
Heights Studemont Purchase Company, LLC
738 E 6 ½ Street 0350290560008
742 E 6 ½ Street 0350290560009
746 E 6 ½ Street 0350290560010

Dear Mr. Caldwell

Please consider this email as my permission to have Kris Harris represent me as the authorized agent for the Ownership – Heights Studemont Purchase Company, LLC in matters as they relate to the property Owner responses requested from the City of Houston Planning & Development Department.

Additionally, please see the attached support documents with the survey showing the previous use for the property as Fitzgerald's as a commercial use including the aforementioned addresses which were also a part of the Fitzgerald's commercial operations. They were also owned by Sara Fitzgerald. It is worth noting that there are also commercial operations across Studemont Street from the Fitzgerald's lots.

We consider the lots at 738, 742, and 746 E 6 ½ Street as commercial lots and that they should remain commercial lots with the ability to combine for any future commercial/retail development.

Should you have any questions or concerns, please do not hesitate to contact me as noted below.

Sincerely,

A handwritten signature in cursive script that reads "Jesse Levine".

Jesse Levine
Manager

801 Congress, Suite 280, Houston, Texas 77002 | (713) 229-8200

Richard A. Epstein
800 N. Michigan Avenue
Apartment 3502
Chicago, IL 60611

September 3, 2019

City of Houston Planning Commission
Attention: Martha L. Stein, Chair and M. Sonny Garza, Vice Chair
901 Bagby Street
Houston TX 77002

Re: Studemont lots numbers 738,742 & 746

Dear Ms. Stein and Mr. Garza:

My name is Richard A. Epstein, and I am the Inaugural Laurence A. Tisch Professor of Law at NYU Law School, the Peter and Kirsten Bedford Senior Fellow of the Hoover Institution, and the James Parker Hall Distinguished Service Professor of Law Emeritus and Senior Lecturer in Law at the University of Chicago. In a career that now spans over 50 years I have worked extensively in the areas of real property, land use development, zoning and takings law. A copy of my resume is attached (Exhibit 1).

On this occasion I have been retained by Heights Studemont^{*} Purchase Company LLC (Studemont), which is working on its development plan for six (6) parcels that it owns at the northwest corner of Studewood Street and White Oak Drive. These parcels were previously the site of Fitzgerald's ("Fitzgerald's"), a well-known Houston music venue and restaurant/bar which operated commercially and continuously for forty (40) years through New Year's Eve and early morning on January 1, 2019. Fitzgerald's owner was Sara Fitzgerald. Ms. Fitzgerald started the music venue when she was in her late 20s. She decided to sell the six parcels to Easy Park in 2018 as part of her retirement plan.

Easy Park is working on planning for a proposed development of a multi-use ("mixed-use") project. The mixed-use project will include a technologically advanced, modern and environmentally friendly compact parking structure. The parking structure will be "fully-automated", a parking industry term which denotes that parking patrons will pull into the garage at grade; thereafter their cars will be picked up with robotic machinery, and parked in and retrieved from upper levels automatically. Depending on their design and geometry, these fully automated garages can accommodate nearly three times (3x) the number of vehicles in the same cubic volume as a conventional multi-level garage. Also, fully automated garages require much less lighting (as their floors are unoccupied) and no passenger elevators. According to independent reputable clinical studies, these facilities generate far lower emissions and pollutants than conventional garages. Easy Park believes the fully automated garage it is planning

RAE Studemont

9/2/19

1

for the subject site will be the first fully automated and most modern garage in Houston and in all of Texas.

Part of the Easy Park development will be located within the area covered by the Special Minimum Lot Size Application (SMLSA) for portions of Houston Heights and Studebaker Second Addition ("Houston Heights"). The application was filed in April 2019 by Paulina Sergot of 701 Oxford Street, whose home is located on the far southwest corner of the portion of the Heights which Ms. Sergot and some of her neighbors propose for Special Minimum Lot Size designation. Ms. Sergot's application requests that the City Council restrict all development within the entire designated area to single-family residential. Her application pertains to an area that, in the words of the Planning Commission's language "does not include a significant area developed or restricted to a use that is not single family residential," and where "the applicant has demonstrated sufficient support of 55% for the establishment of the proposed SMLSA." The Sergot application is on the Commission's agenda for its September 5, 2019 meeting.

For the purposes and scope of this letter, of direct concern are three lots located at the extreme southeast corner of the Houston Heights area: lots 738, 742, and 746. All of these lots are now owned by Heights Studebaker Purchase Company LLC ("Studebaker", a wholly owned subsidiary of Easy Park). Lot 738 is already zoned commercial. For many years this lot 738 was occupied and utilized commercially by the live music venue owned by Sara Fitzgerald. Ms. Fitzgerald also owned Lots 742 and 746, located immediately to the east of lot 738. As noted all three lots were sold (as part of a six lot sale) by Ms. Fitzgerald to Studebaker in August 2018. Lots 742 and 746 presently carry no specific zoning or restrictions whatsoever. In the long tradition of light-handed land use regulation of Houston, it appears that these lots can be used for any reasonable purpose whatsoever. Further and importantly, by her letter of August 12, 2019, Ms. Fitzgerald has emphatically stated that she used both of these lots "for various purposes within the last five years related to the operation of Fitzgerald's, including such lawful commercial purposes as the temporary storage of business equipment."

The three lots that are located within the Houston Heights designation are bordered on the South by five other lots owned by Studebaker. All five of those lots front on White Oak Boulevard, outside the proposed area covered the Heights Association SMLSA, for a total of eight lots. Of these eight lots, the six lots furthest to the east are stacked in a three wide (east/west) over-two (north/south) configuration. These six lots (stacked two over three, see attached survey as Exhibit 2) were purchased in August 2018. The two most westerly lots, also fronting on White Oak, were purchased in March 2019, one month before the Sergot application.

The questions I have been asked to address by Easy Park and Studebaker are two. The first is to explicitly discuss the planning decision that is now faced by the City of Houston, its Planning Department, Planning Commission, and City Council (collectively "Commission") over the proper designation of lots 738, 742 and 746, whose maximum value lies in the development of a coherent and integrated multi-use plan that embraces all eight lots—the three covered by the Sergot application, and the five lots just to their south. I have been told that the City of Houston Planning Department staff has recommended that the Commission move the block-face

line one half-block north, so as to remove those lots from the Houston Heights application. The email which summarizes the staff recommendation is attached as Exhibit 3 and was sent by Davonte Caldwell (Planner I with the Planning Department) to David Welch (Planner II), Kim Mickelson, a City of Houston attorney in the Planning Department, and Brian Crimmins of the Planning Department. I believe that a comprehensive analysis of the situation, taking into account all costs and benefits, fully justifies that recommendation.

The second question is what happens if Houston rejects the recommendation of its professional Planning Department staff and seeks to down-zone and severely restrict the land use with respect to plots 742 and 746. I believe that any decision of this sort will pose for Houston a substantial risk of liability for the economic losses to Studemont that are generated by such a decision. Let me take the two points in order.

- I. The city's planning staff has made the correct determination with respect to lots 738, 742 and 746, by moving the proposed southern edge of the Houston Heights Area north to the north side of East 6th ½ street.

Under the relevant Meeting Regulations, the following general standards are invoked to evaluate an SMSLA application:

- that the establishment of the SMSLA will further the goal of preserving the lot size character of the area; and
- that the proposed SMSLA has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development and such other factors that the director, commission or city, respectively as appropriate may determine as relevant to the area.

It should be evident that these stated criteria provide the Planning Commission with a large measure of professional consideration and discretion in reviewing the SMSLA application. Given the size of the Houston Heights area, there is a fair degree of heterogeneity within this zone. The southern side of 6 and ½ Street is markedly different from the rest of the designated area because 27 out of 34 lots fronting the south side of 6 and ½ Street are already smaller (in some cases much smaller) than the minimum size requirement of 6,230 square feet sought by the applicant. One of the 34 lots is much larger and already scheduled for a multi-family development (at the extreme southwest corner) and this site would not be affected by the SMSLA. For the other six sites, three are the lots 738, 742 and 746 owned by Studemont. Thus in every relevant respect, therefore the south side of 6 and ½ Street is much different in lot size and characteristics than the rest of the applicant's proposed SMSLA area. In addition, it is important to stress is that in areas of this sort, corner lots that border on major through streets are more appropriate for larger multi-use developments than are lots located in the middle of smaller streets. Indeed, as already noted, the extreme southwest is already designated commercial and scheduled for multi-family development and will not be affected by the SMSLA.

And the extreme southeast corner includes the two sites (lots 742 and 746) which the applicant seeks to include in her SMSLA area but, for reasons noted, such an inclusion is not appropriate. Further, it is equally clear that the stated factors are not exhaustive of the relevant considerations, so it is appropriate to set out a framework that helps evaluate the situation as it applies to the lots 738, 742 and 746. This analysis supports the recommendation of the planning staff to move the southern line of the Houston Heights application to the north side of East 6th ½ Street. Some other adjustments in the contours of the affected area may be appropriate, but they are not relevant to this issue. It should also be clear that the same basic analysis should apply if the same result were achieved by other means, such as a variance for the three lots, within the original area of the Houston Heights application. Nevertheless, given the uniform character on the south side of 6 and ½ Street, the most appropriate approach is to move the block-face of the applicant's proposed southern border to the north side of 6 and ½ Street. More specifically, this approach is preferable to any decision whereby the planning commission accepts the applicant's proposed southern border, after which it undertakes a separate, and potentially time-consuming process with an uncertain outcome for all parties involved of considering a variance for the two lots 742 and 746.

The initial economic premise of the proposed development, which in all likelihood reflects the analysis of the Planning Department's staff, is that the maximum value of these eight lots, including lots 738, 742 and 746, is only attainable by using them for the proposed multi-use facility. The tight configuration of these eight lots allows their more intensive development for commercial and mixed-use. This larger site can accommodate off-street parking through Easy Park, which stores many more cars in a smaller space, and does so with far less disruption, pollutants, light and noise, than a traditional multi-deck non-automated parking garage. The consolidation of the eight lots into one parcel also increases the available ground space for construction by reducing the square footage needed to meet any set-back or similar requirements. At the same time, the unified development of these lots reduces any negative externalities associated with noise or light which may be generated by future improvements on the site by giving greater flexibility to the location of various architectural components on the site. Already, the demolition of Fitzgerald's live music venue and its two collateral lots after many years of operation have reduced noise levels to neighbors to the east and north of those plots. Since lots 742 and 746 are located further away from the neighbors on East 6 and ½ street, they are the preferable location for more intensive uses including the Easy Park garage. The proposal of the Heights Association to impose its residential ban over the six full blocks running from north of East 9th street to the south side of East 6 and ½ street would, if accepted, prevent the realization of these gains.

I understand that Studemont takes no position on the choice of means how the overall plan affects all the other lots that are located within the larger development area, so long as two conditions are satisfied. First, the commercial designation of lot 738 must not be removed or impaired. Second, and similarly, the future land uses allowed on lots 742 and 746 shall not be restricted or impaired. At this point I will consider only this approach, which tracks the preferred recommendation of the Planning Department staff. For the purposes of this letter, we can leave all other matters associated with the Heights proposal to be resolved separately at some other

time. The simplest way to see this is to ask two related questions: what is the change in valuation of the combined eight lots if the unified plan is put into place? And what are the effects on other plots in the neighborhood based on the same assumption?

On the first point, based on detailed data it appears Easy Park paid a total price for the eight lots which is three times greater than the typical lot in the middle of the applicant's proposed SMSLA. As Texas is a non-disclosure state regarding the transaction prices of real estate, Easy Park and Studemont elect to not disclose the prices paid for the eight lots in this letter. (Such data would be disclosed in the appropriate venue, especially if any of these issues goes to litigation. However, Studemont hopes to avoid any dispute, which is why I have written a letter to support the recommendation of the Planning Commission.)

To set the stage, the anticipated return on equity from a typical mixed-use project ranges between two to over three times the initial equity investment. The correct measure of loss for the taking is the decline in value for the entire project if some restriction is imposed on the lawful use of any one part of it. By that test, the lost profits to Studemont from improper restrictions on lots 742 and 746 would exceed by substantial amounts their purchase price if the applicant's SMSLA were adopted by the City of Houston as submitted. Those losses can be entirely avoided by incorporating the modification proposed by the professional staff of the planning department not to down-zone these two lots for sites for single-family homes only.

Imposing those losses on Studemont, moreover, would be particularly punitive, severe and unwarranted because the SMSLA was made only in April, 2019, which was both after the purchase of the six lots was completed in August 2018, and after Studemont expanded its contiguous property from the six lots to eight lots in March 2019. It is a recipe for development stagnation to insist that all development projects be put on indefinite hold in anticipation of some objection or obstacle to the projects. Such interim delays impose heavy costs between the time of the acquisition of the project land and its ultimate use. Those unneeded obstacles will deter investment and induce shortages of housing and commercial space that will unnecessarily drive up rents and distort purchase prices.

It is in the interest of all parties that clear rules and prompt decisions by a Planning Commission reduce the high costs of uncertainty and delay that have gridlocked development and created massive dislocations in cities like San Francisco, where the situation is so acute that a new movement YIMBY—yes in my backyard—has developed to offset the corrosive effects of a systematic NIMBY—not in my backyard—that allows partisan, localized opposition to stymie citywide economic growth and prosperity. It is only Houston's stable (and heretofore consistent, reliable and predictable) legal land use environment that justifies the high purchase price for these eight contiguous plots.

It is critical to realize, moreover, that the successful development of the contiguous Studemont lots plan produces benefits not only for Studemont as a development company. It also generates potentially large gains for the individuals and firms who choose to work or rent space in the future mixed use project, or otherwise use its potential future commercial,

residential and parking facilities. All of those users will receive benefits from their ownership and use of the project that exceed their cost. Those indirect gains therefore have to be included in the social calculus, as an important consideration for the planning staff, and these are likely to be quite large over time, especially if the office and/or residential units and other facilities increase in value over time, which should be expected given the history of real estate in the Heights. The ripple effects moreover extend beyond these immediate purchasers and users, as other people in Houston will also benefit from this state-of-the-art project, which expands the opportunities for employers to hire new workers and shops and businesses to attract new customers. Only a stagnant city seeks to block welcome and beneficial development by making the common error of assuming falsely that everyone else loses just because developers and their buyers and tenants gain. This overall project will generate huge social gains that benefit current and future residents and businesses in the Heights neighborhood specifically and in the Houston area generally, and any planning body would be sadly remiss, as the Planning Department staff was not, in failing to take these gains into account regarding major development projects.

The full analysis, of course must also incorporate the effects, both positive and negative, of the new project on the existing property values of other owners within the development area. The positive elements should not be overlooked, because the added shopping and parking options for the area are likely to increase the value of nearby properties, including those that lie both inside and outside the area targeted by the Heights SMSLA project. Those positives are too easily overlooked in planning proceedings because the benefitted individuals may not have a clear or full picture of how the changes will affect them, or will find it costly to organize to voice their own opinions, especially if they are not likely to influence the decision of the Planning Commission. Nevertheless, it should never be assumed in these land use proceedings that the only parties whose opinion matters in these cases are the objectors; paying undue attention to their voices overestimates the total negatives and ignores substantial positives. The result could be an unwise decision to block a major social project with large social benefits.

In this particular case, there are few, if any, net negatives on nearby properties. The removal of the live music venue on lot 738 has a positive effect on the immediate neighbors. Further, it is very difficult to identify any negative effects to other parcels within the designated area, for it is highly unlikely that the new facilities will create undue traffic demands on any of the lots that are located to the north and east of the plot lines. In fact, the automated garage should ameliorate traffic demands by offering up to three times the storage of vehicles as compared to a similar sized conventional garage with a similar cubic volume (calculated as length multiplied by width multiplied by height).

In addition, the pressure to reclassify the land does not come from the immediate neighbors to these lots, but from elsewhere within the area. Indeed, there is a risk that the pressures of local politics could produce systematically incorrect estimates of the overall expected value of any project: the people who want zoning changes are most concerned about the immediate effects on their own properties and the properties of their neighbors, and thus give little or no weight to the many positives that a sensible development on this plot of land will generate for other nearby parties, including those located outside the designated area. In

contrast, a decision to move the southern boundary of the Houston Heights area north by one-half block to the north side of 6 and ½ Street, is a meaningful step to better land utilization for the Heights and nearby areas.

In principle, even the proponents of the Houston Heights application should understand the unique position at the extreme lower southeast portion of the zone, and should therefore embrace the recommendation of the Planning Department staff to exclude that from the Sergot application. There is a risk that the applicant could take a hard line on the staff proposal to modify the application because of her fear that other land owners will also protest their inclusion in the district. Hence it is important to avoid the risk that the champions of the new designation plan will overreach, even if they are aware that this carefully crafted exception to the proposal has large net positive social benefits to the present owners, their future tenants, employees and customers; and the immediate neighbors of lots 742 and 746. The staff of the Planning Department did its job well by looking beyond the terms of the application in order to make a more comprehensive evaluation of the overall plan. It would be a serious planning mistake for the Planning Commission to override the decision of the staff.

- II. Potential course of litigation if the Planning Commission overrides the recommendations of its staff and refuses to allow commercial development to proceed on parcels 742 and 746.

The second half of the analysis addresses a set of contingencies that I earnestly hope will never happen—namely that the Planning Commission refuses to allow the development to take place by downzoning, impairing and taking away commercial developments on lots 742 and 746. It is generally said in land use disputes that it is difficult to override a decision of a planning district, which is regarded as presumptively valid, given the long tradition of judicial deference to administrative action that started with the decision of the United States Supreme Court in *Village of Euclid v. Ambler Realty Co.*, 272 U.S. 365 (1926) and *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104 (1978). It is generally assumed that it is not enough for a landowner to show that the decision made by the planning body is simply incorrect. It requires in addition that the decision be regarded as arbitrary and capricious or made in bad faith. These are not easy requirements to make. But by the same token challenges to zoning decisions are not subject to any form of a per se ban. The question therefore is where this case lies on the spectrum. In the pages which follow, I consider and discuss both the interrelated substantive and procedural aspects of the case.

The first point is that the high level of deference normally given to planning commissions depends on an assumption of their expertise and disinterested behavior. Both of these will be called into question if the City of Houston Planning Commission were to override the recommendation of its professional staff. The staff has full time expertise, so that any Commission reversal of its decision would only be persuasive if it contained a detailed explanation as to where the staff's recommendation had gone astray. In light of the detailed case made for moving the southern line of the Houston Heights area north by one-half block, I believe it will not be easy for the Commission to carry such a burden. One reason why courts

defer to agencies is that they do not wish to second-guess expertise of professional bodies. But a decision to overturn the recommendation would fly in the face of that expertise. After all, the professional staff has supported not downzoning, impairing or the taking of lots 742 and 746. It has taken an affirmative position to keep the status quo land use designation needed to allow for this development. And it has done for reasons which include appropriate consideration of the overwhelming case for the proposed development by taking into account the full range of costs and benefits for all affected parties.

In addition, the strength of any such decision to override the Planning Department staff will be further weakened if it is shown to be made in response to political pressures from the proponents of the application who do not have any direct or immediate connection to these two lots, many of whose closest neighbors lie outside the Houston Heights area. It is common wisdom that the legitimacy of the decision of any planning commission rests on its ability to take a comprehensive look at the overall situation. "Spot zoning" is always a disfavored form of activity. In this case, the Houston Heights applicant looks only at the effect of its application on parcels located within the zone. The staff of the Planning Department considered this in a larger context and realized that the new designations for these lots would not be consistent with the proper treatment of those land parcels further north in the applicant's proposed SMSLA, and thus sought to make the needed adjustments. At this point, it would become incumbent for the Planning Commission to offer some reasoned explanation for its decision, which will be hard to do given the overwhelming positives of the program discussed in the first section above. As a land use attorney for nearly 50 years, I cannot conceive of any but spurious and far-fetched rationales to reverse the Planning Department staff. And once that becomes visible, the City of Houston will be hard-pressed to attract development if it is perceived as hostile to plans that are vetoed even though they present no threat to the health, character or safety of the city.

Recent developments in the United States Supreme Court also improve the likelihood of any challenge against administrative decisions in land use cases. The most relevant recent decision is Knick v. Township of Scott, decided this past year by the U.S. Supreme Court which impacts on both dimensions. The facts of that case are removed from this one, but its implications could prove to be of profound importance. Ms. Scott owned a private plot of land. The Town of Scott passed an ordinance that sought to require her to let people enter her land as of right during day light hours to view the small family cemetery located on her property. Prior to *Knick*, the 1985 decision in Williamson County Regional Planning Commission v. Hamilton Bank required that landowner who wanted to challenge a local land use regulation had to first bring suit in state court, and face the unhappy prospect of challenging a state ordinance before a state court judge. To make matters worse for the landowner, once the case was decided adverse to the landowner, it became impossible to bring the same claim in federal court. The important 2005 case of San Remo Hotel L.P. v. City and County of San Francisco decided once the case was litigated on the merits in state court, it could not be refiled in federal court.

The majority of the Supreme Court, speaking through Chief Justice Roberts, denounced this *San Remo* preclusion trap as inconsistent with 42 United States Code § 1983, which reads in relevant part:

§ 1983. Civil action for deprivation of rights

Every person who, under color of any statute, ordinance, regulation, custom, or usage, of any State or Territory or the District of Columbia, subjects, or causes to be subjected, any citizen of the United States or other person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Constitution and laws, shall be liable to the party injured in an action at law, suit in equity, or other proper proceeding for redress,

Passed in the aftermath of the Civil War, on its face section 1983 applies to all situations in which a constitutional challenge is made against any action of local governments. The decision in *Williamson* held that it was possible only in land use takings cases to burden that right by refusing to allow any claimant to go directly into federal court. That rule has never been followed in other constitutional contexts, including those where private parties challenge public ordinances or actions on the ground that they discriminate on the grounds of race. See, *Patsy v. Board of Regents of State of Florida* (1982).

The decisive step in *Knick* was that it held that the same rules of procedure that applied in civil rights cases necessarily applied in takings and due process cases as well. At this point, anyone having their land taken, which could apply to Studemont, now is entitled to bring immediately a direct action into federal court, effectively bypassing the state courts.

To be sure, the situation in *Knick* did not involve a challenge to any administrative decision, so that the second half of *Williamson*—namely the requirement that the landowner exhaust all state administrative proceedings before going to court— was not involved. I believe, however, that the logic of *Knick* applies with equal force to the second prong of the *Williamson* test which requires a land use applicant to exhaust all administrative remedies before suing in any court. The simple argument here is that such delays are not tolerated in other 1983 cases so that it would be unlikely that they would be tolerated here. But in this context, it seems clear that the Planning Commission is likely to make its decision at or shortly after the September 5, 2019 meeting. If the Planning Commission does so by deciding quickly, then this part of the *Williamson* decision will not be involved in the case. If for some reason the Planning Commission were prepared to throw additional roadblocks in the way of a federal challenge, the chances are quite high that the United States Supreme Court would undo the second part of *Williamson*—and the Court will eventually rule on this issue—to hold that direct access into federal court cannot be delayed by stringing out administrative delays to absurd lengths. The availability of a federal forum will improve the chances of success of any and all challenges made to decisions of all local planning boards.

Knick also signals a change in overall attitudes to takings challenges. It is perfectly clear from the text of section 1983 that its commands apply to all constitutional challenges, whether based on denials of property rights or civil rights. Yet for many years the property side of the equation received relatively little protection from the courts. Importantly, the procedural shift

in *Knick* also presages a change in the substantive rules of the game as well, for it is hard to resist the conclusion that once these claims are entitled to full procedural protection, they receive no substantive protection as well. The two systems go hand-in-hand, so it is likely that the standards of review of these administrative decisions will tighten up.

This conclusion is fortified by general changes that are now taking place in administrative law, where the general regime of deference to administrative agencies, associated with the key 1984 decision of *Chevron USA v. National Resources Defense Council, Inc.*, has come under sustained attack in recent years with the appointments of Justices Neil Gorsuch and Brett Kavanaugh to the Supreme Court, both of whom have taken critical stances about that decision. In this past term, the Court's decision in *Kisor v. Wilkie* shows a marked tendency to look more closely at administrative bodies. These changes will not be confined solely to the Supreme Court. As the recently appointed Trump judges are likely to share in these attitudes as well, we can count on further changes in this direction. It is impossible, even foolhardy, to predict the exact path of development on the many ramifications of this problem. But as a global matter, important changes are likely to increase overall levels of scrutiny on all matters of fact and law, which will subject administrative agencies to higher levels of scrutiny in land use cases.

In my view, there is no reason to speculate further about these issues. As I have indicated the case for allowing Studemont to proceed with its development are so powerful on economic and social terms that I am hopeful and optimistic that the decision of the professional staff will be approved by the Planning Commission at its September 5, 2019 meeting. As a national land-use observer, it is admirable that the City of Houston has prospered as many cities throughout the United States have not, by its careful and sober deliberation of land use matter.

Sincerely yours,



Richard A. Epstein

From: Kasia McCormick [REDACTED]
Sent: Sunday, August 25, 2019 10:28 PM
To: Caldwell, Davonte - PD; Welch, David - PD
Cc: Nguyen, Ngan - CNL; Luna, Valerie - CNL; COH - Mayor
Subject: Opposition to City Planners recommendation to remove 6th 1/2 street LAST MINUTE
With NO DISCUSSION to SMLSA

[Message Came from Outside the City of Houston Mail System]

Dear Davonte, David and City Planners,

I strongly oppose your decision to remove the south side of 6th 1/2 Street from the SMLSA. This decision is completely out of the blue with no discussion from this community-led and desired initiative. Despite working closely with you for over six months you never voiced concern over this area but in fact encouraged us to use this tool for the whole zone. Most important Based on the timing, this decision appears to be a reaction by the city planners to the Easy Park developer's lawyer, as this is what he told us he would do as we were never called upon to discuss this "modification."

Not only is this "out of the blue" but the official letter I received as a homeowner from you just Friday on August 23rd states that the WHOLE AREA is part of the proposed boundary including 6th 1/2 with NO mention of you modifying one whole street from your recommendation. This is simply not kosher and slight and the residents who will show up on Sept 5th will all be blindsided as well.

I hope you will act on behalf of the residents of the city you represent, that you work for and respect our decision. Our decision, as evidenced by overwhelming support and majority 67% across the zone and especially on the south side of 6th 1/2 Street is to include all of 6th 1/2. Not only is 6th 1/2 Street just as Heights as the rest, but until a developer tore down two large single family homes AFTER our application was submitted, there were just as many 6250 lots on this street as blocks up higher in the zone. Based on the timing, this decision appears to be a reaction by the city planners to the Easy Park developer's lawyer, as this is what he told us he would do.

Using the ordinances regulations, just as you have allegedly claimed is the impetus behind your sudden change of mind, let me remind you what the criteria are for SMLSA:

1. contains no less than five blockfaces (a blockface is from one intersecting street to the next instresecting street); DONE
2. contains no more than 500 lots within one subdivision and not more than 400 lots within multiple subdivisions; DONE, actually its in the ONE same subdivision. Studes Sec 2. 6th 1/2 is as much the same as 7th 1/2 and 8th 1/2.
3. forms an area that does not exclude a block or lot within the boundary area; DONE

4. has at least 80% of the lots developed for or restricted to single-family use (exclusive of land used for a park, utility, drainage or detention, public recreation or community center, library, place of worship, schools) ; and DONE

5. contains at least 10% of lots within the boundary that do not have a minimum lot size established by deed restrictions. DONE

These are the criteria that should be weighed most heavily.

Finally, there is absolutely no instruction or procedure that explains that the Planning Commission can "approve with subjective/influenced exceptions" in the documents on SMSLA. Please review the literature that is approved by the COH in the SMSLA process:

https://www.houstontx.gov/planning/Neighborhood/docs_pdfs/SMLSA_app.pdf

There is language on what to do if the zone gets less than 55%. But absolutely no language if its overwhelmingly approved and then you all decide you want to modify the boundary on your own with no input from the residents.

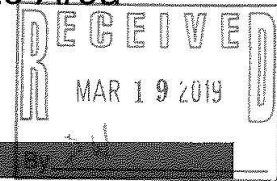
I do hope you have another discussion on this matter at the staff level and reconsider.

Best,
Kasia
725 E 7th 1/2



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Area (SMLSA) Application



Main Applicant Information (required)

Full Name: KASIA MCCORMICK Date: 3/18/19

Address: 725 E. 7TH 1/2 ST
Street Address Apartment/Unit #

HOUSTON, TX 77007
City State ZIP Code

Phone: 773-332-0087 Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the area? _____

Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? 3/14/2019

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? _____

Describe the location of the application boundary. (Example: "Houston Subdivision Sections 1 & 2" or "To the north-Astros Street, to the east-Development Drive, to the south-Dash Drive and to the west-Planning Way")

East Oxford to west Studewood, North 9th St to South 6th 1/2 street (Houston Heights)

Signature of applicant: [Signature]

Alternate Applicant Information (optional)

Full Name: Paulina Sergot Date: 3/14/2019

Address: 701 Oxford Street
Street Address Apartment/Unit #

Houston TX 77007
City State ZIP Code

Phone: 6467345302 Email: [REDACTED]

Signature of alternate applicant: [Signature]

Application Information (STAFF USE ONLY)

File Number: 749 Super Neighborhood: Greater Heights
City Council District: C Planner Assigned: Douglas Caldwell