

HOUSTON PLANNING COMMISSION

AGENDA

OCTOBER 3, 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
Scott Cain
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

October 3, 2019

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

Call to Order

Director's Report

Approval of the September 5, 2019 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of October 31, 2019

- a. Allendale Townsite Sec A partial replat no 4
- b. Allendale Townsite Sec A partial replat no 5
- c. Allendale Townsite Sec A partial replat no 6
- d. Clearcroft replat no 1
- e. Emancipation Reserve
- f. Neuen Manor partial replat no 14
- g. Neuen Manor partial replat no 15
- h. Tetracon Sec 1 partial replat no 1

III. Consideration of an Off-Street Parking Variance for a property located at 3735 Drexel Drive (Chad Miller)

IV. Consideration of an Off-Street Parking Variance for a property located at 7903 South Loop East (Chad Miller)

V. Excuse the absences of Commissioner Mares

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

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

September 5, 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 Arrived at 2:48 p.m. during item II

Susan Alleman

Antoine Bryant Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares Absent

Paul R. Nelson

Linda Porras-Pirtle

Ileana Rodriguez Absent

Ian Rosenberg Absent

Megan R. Sigler

Zafar Tahir Absent

Meera D. Victor

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Absent

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 22, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 22, 2019 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

APPROVAL OF THE AUGUST 29, 2019 MAJOR THOROUGHFARE AND FREEWAY PLAN PLANNING COMMISSION MINUTES

Commission action: Approved the August 29, 2019 Major Thoroughfare and Freeway Plan meeting minutes.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

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

Comments were given by Kim Mickelson, Legal Department. Based on new State open meetings requirements, action such as deferrals are to not take place until after any public speakers.

Commissioner Heisch recused himself.

II. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUEST, ACRES HOMES, CARVER, AND CEBRA

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).

Commission action: Approved 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).

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Andrew Lang, Tracy Youngblood, applicants – supportive.

Commissioner Heisch returned.

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

Staff recommendation: Forward the approved changes to the 2018 Major Thoroughfare and Freeway Plan (MTFP) to City Council for adoption as the 2019 MTFP.

Commission Action: Forwarded the approved changes to the 2018 Major Thoroughfare and Freeway Plan (MTFP) to City Council for adoption as the 2019 MTFP.

Motion: **Garza**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Item(s) removed for separate consideration: **4, 5, 8, 9, 10, 11, 12 and 59.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.

Motion: **Victor**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **4, 5, 8, 9, 10, 11, 12 and 59**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 5, 8, 9, 10, 11, 12 and 59**, subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Recused: **Heisch**

C PUBLIC HEARINGS

- 87 Acre Villa partial replat no 2 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speaker: Ramiro Romu – opposed.
- 88 Brookhaven Addition partial replat no 1 C3N Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Berniece Davis, opposed.
- 89 Cypress Creek Landing Sec 1 partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 90 Garden 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: **Clark** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 91 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 92 Northgrove Sec 5 partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 93 Nottingham Forest Sec 3 partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Heisch** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 94 Stone Lake partial replat no 2 C3N Defer**
Staff recommendation: Defer the application for two weeks per the Harris County Engineer's Department.
Commission action: Deferred the application for two weeks per the Harris County Engineer's Department.
Motion: **Smith** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

- 95 Westgrove Court partial replat no 2 C3N Approve**
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None3**
- 96 Westgrove Court partial replat no 3 C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application until later in the meeting to give the Legal Department time to review new information.
 Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Shawn Jackson – opposed, Arva Howard, Legal.

D VARIANCES

- 97 Anita Street Artist Lofts C2R Approve**
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 98 Eado Navigation replat no 1 C2R Approve**
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 99 Gutierrez Plaza C3P Approve**
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 100 Harris County MUD no 449 Water Plant no 2 C2 Defer**
 Staff recommendation: Defer the application for two weeks for further study and review.
 Commission action: Deferred the application for two weeks for further study and review.
 Motion: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

- 101 Kipp Texas Houston Florence Road 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

102 Kyle Aviation**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: **Abraham**Second: **Clark**Vote: **Unanimous**Abstaining: **None**

Commissioner Heisch recused himself.

103 Lantana Sec 5**C3P****Approve**

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

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

Motion: **Garza**Second: **Clark**Vote: **Unanimous**Abstaining: **None****104 Penn City Road Reserve****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: **Porras-Pirtle**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

Commissioner Heisch returned.

The Commission reconsidered item 96 at this time.

96 Westgrove Court partial replat no 3**C3N****Approve**

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

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

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

Speaker: Arva Howard, Legal Department.

105 Redimer Cypress Forest**C2****Withdrawn****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****106 Becker Meadows Wastewater Treatment Plant C2R****Approve**

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

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

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

Commissioner Heisch recused himself.

107 Grand Vista Sec 23**C3P****Approve**

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

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

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

Commissioner Heisch returned.

108 Hardy 88 Commerce Park**C2R****Approve**

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

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

Motion: **Sigler**Second: **Porras-Pirtle**Vote: **Unanimous**Abstaining: **None****109 Migués Casa****C2R****Approve**

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

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

Motion: **Garza**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****110 Sabic Americas Campus Bluebonnet****C3R****Approve**

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

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

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

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

G EXTENSIONS OF APPROVAL**111 Aarohi West Road****EOA****Approve****112 Centerpoint Energy Magnolia Point Reserve****EOA****Approve****113 Crosby Park Village****EOA****Approve****114 Harris County Emergency Services****EOA****Approve****District no 7****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 CERTIFICATES OF COMPLIANCE****NONE**

Staff recommendation: Approve staff's recommendation for items 111-118.

Commission action: Approved staff's recommendation for items 111-118.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

119 3002 Norhill Boulevard 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: **Abraham** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

120 12627 Pinerock Lane DPV Defer

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

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

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

121 4002 Silverwood Drive DPV Approve

Staff recommendation: Grant the development plat with variance(s) to allow a 13' garage building line in lieu of the ordinance-required 25' building line along Stella Link Road.

Commission action: Granted the development plat with variance(s) to allow a 13' garage building line in lieu of the ordinance-required 25' building line along Stella Link Road.

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

Speakers: Jenifer Rene Pool, applicant – supportive, Ken Calvert – undecided.

V. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 03, 2019 FOR:

- 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 1

Staff recommendation: Establish a public hearing date of October 03, 2019 for item V a-g.

Commission action: Established a public hearing date of October 03, 2019 for item V a-g.

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

**VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 3735 DREXEL DRIVE**

Staff recommendation: Deferred the application for additional information.

Commission action: Deferred the application for additional information.

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

**VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 7903 SOUTH LOOP EAST**

Staff recommendation: Deferred the application for notification information.

Commission action: Deferred the application for notification information.

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

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HEIGHTS AND STUDES SECOND ADDITION SUBDIVISIONS- MSLA 749

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 749 and forward to City Council with a modified boundary.

Commission action: Approved the consideration of the Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 749 and forwarded it to City Council with a modified boundary.

Motion: **Clark**

Second: **Abraham**

Vote: **Carries**

Opposed: **Garza, Heisch, Smith, Victor**

Speakers: Omar Izfar, Jesse Levin, – supportive, Adam Amar, Mark Williamson, Shannon Morrison, Kasia McCormick, Paulina Sergot, Amy Conley, Shaun Baker, Ellisa Kerswell, Caryn Calsted, Kate Withall, Kari Kaalstad, Kaylen Burke, Amy Owens, Allan Tiller, Nicole Grabow, Kristin Falce, Nick Falsce, Cecilia Kenneally, Kate Lynn, Nick Conley, Phillip Mound, Anya Marmuseak, William Rufus Estis - opposed.

IX. EXCUSE THE ABSENCE(S) OF COMMISSIONERS ABRAHAM AND RODRIGUEZ

Commissioner Abraham was present; no Commission action was required.

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

Motion: **Sigler**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**X. PUBLIC COMMENT
NONE**

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:20 p.m.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Aliana Sec 61	C3F		Approve the plat subject to the conditions listed
2	Aliana Sec 66	C3P	DEF1	Approve the plat subject to the conditions listed
3	Aliana Sec 68	C3F		Approve the plat subject to the conditions listed
4	Aliana Sec 70	C3P		Approve the plat subject to the conditions listed
5	Aliana Sec 72	C3P	DEF1	Approve the plat subject to the conditions listed
6	Allard	C3P	DEF1	Defer Chapter 42 planning standards
7	Avex Tract Northeast Drainage and Detention Reserves	C3F		Defer Chapter 42 planning standards
8	Avex Tract Sec 1	C3F		Approve the plat subject to the conditions listed
9	Avex Tract Sec 2	C3F		Approve the plat subject to the conditions listed
10	Balmoral Sec 24	C3F	DEF1	Approve the plat subject to the conditions listed
11	Bauer Landing Detention Reserve	C2	DEF1	Approve the plat subject to the conditions listed
12	Bayou Woods Sec 4	C3F	DEF1	Approve the plat subject to the conditions listed
13	Becker Fields Sec 1	C3F		Approve the plat subject to the conditions listed
14	Big League Storage Reserve	C2		Defer Chapter 42 planning standards
15	Bridgecreek GP	GP		Defer Additional information reqd
16	Brooklyn Trails Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
17	Camillo Lakes Commercial Reserve at Clay Road	C2	DEF1	Approve the plat subject to the conditions listed
18	Camillo Lakes Sec 3	C3F		Approve the plat subject to the conditions listed
19	Camillo Lakes Sec 5	C3F		Approve the plat subject to the conditions listed
20	Candela Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
21	Candela Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
22	Candela Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
23	Candela Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
24	CenterPoint Energy Mueschke Substation	C2		Defer Applicant request
25	City of Houston Bellaire Braes Well no 3	C2		Approve the plat subject to the conditions listed
26	City of Houston Katy Addicks Well no 9	C2		Approve the plat subject to the conditions listed
27	City of Houston Katy Addicks Well no 10	C2		Approve the plat subject to the conditions listed
28	Copper Ridge at Indian Trails Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
29	Copper Ridge at Indian Trails Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
30	Cypress Creek Landing Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 03, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Cypress Oaks North GP	GP	DEF1	Approve the plat subject to the conditions listed
32	Cypress Oaks North Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
33	Cypress Valley Business Park	C2		Approve the plat subject to the conditions listed
34	Cypresswood Landing Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
35	Edwards Street Landing	C2		Approve the plat subject to the conditions listed
36	El Dorado Clear Lake City Sec 14 partial replat no 1	C3F	DEF1	Approve the plat subject to the conditions listed
37	Emerald Forest Utility District Lift Station no 5	C2		Approve the plat subject to the conditions listed
38	Enclave at Longwood Sec 3	C3P	DEF1	Approve the plat subject to the conditions listed
39	Freeman Ranch Sec 3	C3F		Approve the plat subject to the conditions listed
40	Generation Park West Sec 5	C2		Defer Chapter 42 planning standards
41	Global New Millennium Reserve	C3F	DEF1	Approve the plat subject to the conditions listed
42	Gould Johnston Park 290 GP	GP	DEF1	Defer per Harris County Engineering Office's request and for further study and review
43	Grand Mission Estates Detention Reserve	C2	DEF1	Approve the plat subject to the conditions listed
44	Grand Mission Estates Sec 27	C3F	DEF1	Approve the plat subject to the conditions listed
45	Gratitude Garden	C2	DEF1	Defer LGL deed rests review pending
46	Groves Sec 32	C3F		Approve the plat subject to the conditions listed
47	Harris County Emergency Services District no 13 Fire Station no 25	C2		Approve the plat subject to the conditions listed
48	Hervey Barlow	C2		Approve the plat subject to the conditions listed
49	Katy Lakes Sec 4	C3P		Approve the plat subject to the conditions listed
50	Key Truck Stop	C2	DEF2	Approve the plat subject to the conditions listed
51	Kluski Place Sec 1 replat no 1	C3F		Approve the plat subject to the conditions listed
52	Lamar Upper Yale Heights	C3P	DEF2	Approve the plat subject to the conditions listed
53	Long Point Acres partial replat no 4	C3F		Approve the plat subject to the conditions listed
54	Longenbaugh Villas	C2	DEF1	Approve the plat subject to the conditions listed
55	Los Pinos GP	GP	DEF1	Defer Per Harris County Eng.
56	Los Pinos Sec 1	C3P		Defer Chapter 42 planning standards
57	Marisol Sec 1	C3F		Approve the plat subject to the conditions listed
58	Mary Ann Properties	C2		Approve the plat subject to the conditions listed
59	McCrary Meadows Sec 6	C3F	DEF1	Approve the plat subject to the conditions listed
60	McCrary Meadows Sec 7	C3F	DEF1	Approve the plat subject to the conditions listed
61	Meadows at Westfield Village Sec 6	C3P	DEF2	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 03, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	Moderno at Independence Heights	C3F	DEF2	Approve the plat subject to the conditions listed
63	Morgan La Branch	C2	DEF1	Approve the plat subject to the conditions listed
64	Mykawa Road Industrial Reserve	C2		Approve the plat subject to the conditions listed
65	North Singh Mart	C2		Approve the plat subject to the conditions listed
66	Northgrove Sec 5 partial replat no 1	C3F	DEF1	Approve the plat subject to the conditions listed
67	Northgrove Sec 14	C3F		Approve the plat subject to the conditions listed
68	Northpark Woods Sec 2	C3P		Approve the plat subject to the conditions listed
69	Northpointe Reach Drive Street Dedication Sec 2	SP		Defer Harris County's request
70	Northwood Street Park Sec 4	C2		Approve the plat subject to the conditions listed
71	Nottingham Forest Sec 3 partial replat no 1	C3F		Approve the plat subject to the conditions listed
72	Old Sandy Road Street Dedication and Reserve	C3F	DEF1	Approve the plat subject to the conditions listed
73	Park 723 LLC	C2		Approve the plat subject to the conditions listed
74	Penn City Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
75	Pine Hollow Sec 2 partial replat no 2	C3F	DEF1	Approve the plat subject to the conditions listed
76	Powell	C1	DEF2	Approve the plat subject to the conditions listed
77	Reserve at Nursery Road	C2	DEF1	Approve the plat subject to the conditions listed
78	Safe Choice Storage Cypress	C2		Approve the plat subject to the conditions listed
79	Seamist Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
80	Sendero Tract Sec 12	C3P		Approve the plat subject to the conditions listed
81	Shaw Road Commercial	C2	DEF1	Approve the plat subject to the conditions listed
82	Sheldon Ridge Sec 7	C3P	DEF2	Approve the plat subject to the conditions listed
83	Shiloh Lakes Estates Sec 1 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
84	South Meadow Place Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
85	Swift Development on West Bellfort	C2	DEF1	Approve the plat subject to the conditions listed
86	Syrinda	C2		Approve the plat subject to the conditions listed
87	Taco Bell Dairy Ashford	C2	DEF1	Approve the plat subject to the conditions listed
88	Taco Libre	C2	DEF2	Approve the plat subject to the conditions listed
89	Towne Lake Sec 53	C3F	DEF1	Approve the plat subject to the conditions listed
90	Towne Lake Sec 61	C3P	DEF2	Approve the plat subject to the conditions listed
91	Union Park West	C3F	DEF2	Approve the plat subject to the conditions listed
92	Wayside Village Sec 6	C3F		Defer Applicant request

Platting Summary**Houston Planning Commission****PC Date: October 03, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
93	Wayside Village Sec 11	C3F		Defer Applicant request
94	Wildwood at Northpointe Sec 23	C3P		Defer Additional information reqd
95	Willow Wood Place Sec 1	C3F		Defer Additional information reqd

B-Replats

96	AAA Capital Invest	C2R		Defer Chapter 42 planning standards
97	Akbar and Karim	C2R	DEF1	Approve the plat subject to the conditions listed
98	Allston Enclave	C2R	DEF1	Approve the plat subject to the conditions listed
99	Alpha Vista Court	C2R		Approve the plat subject to the conditions listed
100	Angus Estates in Quimby	C2R		Approve the plat subject to the conditions listed
101	Aria at Ralston Apartments	C2R		Approve the plat subject to the conditions listed
102	Bigelow Estates	C2R	DEF1	Approve the plat subject to the conditions listed
103	Brenners Reserve on the Katy Freeway	C2R	DEF1	Approve the plat subject to the conditions listed
104	Bridgeland Parkland Village Sec 48	C3R		Approve the plat subject to the conditions listed
105	Buddhist Association for the Service of Humanity	C2R	DEF1	Approve the plat subject to the conditions listed
106	Cinco Rose Commercial partial replat no 2	C2R		Approve the plat subject to the conditions listed
107	Continental Busline Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
108	Cook Road Plaza	C2R		Defer Additional information reqd
109	Covarrubias Estates	C2R		Approve the plat subject to the conditions listed
110	De La Garza Estates	C2R	DEF1	Approve the plat subject to the conditions listed
111	Dorothy Heights	C2R		Approve the plat subject to the conditions listed
112	Dunlavy Landing	C2R		Defer Additional information reqd
113	Ella West Crossing	C2R	DEF1	Approve the plat subject to the conditions listed
114	Groves Sec 33	C3R	DEF1	Approve the plat subject to the conditions listed
115	Groves Sec 37	C3R	DEF1	Approve the plat subject to the conditions listed
116	Hallmark Reserve	C2R	DEF1	Disapprove
117	Hamblen Estates	C2R		Defer Chapter 42 planning standards
118	Harrisburg partial replat no 2	C2R	DEF1	Defer Additional information reqd
119	Heritage Crossing	C3R	DEF1	Approve the plat subject to the conditions listed
120	Hilliard Estates replat no 1	C2R	DEF2	Approve the plat subject to the conditions listed
121	Hofheinz Heights South	C2R	DEF1	Approve the plat subject to the conditions listed
122	Houmont Park Addition partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
123	Houston Healthcare Medical Center	C2R	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 03, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
124	Independence Heights Corner	C2R	DEF1	Approve the plat subject to the conditions listed
125	Kipling School at Shepherd	C2R		Approve the plat subject to the conditions listed
126	Lawrence Street Landing	C2R		Approve the plat subject to the conditions listed
127	Long Point Reserve	C2R		Approve the plat subject to the conditions listed
128	Martinez Gardens	C2R	DEF2	Approve the plat subject to the conditions listed
129	Oakridge Addition partial replat no 1	C2R	DEF1	Approve the plat subject to the conditions listed
130	Old Town Spring Park	C2R	DEF1	Defer Additional information reqd
131	Patio Homes At Dunlavy	C2R	DEF1	Approve the plat subject to the conditions listed
132	Poindexter Estate Plaza	C2R		Approve the plat subject to the conditions listed
133	Ram Airtex North	C2R		Defer Additional information reqd
134	Reserve at the Museums	C2R	DEF1	Defer Chapter 42 planning standards
135	Sadler Vista	C2R		Approve the plat subject to the conditions listed
136	Sawyer Yards Mix	C2R		Approve the plat subject to the conditions listed
137	Shiloh Business Park	C2		Defer Additional information reqd
138	Signature Electric at Humble Estates	C2R		Defer Additional information reqd
139	South Rice Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
140	South Union Sec 1 partial replat no 1	C2R	DEF1	Disapprove
141	Studewood Shops	C2R		Defer Applicant request
142	Timber Crossing West	C3R	DEF1	Approve the plat subject to the conditions listed
143	United Front Alvin on Freeport Street	C2R	DEF2	Approve the plat subject to the conditions listed
144	Views at Tidwell Road	C2R	DEF2	Approve the plat subject to the conditions listed
145	Villas at 43rd Street	C2R	DEF1	Approve the plat subject to the conditions listed
146	Waverly Farms Plaza	C2R		Approve the plat subject to the conditions listed
147	West 43rd Reserve	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

148	Avondale Square partial replat no 2	C3N		Defer per Council Member's request
149	Emancipation Reserve	C3N		Withdraw
150	Grand Vista Sec 17 partial replat no 1	C3N		Approve the plat subject to the conditions listed
151	Lanier Place partial replat no 4	C3N	DEF1	Approve the plat subject to the conditions listed
152	McFarland Court partial replat no 2 and extension	C3N	DEF1	Approve the plat subject to the conditions listed
153	Melody Oaks partial replat no 21	C3N		Approve the plat subject to the conditions listed
154	Oak Grove partial replat no 1 replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 03, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
155	Rio Amending Plat no 1 partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
156	Riverside Terrace Sec 11 partial replat no 1	C3N		Approve the plat subject to the conditions listed
157	Rosewood Estates Sec 2 partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed
158	Sherwood Estates Sec 3 partial replat no 2	C3N		Approve the plat subject to the conditions listed
159	Stone Lake partial replat no 2	C3N	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
160	Summer Heights Villas partial replat no 1	C3N		Approve the plat subject to the conditions listed

D-Variances

161	Bergamo Vista GP	GP	DEF1	Defer for further study and review and Harris County
162	Cypresswood Drive Tract	C3P		Defer Additional information reqd
163	Floyd Street Cottages	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
164	Graeter Combined Descendants Trust replat no 1	C2R	DEF1	Defer Additional information reqd
165	Harris County MUD no 62 Water Plant no 1	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
166	Harris County MUD no 449 Water Plant no 2	C2	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
167	Industrial at 1960 GP	GP		Defer Additional information reqd
168	Industrial at 1960 Sec 1	C3P		Defer for further study and review
169	Ion Garage	C2R	DEF1	Defer Additional information reqd
170	Krishnalaya	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
171	Kuykendahl Tract GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
172	Augusta Pines Senior Living	C2	DEF1	Approve the plat subject to the conditions listed
173	Landmark Industries Tracts GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
174	Montgomery County Emergency Services District no 8 Fire Station no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
175	Oak Village Plaza	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
176	Parkway Market	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
177	Point Heights	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 03, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
178	Rivas Premium	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
179	Sprint Tidwell GP	GP	DEF1	Defer for further study and review
180	Vigavi Cypress GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

181	Windrow GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

182	Cypresswood Landing Sec 1	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
183	Ram Airtex South	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

184	Becker Meadows Sec 1	EOA		Approve
185	Bob Reserve at Harrisburg	EOA		Approve
186	Bridgeland Parkland Village Sec 34	EOA		Approve
187	Clay Commerce Park	EOA		Approve
188	Commerce Park Reserve at Clay	EOA		Approve
189	Katy Crossing Sec 4	EOA		Approve
190	Lyons Grove	EOA		Approve
191	Newport Sec 4 partial replat no 2	EOA		Approve
192	Paige Polk	EOA		Approve
193	Pleasant Grove	EOA		Approve
194	Rose Meadow Farms Sec 3	EOA		Approve
195	Shadow Creek at Augusta Pines partial replat no 1	EOA		Approve
196	Sherman Brady	EOA		Approve
197	Timbergrove Green	EOA		Approve
198	Washington Center Reserve	EOA		Approve
199	Wertheim Corner	EOA		Approve

H-Name Changes

200	Candela GP (prev. JDS Nursery Tract GP)	NC	DEF1	Approve
201	Colquitt Richmond Landing replat no 1 and extension (prev. Colquitt Richmond Landing partial replat no 1 and extension)	NC	DEF1	Approve

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

I-Certification of Compliance

202	1301 Northpark Dr	COC	Approve
203	21035 Thomas St	COC	Approve
204	26275 Shadow Lane	COC	Approve

J-Administrative

None

K-Development Plats with Variance Requests

205	3002 Norhill Boulevard	DPV	Approve
206	12627 Pinerock Lane	DPV	Approve
207	602 Studewood Street	DPV	Defer

Off-Street Parking with Variance Requests

III	3735 Drexel Drive	PV	Approve
IV	7903 South Loop East	PV	Approve



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 10/03/2019
Plat Name: Aliana Sec 61
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1723 C3F

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:		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

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

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1) Submit FP to FBC for formal review
2) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 10/03/2019
Plat Name: Aliana Sec 66
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1633 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.7770	Total Reserve Acreage:	7.2330
Number of Lots:	74	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	566M	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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: "CALLANDER" road name sounds too similar to already existing "CALENDAR" Street. Please rename
- Fort Bend Engineer: 1.) Add 1' reserves to streets adjacent to unplatted areas.
- 2.) Identify or remove the line on sheet 2 above the Matchline (goes through Lots 9 & 10 of Block 1 and Lots 4 and 16 of Block 2).
- 3.) Submit FP to FBC for formal review.
- 4.) This does not constitute a formal review by FBC as not all review comments are provided in this portal.

PWE Utility Analysis: Approve

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 10/03/2019
Plat Name: Aliana Sec 68
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1731 C3F

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

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

For Your Information:

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

Fort Bend Engineer: 1) Provide 1' reserve along Amisfield Avenue adjacent to unplatted property
2) Provide recording information for easements proposed outside the plat boundary
3) Tillcoultry Lane and Portlethan Lane can be a single name as only one home is addressed from Tillcoultry Lane
4) Submit FP to FBC for formal review
5) This does not constitute a formal review by FBC as not all review comments are provided in this portal
Harris County Flood Control District: Flood Control review - No comments.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 10/03/2019
Plat Name: Aliana Sec 70
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1639 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.8440	Total Reserve Acreage:	5.4060
Number of Lots:	31	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	567E	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Aliana Section 72 & Arrochar Avenue must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
148. Change street name(s) as indicated on the marked file copy. -Kilbaberton Court suffix. (133-134)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 10/03/2019
Plat Name: Aliana Sec 70
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1639 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "PARKHEAD STREET" looks to be a continuation of a street with another name. Please have the street retain the same name.

"KILBABERTON COURT" has an incorrect street suffix. "COURT" is only reserved for road segments that dead end.

Fort Bend Engineer: 1) How is this tract accessed? Provide recording information for adjacent ROW connection to this section

2) Provide 1' reserves adjacent to unplatted properties, as applicable, once access has been determined

3) Provide recording information for easements proposed outside the plat boundary

4) Block length variances through FBC for Reserve C will likely be required

5) Submit FP to FBC for formal review

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

PWE Utility Analysis: Approved

City Engineer: WLE & STM S E can not overlap, which is not allowed.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/03/2019
Plat Name: Aliana Sec 72
Developer: Aliana Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1641 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	34.0590	Total Reserve Acreage:	20.0950
Number of Lots:	47	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	566H	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.

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

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

Show Curve Table for curves 1-31.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.) Additional UE's required adjacent to 50' ROW.
 2.) Add 1' reserve at end of Dennistown Lane, adjacent to unplatted area.
 3.) Add 1' reserve along southern side of Arrochar Ave.
 4.) Provide recording information for easements proposed outside of plat boundary.
 5.) Elphinstone and Dunkeld can be same street.
 6.) Correct curve tables, which appear to be duplicated and missing callouts.
 7.) Submit FP to FBC for formal review.
 8.) This does not constitute a formal review by FBC as not all review comments are provided in this portal
 PWE Utility Analysis: Approve
 Harris County Flood Control District: Flood Control review - No comments.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 10/03/2019
Plat Name: Allard
Developer: Survtech Corporation
Applicant: Survtech Corporation
App No/Type: 2019-1411 C3P

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	6.8000	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417M	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.

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

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

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)

143.2. Measure from ROW edge to ROW edge to accurately measure intersection spacing.

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: 6
Action Date: 10/03/2019
Plat Name: Allard
Developer: Survtech Corporation
Applicant: Survtech Corporation
App No/Type: 2019-1411 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (.TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-Chapter 42)
- We have received the subject plat. 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 .(Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
- Verify Roadway maintenance responsibility for West Canal (Aqueduct Road)
- Show all ownership as part of PLAT or submit general plan (COH -Chapter 42)
- Check if unrestricted reserve is allowed (COH-Chapter 42)

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.

Parks and Recreation: N/A ETJ

Addressing: Street name shall change after each near 90 degree bend.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 10/03/2019
Plat Name: Avex Tract Northeast Drainage and Detention Reserves
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No/Type: 2019-1760 C3F

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	7.6269	Total Reserve Acreage:	7.6269
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	77493	404K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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. Daylily Grove Street is required to be extended to the east plat boundary, per the approved General Plan and approved Class 3 preliminary plat.(128)

151. Revise the public street system 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: 7
Action Date: 10/03/2019
Plat Name: Avex Tract Northeast Drainage and Detention Reserves
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No/Type: 2019-1760 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

City Engineer: DETENTION IS REQUIRED.

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

Addressing: It Appears "WINWARD LAKE" does not corroborate with related plat applications that refer this street as "AVEX LAKE"

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Longenbaugh Road and sec 2 will need to be recorded prior to or simultaneously with this plat (chapter 42)

Limited scope TIA will be required addressing off-site ROW and roadway improvement needs. Off-street parking analysis will be required for recreational development of Reserve A at the time the property is ready for development. (Harris County-Permit Regs)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 10/03/2019
Plat Name: Avex Tract Sec 1
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No/Type: 2019-1763 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.0400	Total Reserve Acreage:	0.8085
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404K	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.

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

052. Longenbough Road and Avex Tract Section 2/Winward Lake Drive must be recorded prior to or simultaneously with this plat.

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

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). Per GP and preliminary approvals, Daylily Grove Street is required to be extended to the eastern plat boundary.

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: 8
Action Date: 10/03/2019
Plat Name: Avex Tract Sec 1
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No/Type: 2019-1763 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.

Addressing: There are incongruences with all the related plats between "AVEX LAKE DRIVE" and "WINWARD DRIVE".

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Sec 2 will need to be recorded prior to or simultaneously with this plat(Chapter 42)

Lots 1-4 should be addressed from Bluestem Valley Lane (Chapter 42)

UVE should be checked at Iris Peak Drive and Winward Lake Drive. (chapter 10-COH geometric design guidelines, 10-23)

Construction plan (Project Number 1907170043) has not been approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 10/03/2019
Plat Name: Avex Tract Sec 2
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No/Type: 2019-1761 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.7490	Total Reserve Acreage:	6.2181
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 10/03/2019
Plat Name: Avex Tract Sec 2
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No/Type: 2019-1761 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 (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Guardrail along drainage easement abutting Longenbaugh and Avex Lake Drive needs to be on private property (HC-permit regs)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Longenbaugh Road will need to be recorded prior to or simultaneously with this plat (chapter 42)
UVE should be checked at Winward Lake Drive and Longenbaugh Road, at Sun Hill Trail and Winward Lake Drive, and at Avex Ridge Way and Longenbaugh Road. (chapter 10-COH geometric design guidelines, 10-23)
Traffic Impact Analysis will be required for the entire Avex Tract development to assess requirements of left turn lane and reconstruction of Longenbaugh Road. (HC-permit regs, 12.02)
Addressing: WINDWARD LAKE DRIVE - contains street name AVEX LAKE DRIVE in plat for Avex Tract SEC 1. Please change street name to match.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 10/03/2019
Plat Name: Balmoral Sec 24
Developer: Balcara Group
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1623 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.2831	Total Reserve Acreage:	2.0100
Number of Lots:	163	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	376R	ETJ

Conditions and Requirements for Approval

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

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

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

052. Thorncastle Drive must be recorded prior to or simultaneously with this plat in order to provide two points of access to the 163-lot subdivision.

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

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: 10
Action Date: 10/03/2019
Plat Name: Balmoral Sec 24
Developer: Balcara Group
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1623 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "MENLOW DRIVE" road name sounds too similar to already existing "MENLO DRIVE". Please rename

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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Easements inside and outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

Thorncastle drive will need to be recorded prior to or simultaneously with this plat (COH-chapter 42)

UVE should be checked at Rockfleet Drive and Woodland Hills Drive. (chapter 10-COH geometric design guidelines, 10-23)

NB left turn lane will be required on Woodland Hills Drive at Thorncastle Drive, and at Rockfleet Drive. (HC-Permit regs)

Traffic Signal Warrant Analysis should be provided for traffic control at the intersection of Woodland Hills Drive and Balmoral Bay Drive/Thorncastle Drive. (HC-permit regs, 12.02)

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 10/03/2019
Plat Name: Bauer Landing Detention Reserve
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1653 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	36.4820	Total Reserve Acreage:	36.4820
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
MULTIPLE	77447	285L	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 (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
 Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
 It is anticipated that trail systems will be built along all major stream corridors in Harris County, including Spring Creek. Please consider revising the reserve restriction to "drainage, detention AND RECREATION" to avoid the possible need for a replat in the event the MUD, the County or another entity proceeds with trail development in the future.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 10/03/2019
Plat Name: Bayou Woods Sec 4
Developer: John & Diane Chaney
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2019-1601 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.6200	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77024	491G	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Show channel top of banks and HCFCD Fee (see uploaded PDF).

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13

Action Date: 10/03/2019

Plat Name: Becker Fields Sec 1

Developer: Lennar Homes of Texas Land and Construction, LTD

Applicant: Costello, Inc.

App No/Type: 2019-1750 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	14.6800	Total Reserve Acreage:	1.6346
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285W	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
Easements outside of property boundary will need to be recorded prior to plat recordation (Chapter 42-212)
UVE should be checked at Becker Fields Drive and Becker Road. (chapter 10-COH geometric design guidelines, 10-23)
NB left turn lane will be required on Becker Road at Becker Fields Drive. (HC-Permit Regs).



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 10/03/2019
Plat Name: Big League Storage Reserve
Developer: Four Points E&S, LLC.
Applicant: Four Points E&S, LLC.
App No/Type: 2019-1754 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	3.0490	Total Reserve Acreage:	3.0490
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
Montgomery	77354	249N	ETJ

Conditions and Requirements for Approval

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

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

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

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)

088. Reserve "B" shall have 20' of frontage along at least one public street with a right-of-way not less than 60 feet. (192)

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

For Your Information:

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

City Engineer: DETENTION IS REQUIRED. and MISSING B.L. 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 10/03/2019
Plat Name: Bridgecreek GP
Developer: 99 West 570 Partners, LLC
Applicant: BGE, Inc. - Katy
App No/Type: 2019-1691 GP

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	569.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	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)

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

055. Subdivision name shall not be a duplicate. Revise subdivision name.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15

Action Date: 10/03/2019

Plat Name: Bridgecreek GP

Developer: 99 West 570 Partners, LLC

Applicant: BGE, Inc. - Katy

App No/Type: 2019-1691 GP

Staff Recommendation:

Defer Additional
information reqd

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - There may be a need for extra drainage ROW.

Need to label Langham Creek with its channel ID number: U100-00-00 and show HCFCD Fees and

Easements (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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Coordinate with HCFCD to determine if any additional drainage easements are required for section plats

Provide INO letter at recordation for affected section plats (TLGC-242.001h)

How can plats be named Bridge Creek be east of GP boundary??

Show street pattern for all roads within and abutting GP including Bridge creek Terrace Drive and full length of Westgreen blvd (chapter 42)

Alignment of West Road to the east of the Plat should be checked in compliance with Chapter 42. (Chapter 42)

Cutbacks, UVEs, ROW for internal streets will be checked with Section Plats.

Owners of Bridgecreek Tract and Landmark Industries Tract to the south of West Road should jointly build full boulevard of West Road between Grand Parkway and Mason Road. Then transition back to half boulevard. (HC-Permit Regs).

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



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 10/03/2019
Plat Name: Brooklyn Trails Sec 1
Developer: Brooklyn Trails, LTD
Applicant: Pape-Dawson Engineers, Inc.
App No/Type: 2019-1607 C3F

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):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	PORTER MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296P	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)

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:

PWE Utility Analysis: Approve

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 10/03/2019
Plat Name: Camillo Lakes Commercial Reserve at Clay Road
Developer: Benchmark Aquisitions,LLC A Texas Limited Liability Company
Applicant: EHRA
App No/Type: 2019-1628 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5360	Total Reserve Acreage:	2.1280
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	77493	444H	City/ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
052. Camillo Lakes Sec 4 must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Fully Dimension Adjacent ROWs and ROW Dedications.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17

Action Date: 10/03/2019

Plat Name: Camillo Lakes Commercial Reserve at Clay Road

Developer: Benchmark Aquisitions,LLC A Texas Limited Liability Company

Applicant: EHRA

App No/Type: 2019-1628 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approve

City Engineer: Detention is required.

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

Parks and Recreation: N/A ETJ

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 10/03/2019
Plat Name: Camillo Lakes Sec 3
Developer: Camillo Lakes, LTD., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1725 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	67.8000	Total Reserve Acreage:	25.4600
Number of Lots:	255	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444M	ETJ

Conditions and Requirements for Approval

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

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

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

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

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: 18

Action Date: 10/03/2019

Plat Name: Camillo Lakes Sec 3

Developer: Camillo Lakes, LTD., a Texas Limited Partnership

Applicant: EHRA

App No/Type: 2019-1725 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - Name the Drainage Easement as Channel U101-08-00.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Change ROW dedication for Katy-Hockley Cut-off to 60 feet.(Chapter 42)

See markups for lot widths around knuckles

Plat is requested to be deferred

UVE should be checked at De Petris Dr and Katy-Hockley Cut-Off Rd, at Heritage Drive and Katy-Hockley Cut-Off Road, at Franchetti Dr and De Petris Dr, and at Galileo Way and De Petris Dr.

SB left turn lane will be required on Katy-Hockley Cut-Off Rd at Heritage Drive, and at De Petris Dr.

City Engineer: WLE &DE can not overlap, which is not 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.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 10/03/2019
Plat Name: Camillo Lakes Sec 5
Developer: Camillo Lakes, LTD., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1727 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.7680	Total Reserve Acreage:	0.3870
Number of Lots:	25	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444H	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.

052. Camillo Lakes Sec 4 must be recorded prior to or simultaneously with this plat.

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

086. The staff portion of flag lots shall provide vehicular access. Add the Flag Lots plat notes. (188)

1) No building, structure, wall, or fence shall be constructed within the staff portion. 2) Lots xx, Block xx share vehicular access. The staff portions of both lots shall be restricted to shared vehicular access. (Sec 42-187)

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 10/03/2019
Plat Name: Camillo Lakes Sec 5
Developer: Camillo Lakes, LTD., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1727 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 09/25/19:
No guest parking required. No comments.
PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Sec 4 will need to be recorded prior to or simultaneously with this plat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 10/03/2019
Plat Name: Candela Sec 1
Developer: JDS Nursery Tract, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-1663 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.7000	Total Reserve Acreage:	0.3500
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

1. Add Adequate Wastewater Note

2. Coordinate with Fort Bend County Engineer regarding ROW dedication and transition as ROW dedication is required from Section 3 to the north and Section 2 to the south of Candela Heights Drive at FM 359 Intersection. This condition is contingent upon action by City Council on MTFP Amendments.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 10/03/2019
Plat Name: Candela Sec 1
Developer: JDS Nursery Tract, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-1663 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1.) Lots under 5,000sf will require lot size variance, per Sec. 5.14.E.4.
2.) Additional UE's required adjacent to 50' ROW.
3.) Submit FP to FBC for formal review
4.) This does not constitute a formal review by FBC as not all review comments are provided in this portal

City Engineer: Make sure that the subdivision has detention.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 10/03/2019
Plat Name: Candela Sec 2
Developer: JDS Nursery Tract, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-1664 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.3000	Total Reserve Acreage:	0.4300
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Candela Sec 1 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)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)
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 FM 359 as indicated on the marked file copy.
1. Add Adequate Wastewater Note
2. Plat Drainage along eastern boundary with any sections or developments to the east of this plat.
3. Provide 25' BL and appropriate Dedication to ROW for MTFP at Final. This condition is contingent upon city council action on MTFP Amendments.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 10/03/2019
Plat Name: Candela Sec 2
Developer: JDS Nursery Tract, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-1664 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Fort Bend Engineer: 1.) Additional UE's required adjacent to 50' ROW.
2.) Sparkling Stream and Aurora Valley can be same street name.
3.) Provide recording information for easements proposed outside plat boundary.
4.) Submit FP to FBC for formal review
5.) This does not constitute a formal review by FBC as not all review comments are provided in this portal

City Engineer: Make sure that the subdivision has detention.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 10/03/2019
Plat Name: Candela Sec 3
Developer: Friendswood Development
Applicant: META Planning + Design, LLC
App No/Type: 2019-1669 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.8000	Total Reserve Acreage:	1.3600
Number of Lots:	114	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

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

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 FM 359 as indicated on the marked file copy.

1. Add Adequate Wastewater Note
2. Coordinate with Fort Bend County Engineers for full ROW dedication of ROW along Western boundary at Final
3. Provide adjusted 25' BL and 11' Dedication to ROW along Western boundary for MTFP at Final. This condition is contingent upon city council action on MTFP Amendments.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 10/03/2019
Plat Name: Candela Sec 3
Developer: Friendswood Development
Applicant: META Planning + Design, LLC
App No/Type: 2019-1669 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Fort Bend Engineer: 1.) Lots under 5,000sf will require lot size variance, per Sec. 5.14.E.4.
2.) Additional UE's required adjacent to 50' ROW.
3.) Lyra Glen Lane and Hypatia Trace can be same street name.
4.) 30' radii required at Gaston-Fulshear and Rana Stream Rd.
5.) Submit FP to FBC for formal review
6.) This does not constitute a formal review by FBC as not all review comments are provided in this portal
City Engineer: Make sure that the subdivision has detention.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 10/03/2019
Plat Name: Candela Sec 4
Developer: JDS Nursery Tract, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-1668 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.6000	Total Reserve Acreage:	1.1500
Number of Lots:	112	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	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.

052. Candela Sec 1 and Candela Sec 3 must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

1. Add Adequate Wastewater Note
2. Provide all record documents for adjacent ROW.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 10/03/2019
Plat Name: Candela Sec 4
Developer: JDS Nursery Tract, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-1668 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1.) Additional UE's required adjacent to 50' ROW.
2.) Polaris Rise Lane and Radiant River Trail can be same street name.
3.) Change to 30' radius at Gaston-Fulshear and Rana Stream Rd.
4.) Provide recording information for easements proposed outside of plat boundary.
5.) Submit FP to FBC for formal review.
6.) This does not constitute a formal review by FBC as not all review comments are provided in this portal.
City Engineer: Make sure that the subdivision has detention.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/03/2019
Plat Name: CenterPoint Energy Mueschke Substation
Developer: CenterPoint Energy
Applicant: Pape-Dawson Engineers, Inc.
App No/Type: 2019-1650 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	22.5923	Total Reserve Acreage:	22.5923
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	77377	286X	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/03/2019
Plat Name: CenterPoint Energy Mueschke Substation
Developer: CenterPoint Energy
Applicant: Pape-Dawson Engineers, Inc.
App No/Type: 2019-1650 C2

Staff Recommendation:
Defer Applicant request

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

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 (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Plat name must match application (chapter 42)
Limited scope TIA will be required to address driveway locations and left turn lane requirements.
Mueschke Road is under construction by Harris County. INO should be obtained from Construction Manager, Jennifer Almonte (713-274-1911)
Documentation of TxDOT driveway approval should be submitted with site plans.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 10/03/2019
Plat Name: City of Houston Bellaire Braes Well no 3
Developer: City of Houston
Applicant: BGE, Inc.
App No/Type: 2019-1686 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7610	Total Reserve Acreage:	0.7610
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77072	529J	City

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: Approved
City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Show channel D122-00-00 top of banks.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 10/03/2019
Plat Name: City of Houston Katy Addicks Well no 9
Developer: City of Houston
Applicant: BGE, Inc.
App No/Type: 2019-1692 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	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	77043	449L	City

Conditions and Requirements for Approval

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. (Sec 42-41(2))
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.

PWE Utility Analysis: Approve
City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Need to show and label drainage channel W6-04-04 with top of banks and HCFCD Fee (see uploaded aerial).

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 10/03/2019
Plat Name: City of Houston Katy Addicks Well no 10
Developer: City of Houston
Applicant: BGE, Inc.
App No/Type: 2019-1693 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.1836
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	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	77043	449F	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 42-45)
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.

PWE Utility Analysis: Approve
City Engineer: Detention is required.

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 10/03/2019
Plat Name: Copper Ridge at Indian Trails Sec 2
Developer: CC Spring Cypress Residential 56.41 LP
Applicant: Costello, Inc.
App No/Type: 2019-1649 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.9900	Total Reserve Acreage:	0.5726
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328P	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
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.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)
159. Provide centerline tie.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Add 10' BL along Splendid Oak Drive.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28

Action Date: 10/03/2019

Plat Name: Copper Ridge at Indian Trails Sec 2

Developer: CC Spring Cypress Residential 56.41 LP

Applicant: Costello, Inc.

App No/Type: 2019-1649 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

City Engineer: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 10/03/2019
Plat Name: Copper Ridge at Indian Trails Sec 3
Developer: CC Spring Cypress Residential 56.41 LP
Applicant: Costello, Inc.
App No/Type: 2019-1652 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.0926	Total Reserve Acreage:	0.9338
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328P	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)
159. Provide centerline tie.
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 20' GBL and 25' BL along Spring Cypress

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29

Action Date: 10/03/2019

Plat Name: Copper Ridge at Indian Trails Sec 3

Developer: CC Spring Cypress Residential 56.41 LP

Applicant: Costello, Inc.

App No/Type: 2019-1652 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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 10/03/2019
Plat Name: Cypress Creek Landing Sec 2
Developer: KB Home Lone Star Inc
Applicant: IDS Engineering Group
App No/Type: 2019-1595 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.0300	Total Reserve Acreage:	0.7720
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	330V	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.

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.

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

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 GP to South to ensure alignment and centerline tie of Eagle Fern Lane.
2. Address 1400' intersections spacing along southern boundary with any further sections to the east.
3. Dimension Stuebner-Airline at 2 points.
4. Label all existing and proposed connecting ROW outside of plat boundary.
5. Zoom in and center vicinity map. Show GP boundary and depict Section within GP.
6. Extend 1ft reserve for all ROW dedication abutting acreage.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 10/03/2019
Plat Name: Cypress Creek Landing Sec 2
Developer: KB Home Lone Star Inc
Applicant: IDS Engineering Group
App No/Type: 2019-1595 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
City Engineer: Make sure that the Subdivision has Detention. Make sure W.L.E. and Strm S. E. can't overlap, which is not allowed
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 10/03/2019
Plat Name: Cypress Oaks North GP
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1589 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	74.4740	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406J	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.

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

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

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

1. Meet all internal intersections spacing requirements.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 10/03/2019
Plat Name: Cypress Oaks North GP
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1589 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review – No comments.
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Need INO letters for pipeline crossings before recording section plats (HC-permit regs, 5.06)
Traffic Impact Analysis will be required to determine left turn lane requirements and traffic control at the intersection of Westgreen Blvd and Longenbaugh Road. (HC-permit regs, 12.02)
Westgreen Blvd and Longenbaugh Road should be paved to Harris County Standards before access will be allowed. (HC-permit regs)
UVE, Cutbacks, and ROW will be checked when section Plats are submitted.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 10/03/2019
Plat Name: Cypress Oaks North Sec 1
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1588 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	30.3610	Total Reserve Acreage:	7.8480
Number of Lots:	150	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	406J	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)
016. Lot(s) siding and/or backing a major thoroughfare, are denied direct driveway access to the major thoroughfare. Add BL 153 illustration and notes to face of plat. (153)
023. Single-family residential lots in the suburban area shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout. Add BL 158 illustration and notes on the plat. (158)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)
159. Provide centerline tie.
163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)
165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (132)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 10/03/2019
Plat Name: Cypress Oaks North Sec 1
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1588 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

-
1. Add Adequate wastewater Note.
 2. Add Denied Access Note for lots abutting Major Thoroughfares.
 3. Add plat legend.
 4. Zoom in and center Vicinity map, It should show full GP boundary and depict the subject site/section within the GP.
 5. Provide 20' garage building line for lots siding on ROW unless performance standards are being met.
 6. Show 1 ft reserve for ROW abutting Acreage.

For Your Information:

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

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

UVE should be checked at Cypress Juniper Drive and Westgreen Blvd. (chapter 10-COH geometric design guidelines, 10-23)

Corner ROW radii at Cypress Juniper Drive and Westgreen Blvd should be called out and should be 30'. (COH geometric Design guidelines, 10-22)

NB left turn lane should be provided on Westgreen Blvd at Cypress Juniper Drive. (HC-permit regs)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 10/03/2019
Plat Name: Cypress Valley Business Park
Developer: The National Realty Group
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1698 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.0636	Total Reserve Acreage:	4.0636
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	367H	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 10/03/2019
Plat Name: Cypress Valley Business Park
Developer: The National Realty Group
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1698 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 10/03/2019
Plat Name: Cypresswood Landing Sec 2
Developer: Benchmark Acquisitions, LLC., A Texas Limited Liability Corporation
Applicant: EHRA
Ann No/Type: 2019-1631 C3F

Staff Recommendation:
 Approve the plat subject to the conditions listed

Total Acreage:	2.1400	Total Reserve Acreage:	0.6694
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	77373	293Z	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.
- 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.
- 091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. Dimension width of Chankiri Dr as width varies.
- 2. Coordinate With Harris County regarding Transition of Chankiri Dr.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34

Action Date: 10/03/2019

Plat Name: Cypresswood Landing Sec 2

Developer: Benchmark Acquisitions, LLC., A Texas Limited Liability Corporation

Applicant: EHRA

App No/Type: 2019-1631 C3F

PWE Utility Analysis: Approve

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Staff Recommendation:

Approve the plat subject to the conditions listed

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Label future development on east side of Cypresswood Drive. Ensure centerlines match with future cross street (COH chapter 42, HC permit regs)

UVE should be checked at Chankiri Drive and Cypresswood Drive. (chapter 10-COH geometric design guidelines, 10-23)

Median opening and NB left turn lane will be required on Cypresswood Drive at Chankiri Drive.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 10/03/2019
Plat Name: Edwards Street Landing
Developer: Century Custom Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1706 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	City

Conditions and Requirements for Approval

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time of the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (Sec 42-40(d)(2))

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

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. (Sec 42-157(b))

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.

134.6. The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units. (Sec 42-254)

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

Correct Parks and Open Space Table (per provided existing conditions survey): existing dwelling units = 0 net number of DU = 2

Tie plat to City Monument system per Sec. 33-71.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 10/03/2019
Plat Name: Edwards Street Landing
Developer: Century Custom Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1706 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Parks table and notes need to be revised to declare 2 proposed, 0 existing, and 2 incremental 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: 36
Action Date: 10/03/2019
Plat Name: El Dorado Clear Lake City Sec 14 partial replat no 1
Developer: Trendmaker Clear Lake, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1617 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.1990	Total Reserve Acreage:	0.0000
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CLEAR LAKE CITY WA
County	Zip	Key Map ©	City / ETJ
Harris	77059	578T	City

Conditions and Requirements for Approval

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. (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)).

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. (Ch. 9, Sec 359).

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. (Ch. 9, Sec 359).

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 10/03/2019
Plat Name: El Dorado Clear Lake City Sec 14 partial replat no 1
Developer: Trendmaker Clear Lake, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1617 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 9/25/19:

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 water/wastewater 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: Approve with the condition that prior to recordation of this application applicant meet with HPARD to reconcile dedicated acreage numbers thus far. Please contact Jeatawn Degelia for further details.

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

City Engineer: Make sure that the Subdivision has Detention.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 10/03/2019
Plat Name: Emerald Forest Utility District Lift Station no 5
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1724 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1838	Total Reserve Acreage:	0.1838
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:	EMERALD FOREST UD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369U	ETJ

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. (Sec 42-41(14))

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. (Sec 42-45(2))

* If variance on GP (2019-1740) is denied for not extending Tower Oaks Blvd, a 10' B.L. could be required.

For Your Information:

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

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)

- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-Chapter 42)

- Documentation of TxDOT driveway approval should be submitted with site plans (HC-permit regs)

PWE Utility Analysis: Approve

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 10/03/2019
Plat Name: Enclave at Longwood Sec 3
Developer: HTX Land Development Company, A Texas corporation
Applicant: Jones | Carter
App No/Type: 2019-1680 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	15.8800	Total Reserve Acreage:	2.0292
Number of Lots:	56	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368A	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. (Ch. 42, Sec 212).

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

063. All appropriate engineering and surveying data shall be shown. (Ch. 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 Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
 - Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
 - Verify street name shown as YEWENS on Sec 4 PLAT (COH-chapter 42)
 - Verify detention requirements (HC-permit regs)
 - Trace is not an approved suffix. Need to change suffix (COH-chapter 41)

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 10/03/2019
Plat Name: Freeman Ranch Sec 3
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1681 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	64.4640	Total Reserve Acreage:	12.9400
Number of Lots:	227	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
Waller	77493	403T	ETJ

Conditions and Requirements for Approval

013. Provide release letter from the following pipeline company(s) with Recordation Packages: Humble Pipeline Company, Humble Oil & Refining Company, Lone Star Gas. (Sec 42-55)
014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
023. Single family residential lots outside the city can have a reduced front BL of 10' with 20' garage BL when using the typical lot layout. (Sec 42-156(b))
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. (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. (Sec 42-45(2))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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: Approved
Harris County Flood Control District: Flood Control review - Plat is in Waller County.
City Engineer: WLE can't overlap with L.E. and STM S.E., which is not allowed. Make sure that the subdivision has detention.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 10/03/2019
Plat Name: Generation Park West Sec 5
Developer: GP INDUSTRIAL JV, LLC
Applicant: Baseline Corporation
App No/Type: 2019-1702 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	37.0700	Total Reserve Acreage:	37.0700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 402
County	Zip	Key Map ©	City / ETJ
Harris	77044	416G	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.(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.

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. (Ch. 42, Sec 128).

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

1. Additional land that is adjacent to this plat's eastern and southern boundaries, must be included in the plat.

For Your Information:

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 10/03/2019
Plat Name: Generation Park West Sec 5
Developer: GP INDUSTRIAL JV, LLC
Applicant: Baseline Corporation
App No/Type: 2019-1702 C2

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Traffic: 09/24/19:

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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

Administrative correction relocating Generation parkway on MTFP will need to be approved by city council prior to plat recordation

Per COH, dedicate a 60 foot public road along southern plat boundary per block length requirements.

Dedicate 10 foot building lines. Name street

Extend plat boundary across channel and HL and p easement and to the south per GP

Old Sandy Road will need to be dedicated prior to or simultaneously with this plat for access

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.

(Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Extend north-south street per block length requirements

Plat is requested to be deferred.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 10/03/2019
Plat Name: Global New Millennium Reserve
Developer: Anchor Construction & Management
Applicant: PROSURV
App No/Type: 2019-1637 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	23.5320	Total Reserve Acreage:	23.5320
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:	Parkway Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	457B	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Ch. 42, Sec 150-160).
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Ch. 42, Sec 152(a)).
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: 41

Action Date: 10/03/2019

Plat Name: Global New Millennium Reserve

Developer: Anchor Construction & Management

Applicant: PROSURV

App No/Type: 2019-1637 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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Design temporary turnaround as per plans dedicated by separate instrument prior to plat recordation midway along Tidwell Road

Design temporary turnaround dedicated by separate instrument prior to plat recordation at east end of plat boundary

Limited scope TIA required prior to E. Tidwell roadway design submittal, addressing the proposed scope of construction. A joint scoping meeting with TxDOT is recommended. In particular, using a 45 mph design speed the report should address the eastbound movements beginning west of Beltway 8 and continuing under the tollway bridge and continuing through to the new portion of East Tidwell. Address the missing auxiliary left turn lane west of Beltway 8 SB frontage road, revised lane striping under the bridge, revised lane assignment markings / overhead signs and a safe transition for EB thru traffic passing through the NB frontage road intersection to the new section of E. Tidwell. Also show westbound lane assignments and striping. (HC-permit regs, 12.02)

TxDOT approval is needed for tie-in and traffic signal modifications. (HC permit regs, 5.06)

ROW hypotenuse L2 at corner of Tidwell Road at Beltway 8 Service Road should be 35.35' for 25'x25' cutback. (COH geometric Design guidelines, 10-22)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 10/03/2019
Plat Name: Gould Johnston Park 290 GP
Developer: Vista
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1597 GP

Staff Recommendation:
Defer per Harris County
Engineering Office's
request and for further
study and review

Total Acreage:	14.3040	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324R	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. (Ch. 42, Sec 24).

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

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Ch. 42, Sec 127).

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 10/03/2019
Plat Name: Gould Johnston Park 290 GP
Developer: Vista
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1597 GP

Staff Recommendation:
Defer per Harris County
Engineering Office's
request and for further
study and review

PWE Utility Analysis: Approved

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

B.L. is missing.

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

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH Chapter 42)

Unimproved north-south and east -west streets will need to be paved to Harris county standards for access for 5.4 acre tract (HC-permit regs)

Access from 6.7 acre tract will be needed from an access easement along future major thoroughfare with a variance (COH chapter 42)

Limited scope TIA will be required before the review of site development plan addressing driveway locations, median opening and left turn lane requirements. (HC-permit regs, 12.02)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 10/03/2019
Plat Name: Grand Mission Estates Detention Reserve
Developer: 688 Development INC.
Applicant: Jones | Carter
App No/Type: 2019-1627 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.7000	Total Reserve Acreage:	7.7000
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:	GRAND MISSION MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526J	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.

118. Add Drainage Easement plat notes: (211) The following restrictions shall pertain to any drainage easement contained within the boundaries of this plat: 1) Prohibits all properties abutting the easement from the construction of fences or buildings, whether temporary or permanent, and the installation or maintenance of planting or other obstructions to the operation and maintenance of the drainage facility within the drainage easement; and 2) Prohibits any property abutting the drainage easement from drainage directly into the drainage easement except by means of a drainage structure approved by the director of public works and engineering or the authorized public drainage or flood control official. (Ch. 42, Sec 211).

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.) Block length variance needed for Reserve A & B along Bellaire Blvd.

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.

PWE Utility Analysis: Approve

City Engineer: W.L.E. can't overlap with landscape easement and S.S.E. , which is not allowed



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 10/03/2019
Plat Name: Grand Mission Estates Sec 27
Developer: 688 Development Inc.
Applicant: Jones | Carter
App No/Type: 2019-1660 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	14.5400	Total Reserve Acreage:	2.5054
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	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.

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.) 1' reserve at Calm Lake Lane and Mason Road can be removed.

2.) Submit FP to FBC for formal review.

3.) This does not constitute a formal review by FBC as not all review comments are provided in this portal
 Addressing: Based on Chapter 41(Section 22) of the Code of Ordinances, it is believed that LAILA MANOR LANE shall be changed to another street name South of the bend, as the road appears to continue South past Calm Lake Lane in future development.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 10/03/2019
Plat Name: Gratitude Garden
Developer: NA
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1606 C2

Staff Recommendation:
Defer LGL deed rests
review pending

Total Acreage:	0.6153	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	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.

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.

Harris County Flood Control District: Flood Control review - There is a HCFCD Irregular Fee on the side of the plat (Buyout program). Plat needs to show and label Drainage Channel E106-00-00 (see uploaded PDF).

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 10/03/2019
Plat Name: Groves Sec 32
Developer: LH Groves LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-1688 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.6100	Total Reserve Acreage:	0.4071
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	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. (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.

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: 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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	47	Staff Recommendation:	Approve the plat subject to the conditions listed
Action Date:	10/03/2019		
Plat Name:	Harris County Emergency Services District no 13 Fire Station no 25		
Developer:	Joiner Architects		
Applicant:	Weisser Engineering Company		
App No/Type:	2019-1714 C2		

Total Acreage:	3.7930	Total Reserve Acreage:	3.7930
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:	WHCMUD 21
County	Zip	Key Map ©	City / ETJ
Harris	77064	370W	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.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)(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: 47

Action Date: 10/03/2019

Plat Name: Harris County Emergency Services District no 13 Fire Station no 25

Developer: Joiner Architects

Applicant: Weisser Engineering Company

App No/Type: 2019-1714 C2

PWE Traffic: 09/24/19:

No comments.

PWE Utility Analysis: Approve

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Access Denied to Gessner road unless road is improved

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

Dedicate roadway easement by plat

Label 25 foot building line

-

Limited scope TIA will be required addressing driveway locations, median opening and left turn lane requirements (traffic)

-

Check UVE for right on red for future signalization for Westbound traffic on Fallbrook Dr (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: 48
Action Date: 10/03/2019
Plat Name: Hervey Barlow
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1752 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.3850	Total Reserve Acreage:	5.3850
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328J	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.

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

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.(Ch. 42, Sec 41(12)).

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(a)).

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 10/03/2019
Plat Name: Hervey Barlow
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1752 C2

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)
- Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.
- Plans and PLAT will need to be approved by CIP project manager Bryan Atwood
- We have received the subject plat. 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.
- Vicinity map is incomplete
Traffic:
- limited scope TIA required to determine driveway location and left turn lane requirements before review of site development plan (traffic)

City Engineer: DETENTION IS REQUIRED.

Harris County Flood Control District: Flood Control review - There is a need for 85 feet Drainage Easement dedicated to the public show channel K142-00-00 with top of banks (see uploaded PDF).

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 10/03/2019
Plat Name: Katy Lakes Sec 4
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1717 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	70.9780	Total Reserve Acreage:	41.8150
Number of Lots:	106	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404V	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. (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, Sec 40 and 44).

052. Katy Lakes Sec 3 must be recorded prior to or simultaneously with this plat.(Ch. 42, Sec 120).

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

118. Add Drainage Easement plat notes: (211) The following restrictions shall pertain to any drainage easement contained within the boundaries of this plat: 1) Prohibits all properties abutting the easement from the construction of fences or buildings, whether temporary or permanent, and the installation or maintenance of planting or other obstructions to the operation and maintenance of the drainage facility within the drainage easement; and 2) Prohibits any property abutting the drainage easement from drainage directly into the drainage easement except by means of a drainage structure approved by the director of public works and engineering or the authorized public drainage or flood control official. (Ch. 42, Sec 211).

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 10/03/2019
Plat Name: Katy Lakes Sec 4
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1717 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "CHAIN LAKE COURT" violates our ordinances
-A street cannot intersect another street twice without a intervening name change
-The suffix "COURT" is only reserved for streets that dead end (such as a cul-de-sac)

RECOMMENDATION: Extend "LAKE CHIPPEWA COURT" to Lot 5 and change name
PWE Traffic: 09/25/19:
Parking can be accommodated along the proposed streets.
PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

SB left turn lane will be required on Katy-Hockley Cut Off Road at Greeley Lake Drive.

UVE should be checked at Greeley Lake Drive and Katy-Hockley Cut Off Road, and at Lake Chippewa Court and Greeley Lake Drive.

May be missing ROW dedications

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 10/03/2019
Plat Name: Key Truck Stop
Developer: KNZSK INVESTMENTS LLC
Applicant: RP & Associates
App No/Type: 2019-1516 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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)).

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 10/03/2019
Plat Name: Kluski Place Sec 1 replat no 1
Developer: Manco Associates, L.C.
Applicant: EHRA
App No/Type: 2019-1736 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

017. A 15-foot front building line is allowed in the urban area along a major thoroughfare (< 80 feet) when certain standards have been met. Add notes to the face of the plat. (Ch. 42, Sec 153)

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@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.

Parks and Recreation: Provide only park sector note and multifamily note.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 10/03/2019
Plat Name: Lamar Upper Yale Heights
Developer: Omega Touch, LLC
Applicant: The Interfield Group
App No/Type: 2019-1583 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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

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

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

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

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.

1. Address Agency comments for Street Name and Solid Waste.
2. Provide Lot width average exhibit with width average for each block face.

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 10/03/2019
Plat Name: Lamar Upper Yale Heights
Developer: Omega Touch, LLC
Applicant: The Interfield Group
App No/Type: 2019-1583 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

PWE Utility Analysis: A Wastewater 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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 10/03/2019
Plat Name: Long Point Acres partial replat no 4
Developer: Avenue Secured Capital Group, LLC
Applicant: Richard Grothues Designs
App No/Type: 2019-1620 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9935	Total Reserve Acreage:	1.9935
Number of Lots:	0	Number of Multifamily Units:	90
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	450T	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 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
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 10/03/2019
Plat Name: Longenbaugh Villas
Developer: Hawkland Consultants Inc.
Applicant: Hawkland Consultants Inc.
App No/Type: 2019-1571 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.1792	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:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404J	ETJ

Conditions and Requirements for Approval

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (42-156)

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. (42-45)(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: 54

Action Date: 10/03/2019

Plat Name: Longenbaugh Villas

Developer: Hawkland Consultants Inc.

Applicant: Hawkland Consultants Inc.

App No/Type: 2019-1571 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approved

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

We have received the subject plat. 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. (Chapter 366 from THSC and Chpters 7, 37 of TWC, local order 210)

Check with city about block length requirements along eastern and western plat boundaries (COH-chapter 42)

-

Recommend 13 foot flag lots

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 10/03/2019
Plat Name: Los Pinos GP
Developer: Cayetano Development, LLC
Applicant: Manhard Consulting
App No/Type: 2019-1541 GP

Staff Recommendation:
Defer Per Harris County
Eng.

Total Acreage:	97.9000	Total Reserve Acreage:	0.0000
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
MULTIPLE	77327	259X	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. (42-24)(b),(1)

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

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (42-128)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (42-127)

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55

Action Date: 10/03/2019

Plat Name: Los Pinos GP

Developer: Cayetano Development, LLC

Applicant: Manhard Consulting

App No/Type: 2019-1541 GP

Staff Recommendation:

Defer Per Harris County
Eng.

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 - Need to include Drainage Channel S122-00-00 and HCFCD Fee at the northern boundary 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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Markup streets along plat boundary per block length requirements or submit variances (Chapter 42)

County will permit improvements within Harris County only

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation for section plats (TLGC-242.001h)

County requests deferral for coordination with TxDOT

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/03/2019
Plat Name: Los Pinos Sec 1
Developer: Cayetano Development, LLC
Applicant: Manhard Consulting
App No/Type: 2019-1535 C3P

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	97.9000	Total Reserve Acreage:	1.8706
Number of Lots:	245	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Open Ditch	Utility District:	HCMUD 516
County	Zip	Key Map ©	City / ETJ
Harris	77336	298D	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.(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.

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

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

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. (Ch. 42, Sec 128).

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

151. Revise the public street system as indicated on the marked file copy.(Ch.42, Sec 120-121).

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: 56
Action Date: 10/03/2019
Plat Name: Los Pinos Sec 1
Developer: Cayetano Development, LLC
Applicant: Manhard Consulting
App No/Type: 2019-1535 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

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

Addressing: Please change street name of PONDEROSA PINE STREET to more unique name sound-alike street names = PONDEROSA PINES DR, PONDEROSA PINE PL exists.
Please change street name of MOUNTAIN PINE STREET to more unique name sound-alike street names = MOUNTAIN PINES LN exists.
Please change street name of STONE PINE STREET to more unique name sound-alike street names = STONE PINE LN exists.
Please change street name of SCOTS PINE STREET to more unique name sound-alike street names = SCOTS PINE LN exists.
Please change street name of PITCH PINE STREET to more unique name sound-alike street names = PITCH PINE DR exists.
Please change street name of LACEBARK PINE STREET to more unique name sound-alike street names = LACEBARK PINE DR exists.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Lacebark Pine Street is a duplication of Lacebark Pine Drive. choose another street name (COH-Chapter 41)
Mountain Pine Street is a duplication of Mountain Pines Lane. choose another street name (COH-Chapter 41)
Address block length requirements per chapter 42 ordinance(COH-Chapter 42)
Stone Pine street is a duplication of Stone Pine Lane. choose another street name (COH-Chapter 41)
why isn't additional ROW being dedicated along FM 2100
Red Pine Street is a duplication of Red Pine Drive. Choose another street name. (COH-Chapter 41)
Scots Pine Street is a duplication of Scots Pine Lane. Choose another street name (COH-Chapter 41)
UVE should be checked at Shortleaf Pine Street and Huffman Cleveland Road, and at Mountain Pine Street and Huffman Cleveland Road.
Traffic Impact Analysis will be required to determine left turn requirements on Huffman Cleveland Road at entry roads to the subdivision.
Driveways on corner lots should be placed on along the length of the lot away from the intersection as far as possible.
C/L radius C9 at intersection of Mountain Pine Street and Red Pine Street should be 55' and outer radius should be 85' to create standard L intersection.
Why is 220' ROW required for Huffman Cleveland Road (FM 2100)? This section of Huffman Cleveland Road is maintained by Harris County.
Plat is requested to be deferred.
FM 2100 alignment and width to conform to TXDOT schematic per future meeting with TxDOT

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 10/03/2019
Plat Name: Marisol Sec 1
Developer: DRP TX 1, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1716 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	31.8670	Total Reserve Acreage:	12.6370
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	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. (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. (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.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

Guardrail abutting detention pond will need to be located outside of ROW line

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 10/03/2019
Plat Name: Mary Ann Properties
Developer: Mary Ann Properties, LLC
Applicant: Lentz Engineering, L.C.
App No/Type: 2019-1618 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.3320	Total Reserve Acreage:	6.1910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	327E	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (42)
- 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) (45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58

Action Date: 10/03/2019

Plat Name: Mary Ann Properties

Developer: Mary Ann Properties, LLC

Applicant: Lentz Engineering, L.C.

App No/Type: 2019-1618 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approved

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 10/03/2019
Plat Name: McCrary Meadows Sec 6
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1659 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	25.7000	Total Reserve Acreage:	0.8448
Number of Lots:	132	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	565C	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Brant Road Street dedication must be recorded prior to or simultaneously with this plat. 42-120(a)(3)
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.

Addressing: "FALL MEADOWS" sounds to similar to already existing "FALL MEADOW". Please choose another name

Fort Bend Engineer: 1) Adjust the ROW callouts on multiple streets, as they overlap street names in their current location.

2) Adjacent Section 7 still shows "Old McCrary Drive" as one of the streets. Please .

3) Submit FP to FBC for formal review

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 10/03/2019
Plat Name: McCrary Meadows Sec 7
Developer: Ventana Development
Applicant: Jones | Carter
App No/Type: 2019-1667 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	31.6700	Total Reserve Acreage:	10.0711
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	565C	ETJ

Conditions and Requirements for Approval

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)(14)

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.

Fort Bend Engineer: 1.) Provide 30' radius or 25' corner cut back at existing McCrary Road and Precinct Line Road.

2.) Submit FP to FBC for formal review

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 10/03/2019
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:
Approve the plat subject to
the conditions listed

Total Acreage:	35.3600	Total Reserve Acreage:	6.1817
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

007.5. Provide written approval from County Commissioners Court regarding the abandonment of a street, alley, or easement prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. (Local Govt Code Sec 272.001)

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152 (a))

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. (Sec 42-155)

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)

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. (Chapter 42)

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

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

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

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

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 10/03/2019
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:
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. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-chapter 42)

Existing roadway easement and access easement needs to be abandoned prior to plat recordation

UVE should be checked for making right turn on red by WB traffic on Kieth Harrow Blvd onto Westgreen Blvd for future signalization. (chapter 10-COH geometric design guidelines, 10-23)

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. (HC-permit regs, 12.02).

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 10/03/2019
Plat Name: Moderno at Independence Heights
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1520 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9993	Total Reserve Acreage:	0.0137
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	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

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 10/03/2019
Plat Name: Moderno at Independence Heights
Developer: Topaz Ventures, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1520 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.

Parks and Recreation: Applicant must demonstrate that secondary structure is not a barn or storage shed by providing a 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 provide 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.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/03/2019
Plat Name: Morgan La Branch
Developer: Morgan Group
Applicant: Terra Associates, Inc.
App No/Type: 2019-1655 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4327	Total Reserve Acreage:	1.4327
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77010	493R	City

Conditions and Requirements for Approval

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

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

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

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

134.16. Add to general notes on face of plat: This property(s) is located in Park Sector number 16.

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

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: 63
Action Date: 10/03/2019
Plat Name: Morgan La Branch
Developer: Morgan Group
Applicant: Terra Associates, Inc.
App No/Type: 2019-1655 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

The water/wastewater 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.

B.L. is missing."

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

Parks and Recreation: Include Park Sector note.

Include multifamily note.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 10/03/2019
Plat Name: Mykawa Road Industrial Reserve
Developer: Individual
Applicant: Bowden Land Services
App No/Type: 2019-1572 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.8780	Total Reserve Acreage:	2.8780
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	534T	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. (41)

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

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: 09/24/19:
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: Please include Park Sector 7 in Notes #4.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 10/03/2019
Plat Name: North Singh Mart
Developer: Akes Investments Inc
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1687 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.3486	Total Reserve Acreage:	3.3486
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	77053	572W	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (42)
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (45)
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: 65
Action Date: 10/03/2019
Plat Name: North Singh Mart
Developer: Akes Investments Inc
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1687 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 09/24/19:

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 - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

UVE should be checked at Summerlyn Drive and Hiram Clarke Road which will be extended to the north.

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

ROW radius C1 at corner of Summerlyn Drive and Hiram Clarke 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: 66
Action Date: 10/03/2019
Plat Name: Northgrove Sec 5 partial replat no 1
Developer: Toll Brothers
Applicant: Costello, Inc.
App No/Type: 2019-1674 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.2700	Total Reserve Acreage:	7.0000
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

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

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

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

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

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

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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 10/03/2019
Plat Name: Northgrove Sec 14
Developer: Toll Brothers
Applicant: Costello, Inc.
App No/Type: 2019-1705 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.2500	Total Reserve Acreage:	4.6215
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:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77354	249F	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)

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. (Chapter 42)

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

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

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)

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 & Sec 42-180)

Add note on face of the plat: All lots shall have adequate wastewater collection service. (Sec 42-180 & 181)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 67
Action Date: 10/03/2019
Plat Name: Northgrove Sec 14
Developer: Toll Brothers
Applicant: Costello, Inc.
App No/Type: 2019-1705 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve

City Engineer: Make sure that the subdivision has detention.

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 10/03/2019
Plat Name: Northpark Woods Sec 2
Developer: Century Land Holdings Of Texas, LLC
Applicant: R.G. Miller Engineers
App No/Type: 2019-1753 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	32.3800	Total Reserve Acreage:	9.7488
Number of Lots:	155	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	295Q	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. (Sec 42-40 and Sec 42-44)

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)

130. Requirements for Public Easements. 1) The full width of public utility easements shall be located along the boundary of the plat. 2) One-half of a public utility easement may be shown within the boundary of the plat if the following condition is satisfied: a) The property adjacent is within a recorded subdivision and which provided for the dedication of a P.U.E contiguous to the proposed easement; or b) The additional P.U.E. width is dedicated by the owner of the adjacent property by separate instrument. (Sec 42-210)

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132)

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

For Your Information:

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

Addressing: It seems an approved plat (2019-0852) has "NORTHPARK PINE DRIVE" that continues into "NORTHPARK PALM DRIVE" in this plat. Road names need to be consistent

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 69
Action Date: 10/03/2019
Plat Name: Northpointe Reach Drive Street Dedication Sec 2
Developer: Lennar Homes of Texas Land and Construction, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1715 SP

Staff Recommendation:
Defer Harris County's
request

Total Acreage:	1.8730	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	328K	ETJ

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. (Sec 42-41)

159. Provide centerline tie.

207.1. Staff requests a two week deferral for further study per Harris County's request.

For Your Information:

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

PWE Utility Analysis: Approve

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

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

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

Northpointe Reach Drive is to extend westward to Shaw road to reflect revised general plan. Plat is requested to be deferred.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 10/03/2019
Plat Name: Northwood Street Park Sec 4
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-1726 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3015	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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

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

059.1. Acreage in title and on plat must match at recordation. (Sec 42-41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

079. Revise the Dwelling Unit Density Table as indicated on the marked file copy. (Sec 42-184)

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)

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: 70
Action Date: 10/03/2019
Plat Name: Northwood Street Park Sec 4
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-1726 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

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

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: Revise parks table to show 2 existing, 5 proposed, and 3 incremental 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: 71
Action Date: 10/03/2019
Plat Name: Nottingham Forest Sec 3 partial replat no 1
Developer: Daniel Rohling
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1704 C3F

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

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (42-158)b

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: 09/24/19:
 No comments.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required. 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 10/03/2019
Plat Name: Old Sandy Road Street Dedication and Reserve
Developer: Generation Park Management District
Applicant: Baseline Corporation
App No/Type: 2019-1611 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.3200	Total Reserve Acreage:	0.0906
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 402
County	Zip	Key Map ©	City / ETJ
Harris	77044	416G	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. (156)

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

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

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

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: 72
Action Date: 10/03/2019
Plat Name: Old Sandy Road Street Dedication and Reserve
Developer: Generation Park Management District
Applicant: Baseline Corporation
App No/Type: 2019-1611 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: - No HCFCF comment.

PWE Utility Analysis: Approve

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

Coordinate with HCFCF to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 10/03/2019
Plat Name: Park 723 LLC
Developer: Holik Associates
Applicant: The Pinnell Group, LLC
App No/Type: 2019-1684 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.2411	Total Reserve Acreage:	3.2411
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524Y	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.

Fort Bend Engineer: 1) Update county engineer to J. Stacy Slawinski, P.E.
2) Update district table to include County Assistance District, if applicable
3) Submit FP to FBC for formal review
4) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approved
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 10/03/2019
Plat Name: Penn City Road Street Dedication Sec 1
Developer: TDWP TERMINALS 1 LLC
Applicant: BGE, Inc.
App No/Type: 2019-1682 SP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	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:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	HCID #15 ANNEXATIONS (San Jacinto)
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.

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

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

For Your Information:

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

PWE Utility Analysis: Approved

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Penn city road reserve will need to be recorded prior to or simultaneously with this plat

50' curb radius is needed for turn around. It can be achieved by offsetting 40' F-F roadway within 66' ROW at 10' from west property line and 16' from east property line.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 10/03/2019
Plat Name: Pine Hollow Sec 2 partial replat no 2
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2019-1632 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4360	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491L	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

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

Parks and Recreation: Land is currently vacant. Ok.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 10/03/2019
Plat Name: Powell
Developer: robinson survey
Applicant: Robinson Surveying Inc.
App No/Type: 2019-1545 C1

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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)

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.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 10/03/2019
Plat Name: Reserve at Nursery Road
Developer: Flournoy Development Group, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1671 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.6550	Total Reserve Acreage:	6.5070
Number of Lots:	1	Number of Multifamily Units:	225
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	77380	252N	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.

049.4. Add the following plat note for plats located in Montgomery and Liberty counties: The Coordinates shown hereon are Texas Central Zone no. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

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

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)

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)

Address stub street Raylen Drive. Sec 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: 77
Action Date: 10/03/2019
Plat Name: Reserve at Nursery Road
Developer: Flournoy Development Group, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1671 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - 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: 10/03/2019
Plat Name: Safe Choice Storage Cypress
Developer: None
Applicant: Tetra Surveys
App No/Type: 2019-1729 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.0000	Total Reserve Acreage:	5.8884
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	326F	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) 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: 78
Action Date: 10/03/2019
Plat Name: Safe Choice Storage Cypress
Developer: None
Applicant: Tetra Surveys
App No/Type: 2019-1729 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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 . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

NB left turn lane will be required on Mueschke Road at driveway in line with existing 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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 10/03/2019
Plat Name: Seamist Sec 2
Developer: Sullivan Bothers Builders
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1676 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.0220	Total Reserve Acreage:	0.9540
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452W	City

Conditions and Requirements for Approval

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Sec 42-192)

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. (Sec 42-42 & 42-44)

159. Provide centerline tie.

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)

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))

* Open Space Amenities Plan must be recorded with this plat. (42-192(d))

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 10/03/2019
Plat Name: Seamist Sec 2
Developer: Sullivan Bothers Builders
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1676 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 09/25/19:

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 water/wastewater 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.

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

City Engineer: Make sure Subdivision has master W.M. which is required for 28' PVT, PAE.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 10/03/2019
Plat Name: Sendero Tract Sec 12
Developer: Meritage Homes
Applicant: BGE, Inc. - Katy
App No/Type: 2019-1690 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	13.2476	Total Reserve Acreage:	1.5000
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	FB C MUD 132
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524M	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. Sendero Tract Sec 9 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)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

For Your Information:

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

Fort Bend Engineer: 1) Both cul-de-sacs may have a single name
 2) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2
 3) Revise C1 to a 30' radius
 4) Provide recording information for Terania Heights Drive for access purposes
 5) Submit FP to FBC for formal review
 6) This does not constitute a formal review by FBC as not all review comments are provided in this portal
 PWE Utility Analysis: Approve
 Addressing: CEDAR BREEZE COURT - Duplicate in non-reserved streets: CEDAR BREEZE COURT Source = Plat Tracker 2019-0776. Please change CEDAR BREEZE COURT to a more unique street name.
 City Engineer: Make sure that the subdivision has detention.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 10/03/2019
Plat Name: Shaw Road Commercial
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1644 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.0100	Total Reserve Acreage:	9.7834
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	77429	328B	ETJ

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. (Sec 42-41(14))

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127)

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))

Street extension of Chester Grove Crossing required. (Sec 42-134(a))

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 10/03/2019
Plat Name: Shaw Road Commercial
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1644 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Plans and plat will need to be approved by CIP project manager, Bryan Atwood (COH-permit regs)

Extend Chester Grove Crossing or submit variance (COH-Chapter 42)

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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Limited scope TIA will be required to determine driveway locations and left turn lane requirements at the time the property is ready for development. (HC-permit regs, 12.02)

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 10/03/2019
Plat Name: Sheldon Ridge Sec 7
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2019-1500 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	418S	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.
- 059.1. Acreage in title and on plat must match at recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

For Your Information:

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

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. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-Chapter 42)

UVE should be checked at Laceleaf Trail and Upland Junction Trail. (chapter 10-COH geometric design guidelines, 10-23)



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 10/03/2019
Plat Name: Shiloh Lakes Estates Sec 1 partial replat no 1 and extension
Developer: n/a
Applicant: Texas Engineering And Mapping Company
App No/Type: 2019-1697 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0494	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 51
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	567E	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

1. Add lot dedication language.

For Your Information:

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

PWE Traffic: 09/24/19:

No comments.

Fort Bend Engineer: 1) Submit FP to FBC for formal review

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

PWE Utility Analysis: Approve

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 10/03/2019
Plat Name: South Meadow Place Sec 3
Developer: Lexington 26, L.P.
Applicant: BGE, Inc.
App No/Type: 2019-1600 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	18.3100	Total Reserve Acreage:	1.6844
Number of Lots:	133	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HC MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574V	City

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s): Humble Pipe Line Company. (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 of the face of the plat. (Sec 42-210)

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

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.' (Sec 42-253)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 42-44(6))

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))

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 10/03/2019
Plat Name: South Meadow Place Sec 3
Developer: Lexington 26, L.P.
Applicant: BGE, Inc.
App No/Type: 2019-1600 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

City Engineer: Make sure that the Subdivision has Detention. W.L.E. and Stm S. E. can't overlap, which is not allowed

Parks and Recreation: Missing Park Note "No building permit or other permit, except permits for construction of public improvements...".

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 10/03/2019
Plat Name: Swift Development on West Bellfort
Developer: TKYL & ASSOCIATES
Applicant: Advance Surveying, Inc.
App No/Type: 2019-1608 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.5285	Total Reserve Acreage:	2.5285
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	FB COUNTY FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527U	ETJ

Conditions and Requirements for Approval

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. (Sec 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))

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))

Add CenterPoint note to face of 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.

Fort Bend Engineer: 1. Provide 10' landscape reserve or easement along West Bellfort
 2. Remove "Boulevard" from West Bellfort.
 3. This does not constitute a formal review by FBC as not all review comments are provided in this portal
 PWE Utility Analysis: Approve
 City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86

Action Date: 10/03/2019

Plat Name: Syrinda

Developer: Syrinda Inc

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2019-1592 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	15.4271	Total Reserve Acreage:	15.4271
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FIVE CORNERS IMPROVEMENT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77047	573R	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1. Add Drainage Dedication and Covenant 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.

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

City Engineer: Detention is required.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 10/03/2019
Plat Name: Taco Bell Dairy Ashford
Developer: 39Benton Properties, LLC
Applicant: Pape-Dawson Engineers, Inc.
App No/Type: 2019-1647 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.5170	Total Reserve Acreage:	0.5170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77079	488H	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. (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. (Sec 42-41(1))
- 134.18. Add to general notes on face of plat: This property(s) is located in Park Sector number 18. (Sec 42-1, Division 7)
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (Sec 42-42(5), 42-44(6))
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))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

Differentiate plat boundary from adjacent areas with bold lines to indicate subdivided area. (Sec 42-41(13))

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 10/03/2019
Plat Name: Taco Bell Dairy Ashford
Developer: 39Benton Properties, LLC
Applicant: Pape-Dawson Engineers, Inc.
App No/Type: 2019-1647 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 09/24/19:

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 water/wastewater 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.

Parks and Recreation: Park Sector is 18

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 10/03/2019
Plat Name: Taco Libre
Developer: Bohler Engineering
Applicant: Gruller Surveying
App No/Type: 2019-1538 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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.

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. 42

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

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@houston.tx.gov.

City Engineer: Detention is required.

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

Parks and Recreation: N/A Commercial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 10/03/2019
Plat Name: Towne Lake Sec 53
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1636 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.5000	Total Reserve Acreage:	3.1270
Number of Lots:	89	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 503; HC MUD 374
County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	ETJ

Conditions and Requirements for Approval

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

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

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)

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. (Chapter 42)

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. (Sec 42-41)

159. Provide centerline tie.

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: 89
Action Date: 10/03/2019
Plat Name: Towne Lake Sec 53
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2019-1636 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Addressing: The suffix "COURT" is only reserved for streets that dead end (usually into a cul-de-sac).
According to plat, "INDEPENDENCE CREEK" fails to do that.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering
Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat
tracker. (Chapter 42)
Provide INO letter for pipeline crossing prior to plat recordation (HC-permit regs)
Change street name, block does not end in a turnaround (chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 10/03/2019
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:
Approve the plat subject to
the conditions listed

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)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 10/03/2019
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:
Approve the plat subject to
the conditions listed

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91

Action Date: 10/03/2019

Plat Name: Union Park West

Developer: Action Surveying

Applicant: Action Surveying

App No/Type: 2019-1476 C3F

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Conditions and Requirements for Approval

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)

159. Provide centerline tie.

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.

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. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-Chapter 42)

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. (HC-permit regs, 12.02)



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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 10/03/2019
Plat Name: Wayside Village Sec 6
Developer: STARLIGHT HOMES TEXAS, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1755 C3F

Staff Recommendation:
Defer Applicant request

Total Acreage:	28.1660	Total Reserve Acreage:	6.3610
Number of Lots:	116	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

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

052. Detention/HCFCD area south of plat must be recorded prior to or simultaneously with this plat.

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

134.8. Park does not meet location, acceptance or improvement standards.

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

1. Coordinate with Parks in regards to Greenbelt designation and possible requirement for amenities plan.

For Your Information:

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

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

Submit applications online at 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.

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

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION.

Parks and Recreation: Per Parks Dept. and applicant request.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 10/03/2019
Plat Name: Wayside Village Sec 11
Developer: RAUSCH COLEMAN HOMES, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1764 C3F

Staff Recommendation:
 Defer Applicant request

Total Acreage:	17.9100	Total Reserve Acreage:	2.8340
Number of Lots:	79	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

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

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

134.8. Park does not meet location, acceptance or improvement standards.

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

1. Show proposed and existing property lines and ROW. Per GP there should be a direct ROW connection.
2. Coordinate with Parks in regards to Greenbelt designation and possible requirement for amenities plan.
- 3.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/25/19:

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@houston.tx.gov.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION.

Parks and Recreation: Per Parks Dept. and applicant request.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94

Action Date: 10/03/2019

Plat Name: Wildwood at Northpointe Sec 23

Developer: Lennar Homes of Texas Land and Construction, LTD

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

App No/Type: 2019-1713 C3P

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	48.8970	Total Reserve Acreage:	35.0230
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	328K	ETJ

Conditions and Requirements for Approval

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

050. Revise plat boundary as indicated on the marked file copy.

052. Northpointe Reach Drive Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

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

1. Include abandoned Shaw Rd and dedicated turnaround within plat boundary. provide record information for turnaround.

2. Coordinate with county regarding turnaround transition of owner ship.

For Your Information:

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

- Northpointe Reach Drive will need to be recorded prior to or simultaneously with plan approval and the recording of this PLAT

Plat is to be deferred to include remainder property in sec 23 plat from Shaw Road abandonment. Area of temporary turnaround is to be included in Sec 23 plat boundary when Northpointe Reach Drive street dedication is extended to the west.

PWE Utility Analysis: Approve

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 10/03/2019
Plat Name: Willow Wood Place Sec 1
Developer: KB Home Lone Star Inc
Applicant: Costello, Inc.
App No/Type: 2019-1689 C3F

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	20.0200	Total Reserve Acreage:	6.8500
Number of Lots:	105	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	328M	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)

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

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

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

1. Extend 1 ft Reserve for all ROW abutting Acreage.
2. Provide Record documents for Lillian lane.
3. Identify property across Lillian lane
4. Dash and Hatch ROW Dedications appropriately. Visibility triangles are not allowed outside of City boundary.
5. Street names for Texas Willow Drive and Blooming Willow Drive must be Approved by Commissioner's Court before 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: Approve
Harris County Flood Control District: Flood Control review - No comments.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 10/03/2019
Plat Name: AAA Capital Invest
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2019-1685 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.4170	Total Reserve Acreage:	0.4170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	413Z	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.

Provide a new plat name that meets the plat naming standards guidelines. (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.

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

City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 10/03/2019
Plat Name: Akbar and Karim
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2019-1598 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1550	Total Reserve Acreage:	1.1550
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	494S	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: N/A Commercial

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 10/03/2019
Plat Name: Allston Enclave
Developer: KP Hop, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1651 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1520	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	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: 09/24/19:

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 water/wastewater 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.

Parks and Recreation: Park Sector must be d to Sector 12 in plat notes.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 10/03/2019
Plat Name: Alpha Vista Court
Developer: ROC HOMES
Applicant: Level Up
App No/Type: 2019-1745 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1989	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77019	492R	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.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%.

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

Addressing: Please change street type of W DALLAS AVENUE to STREET on plat. In title block on plat, should be 3 Lots 1 Block, as opposed to 2 Lots 1 Block.

PWE Utility Analysis: 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.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 10/03/2019
Plat Name: Angus Estates in Quimby
Developer: Survil, LLC
Applicant: SurVil LLC
App No/Type: 2019-1593 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1873	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455P	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

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.
Addressing: Please change line type of lot lines to dashed / subdued on plat.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 10/03/2019
Plat Name: Aria at Ralston Apartments
Developer: BELTWAY 8/RALSTON, LTD
Applicant: Benchmark Engineering Corporation
App No/Type: 2019-1735 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.6213	Total Reserve Acreage:	5.6213
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 49
County	Zip	Key Map ©	City / ETJ
Harris	77396	376T	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.
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: 101
Action Date: 10/03/2019
Plat Name: Aria at Ralston Apartments
Developer: BELTWAY 8/RALSTON, LTD
Applicant: Benchmark Engineering Corporation
App No/Type: 2019-1735 C2R

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

Traffic:

- Northbound left turn will be required on Ralston Road at shared access easement

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 channel P130-04-00 top of banks.

PWE Utility Analysis: 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.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102

Action Date: 10/03/2019

Plat Name: Bigelow Estates

Developer: Metro Living

Applicant: PLS CONSTRUCTION LAYOUT, INC

App No/Type: 2019-1625 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.6313	Total Reserve Acreage:	0.0000
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater 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 wastewater reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

This proposed replat will have multiple utility point of connections.

City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 10/03/2019
Plat Name: Brenners Reserve on the Katy Freeway
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2019-1677 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7973	Total Reserve Acreage:	1.7973
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77079	489C	City

Conditions and Requirements for Approval

031. Add Dual BL note to the plat.

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

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

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

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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 10/03/2019
Plat Name: Bridgeland Parkland Village Sec 48
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No/Type: 2019-1734 C3R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	32.1100	Total Reserve Acreage:	8.4300
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

Conditions and Requirements for Approval

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Remaining tracts of land, west, to Sheldon Lake Drive, must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

Harris County Flood Control District: Flood Control review - No comments.
 City Engineer: 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 (.TLGC-232.0025)
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
 Sec 39 will need to be recorded prior to or simultaneously with this plat
 Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
 Verify if there is a san sewer easement along PAE/PUE. See sec 39 plat
 UVE should be checked at Black Swallowtail Drive (pvt) and Roaming Bison Trail (Lake Somerville Crossing).



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 10/03/2019
Plat Name: Buddhist Association for the Service of Humanity
Developer: TRUONG ENGINEERING
Applicant: Advance Surveying, Inc.
App No/Type: 2019-1590 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7615	Total Reserve Acreage:	1.7615
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77072	529A	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Need to include existing HCFCD Drainage Easements information (see uploaded PDF).
Addressing: Please change street type of S Kirkwood Drive to Road.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 10/03/2019
Plat Name: Cinco Rose Commercial partial replat no 2
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1766 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	1.9890	Total Reserve Acreage:	1.9890
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	CINCO SW MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	524K	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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

Fort Bend Engineer: 1.) Include reason for replat.

2.) Submit FP to FBC for formal review.

3.) This does not constitute a formal review by FBC as not all review comments are provided in this porta
 City Engineer: DETENTION IS REQUIRED. IF THE CRITERIA CONFLICTS WITH COUNTIES, THE MORE
 RESTRICTIVE CRITERIA SHALL GOVERN.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 10/03/2019
Plat Name: Continental Busline Plaza
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2019-1621 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.7080	Total Reserve Acreage:	14.7080
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	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	77396	375F	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: 09/24/19:

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

City Engineer: Detention is required.

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

Parks and Recreation: N/A Commercial



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 10/03/2019
Plat Name: Cook Road Plaza
Developer: Bowden Survey
Applicant: Bowden Land Services
App No/Type: 2019-1566 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	2.1060	Total Reserve Acreage:	2.1060
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77072	529J	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Sec 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. (Sec 42-155)
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. (Sec 42-41(14))
- 059.1. Acreage in title and on plat must match at recordation.
- 073.1. Replat Legal Description should include the legal description of all of the property being replatted with lot no., block no. and correct recorded document information.
- 134.18. Add to general notes on face of plat: This property(s) is located in Park Sector number 18. (Sec 42-1, Division 7)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5) & 44(6))
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate.
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (42-45)
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: 108

Action Date: 10/03/2019

Plat Name: Cook Road Plaza

Developer: Bowden Survey

Applicant: Bowden Land Services

App No/Type: 2019-1566 C2R

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - The plat is within a detention basin, this is part of City of Houston flood control, all the area is in the floodplain.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 10/03/2019
Plat Name: Covarrubias Estates
Developer: NONE
Applicant: Tetra Surveys
App No/Type: 2019-1728 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.1365	Total Reserve Acreage:	1.2498
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414P	ETJ

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. (Sec 42-41(14))

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy. (Sec 42-161)

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5) & 44(6))

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))

Provide plat note: "All lots shall have adequate wastewater collection service." (Sec 42-180 & 181)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 10/03/2019
Plat Name: Covarrubias Estates
Developer: NONE
Applicant: Tetra Surveys
App No/Type: 2019-1728 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

UVE should be checked at Castledale Drive and Hartley Road, and at Turn Street and Castledale Drive.

15'x15' ROW Cutback is required at corner of Castledale Drive and Turns Street and at corner of Castledale Drive and Hartley Road, if not already.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 10/03/2019
Plat Name: De La Garza Estates
Developer: JOSE DE LA GARZA
Applicant: Texas Field Services
App No/Type: 2019-1614 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1299	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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	453U	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. (42-41)(14)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (42-184)

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 Water/wastewater 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%.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 10/03/2019
Plat Name: Dorothy Heights
Developer: Doro Development
Applicant: The Interfield Group
App No/Type: 2019-1751 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1380	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Z	City

Conditions and Requirements for Approval

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.

PWE Traffic: 09/24/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 10/03/2019
Plat Name: Dunlavy Landing
Developer: 1801 Dunlavy LP.
Applicant: Building and Infrastructure Solutions
App No/Type: 2019-1613 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	492R	City

Conditions and Requirements for Approval

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. (Sec 42-41(2))

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

215. Add shared driveway plat notes: 1) Each lot shall be restricted to single family use. (Sec 42-145)

225. Minimum width allowed for a shared driveway is 18 feet, unless one of the performance standards for a 16 feet width is met. (Sec 42-145 & 146)

* This subdivision plat is required additional guest parking spaces. Provide the additional parking table for single-family residential use on face of the plat. (Sec 42-186) Provide a parking exhibit for on-street parking.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112

Action Date: 10/03/2019

Plat Name: Dunlavy Landing

Developer: 1801 Dunlavy LP.

Applicant: Building and Infrastructure Solutions

App No/Type: 2019-1613 C2R

Staff Recommendation:

Defer Additional
information reqd

PWE Traffic: 9/25/19:

A parking table needs to be added to the plat and the space shown on the plan. The parking space and trash cans from the solid waste plan should not overlap.

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

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active public sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer line contact the Joint Referral Committee.

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

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

Parks and Recreation: Please provide Demo Permit or Water Letter dated within the last 12 months for existing dwelling units.

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: 113
Action Date: 10/03/2019
Plat Name: Ella West Crossing
Developer: PINTO REALTY DEVELOPMENT, INC.
Applicant: BGE, Inc.
App No/Type: 2019-1602 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.9700	Total Reserve Acreage:	13.9700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 321
County	Zip	Key Map ©	City / ETJ
Harris	77038	412B	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: 113
Action Date: 10/03/2019
Plat Name: Ella West Crossing
Developer: PINTO REALTY DEVELOPMENT, INC.
Applicant: BGE, Inc.
App No/Type: 2019-1602 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-Chapter 42)
UVE should be checked for making right turn on red by SB traffic on Ella Blvd onto West Road. (chapter 10-COH geometric design guidelines, 10-23)

Limited scope TIA will be required before the review of site development plan addressing driveway locations and left turn lane requirements. (HC-permit regs, 12.02)

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



PLANNING &
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DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 10/03/2019
Plat Name: Groves Sec 33
Developer: LH Groves LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-1638 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.8500	Total Reserve Acreage:	1.3298
Number of Lots:	87	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 505
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	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. (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.

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

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors. (Ch. 42, Sec 191).

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 114

Action Date: 10/03/2019

Plat Name: Groves Sec 33

Developer: LH Groves LLC, a Delaware limited liability company

Applicant: BGE, Inc.

App No/Type: 2019-1638 C3R

Staff Recommendation:

Approve the plat subject to the conditions listed

Addressing: "LEADSIDE" sounds very similar to already existing "LEESIDE". Please choose another name for the applicable road segment.

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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

Sec 32 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

WB left turn lane will be required on Madera Run Pkwy at Radura Road. (HC-Permit regs)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 115
Action Date: 10/03/2019
Plat Name: Groves Sec 37
Developer: LH Groves LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2019-1656 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.7400	Total Reserve Acreage:	15.6200
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Ch. 42, Sec 150-160).

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Ch. 42, Sec 152(a)).

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. (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.

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

118. Add Drainage Easement plat notes: (211) The following restrictions shall pertain to any drainage easement contained within the boundaries of this plat: 1) Prohibits all properties abutting the easement from the construction of fences or buildings, whether temporary or permanent, and the installation or maintenance of planting or other obstructions to the operation and maintenance of the drainage facility within the drainage easement; and 2) Prohibits any property abutting the drainage easement from drainage directly into the drainage easement except by means of a drainage structure approved by the director of public works and engineering or the authorized public drainage or flood control official. (Ch. 42, Sec 211).

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115

Action Date: 10/03/2019

Plat Name: Groves Sec 37

Developer: LH Groves LLC, a Delaware limited liability company

Applicant: BGE, Inc.

App No/Type: 2019-1656 C3R

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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

UVE should be checked at Hickory Arroyo Drive and Madera Run Pkwy. (chapter 10-COH geometric design guidelines, 10-23)

NB Left turn lane will be required on Madera Run Pkwy at Hickory Arroyo Drive. (HC-permit regs)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116

Action Date: 10/03/2019

Plat Name: Hallmark Reserve

Developer: Brazos Presbyterian Homes, Inc.

Applicant: Total Surveyors, Inc.

App No/Type: 2019-1673 C2R

Staff Recommendation:

Disapprove

Total Acreage:	5.2629	Total Reserve Acreage:	5.2629
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:	UPTOWN MGMT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77056	491R	City

Conditions and Requirements for Approval

181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.

206. Staff recommendation is disapproval for the following reasons.

For Your Information:

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

Addressing: Please change street type of San Felipe Road to Street on plat.

Parks and Recreation: This property is located in Park Sector 9.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 10/03/2019
Plat Name: Hamblen Estates
Developer: Antonio Roman
Applicant: Survey Solutions of Texas
App No/Type: 2019-1737 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.1100	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Ch.42, Sec 150-160).

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (Ch. 42, Sec 157(b)).

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 117
Action Date: 10/03/2019
Plat Name: Hamblen Estates
Developer: Antonio Roman
Applicant: Survey Solutions of Texas
App No/Type: 2019-1737 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

PWE Traffic: 10/02/19:

No comments.

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%.

Missing B.L.

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

Parks and Recreation: Revise parks table to show 2 proposed, 0 existing, 2 incremental dwelling units.

Addressing: The location map in the top right corner is incorrect. Please correct the PROJECT LOCATION to encompass the correct street range.

PWE Utility Analysis: 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.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	118	Staff Recommendation:	Defer Additional information reqd
Action Date:	10/03/2019		
Plat Name:	Harrisburg partial replat no 2		
Developer:	8322 E MAGNOLIA LLC		
Applicant:	CE Engineers & Development Consultants, INC		
App No/Type:	2019-1662 C2R		

Total Acreage:	2.3500	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77012	535B	City

Conditions and Requirements for Approval

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

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (42-161)

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)(14)

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

For Your Information:

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

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 water/wastewater 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119

Action Date: 10/03/2019

Plat Name: Heritage Crossing

Developer: Neighborhood Recovery Community Development Corporation

Applicant: Pioneer Engineering, LLC

App No/Type: 2019-1594 C3R

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	10.5414	Total Reserve Acreage:	0.0000
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573U	City/ETJ

Conditions and Requirements for Approval

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

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

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

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(5) & 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.

Addressing: "HERITAGE" road NAME is already used in other subdivisions. Please choose another name
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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 10/03/2019
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:
Approve the plat subject to
the conditions listed

Total Acreage:	9.6169	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)

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 10/03/2019
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:
Approve the plat subject to
the conditions listed

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

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

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

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

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

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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 121
Action Date: 10/03/2019
Plat Name: Hofheinz Heights South
Developer: Heights Studemont Purchase Company LLC
Applicant: M2L Associates, Inc.
App No/Type: 2019-1612 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4304	Total Reserve Acreage:	0.4304
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

Conditions and Requirements for Approval

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

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)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 water/wastewater 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.

Addressing: Studewood is "Studewood Street". Please add street type to plat.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 122
Action Date: 10/03/2019
Plat Name: Houmont Park Addition partial replat no 1
Developer: NONE
Applicant: Tetra Surveys
App No/Type: 2019-1533 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.6650	Total Reserve Acreage:	0.6650
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	77044	456H	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)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: 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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

We have received the subject plat. 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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210).



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 123
Action Date: 10/03/2019
Plat Name: Houston Healthcare Medical Center
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1678 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7109	Total Reserve Acreage:	1.7109
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	533A	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.

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)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: 123
Action Date: 10/03/2019
Plat Name: Houston Healthcare Medical Center
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1678 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 water/wastewater 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.

Addressing: Please make the following changes to street names / types on plat:

CAROLINA BLVD to CAROLINE STREET

EWING AVE to EWING STREET

HERMANN AVE to HERMANN 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: 124
Action Date: 10/03/2019
Plat Name: Independence Heights Corner
Developer: Tradewinds Homes LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1645 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1470	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453P	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. 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 water/wastewater 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%.

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 125
Action Date: 10/03/2019
Plat Name: Kipling School at Shepherd
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1757 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3444	Total Reserve Acreage:	0.3444
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

Conditions and Requirements for Approval

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

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)(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 Traffic: 09/24/19:

No comments.

City Engineer: DETENTION MAYBE REQUIRED SUBJECT TO IMPERVIOUS COVER MORE THAN 65%.

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

PWE Utility Analysis: 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.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 126
Action Date: 10/03/2019
Plat Name: Lawrence Street Landing
Developer: Century Custom Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1707 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1206	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	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(a))).

For Your Information:

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

PWE Traffic: 09/25/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 127
Action Date: 10/03/2019
Plat Name: Long Point Reserve
Developer: Pars-Trans Enterprises, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1738 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4700	Total Reserve Acreage:	1.4200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	450X	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.

City Engineer: DETENTION IS REQUIRED.

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

PWE Utility Analysis: 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.

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 128
Action Date: 10/03/2019
Plat Name: Martinez Gardens
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1508 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

For Your Information:

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

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

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Please add the note "No land is being established as Private Park or dedicated to the public for Park purposes".
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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129
Action Date: 10/03/2019
Plat Name: Oakridge Addition partial replat no 1
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No/Type: 2019-1630 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2870	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 129

Action Date: 10/03/2019

Plat Name: Oakridge Addition partial replat no 1

Developer: PRIME TEXAS SURVEYS LLC

Applicant: SEM SERVICES

App No/Type: 2019-1630 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 wastewater 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 &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 130
Action Date: 10/03/2019
Plat Name: Old Town Spring Park
Developer: Design Network Inc.
Applicant: Cervantes Engineering, Inc.
App No/Type: 2019-1418 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.6700	Total Reserve Acreage:	1.6700
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
Harris	77373	292L	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)

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

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

Add CenterPoint note: 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: 130
Action Date: 10/03/2019
Plat Name: Old Town Spring Park
Developer: Design Network Inc.
Applicant: Cervantes Engineering, Inc.
App No/Type: 2019-1418 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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Oak Street will need to be improved for access otherwise access denied on Oak Street (Harris County permit regulations)

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 . (Chapter 366 from THSC and Chpters 7, 37 of TWC, local order 210)

UVE should be checked at Caroline Street and West Hardy Road. (chapter 10-COH geometric design guidelines, 10-23)

Label reason for replat (COH-Chapter 42)

20'x20' ROW cutback is required at corner of Spring Stuebner Road and West Hardy Road and at corner of Oak Street and Spring Stuebner Road. (COH geometric Design guidelines, 10-22)

15'x15' ROW cutback is required at corner of Caroline Street and West Hardy Road, and at corner of Caroline Street and Oak Street. (COH geometric Design guidelines, 10-22)

All sides of the intersections should be shown.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 131
Action Date: 10/03/2019
Plat Name: Patio Homes At Dunlavy
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2019-1634 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	492R	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

Submit applications online at 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%.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 132
Action Date: 10/03/2019
Plat Name: Poindexter Estate Plaza
Developer: POINDEXTER FAMILY TRUST
Applicant: Bowden Land Services
App No/Type: 2019-1558 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5870	Total Reserve Acreage:	0.5870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	533V	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.

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - The Vicinity Map does not correspond to the plat location, please correct it.

Parks and Recreation: N/A Commercial

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133
Action Date: 10/03/2019
Plat Name: Ram Airtex North
Developer: ARAC SERVICES LLC,
Applicant: Atkinson Engineers
App No/Type: 2019-1709 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	1.3806	Total Reserve Acreage:	1.3806
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	373A	ETJ

Conditions and Requirements for Approval

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

207.1. Staff requests a two week deferral per Harris County Eng. request

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 133

Action Date: 10/03/2019

Plat Name: Ram Airtex North

Developer: ARAC SERVICES LLC,

Applicant: Atkinson Engineers

App No/Type: 2019-1709 C2R

Staff Recommendation:

Defer Additional
information reqd

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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

County concurrence is needed to abandon N-S ROW and old Airtex ROW. Plat is requested to be deferred.

Old Airtex ROW will need to be abandoned by separate instrument prior to or simultaneously with this plat. contact HC-RPD, Tom Faulkner

Add 25 foot building line

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

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 134
Action Date: 10/03/2019
Plat Name: Reserve at the Museums
Developer: Texas Living Homes, LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1599 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1279	Total Reserve Acreage:	0.0000
Number of Lots:	3	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

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)

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

Add the following notes to the face of the plat: 1)Transit Corridor: For any proposed development or improvement on a transit corridor street or type A street the property owner may build up to the property line abutting the transit corridor street or the type A street, but no closer than 15 feet from the back of curb, if the owner provides a pedestrian realm in accordance with 42-402, Transit corridor street and type A street pedestrian access standards. (Sec 42-401 thru 406)

2)Transit Corridor: A building line requirement of 25 feet is required along XXXX (street name), unless a pedestrian realm plan is submitted for site plan review. The pedestrian realm plan shall comply with 42-402, Transit corridor street and type A street pedestrian access standards, which may be updated from time to time.

Sec 42-146 (1): The shared driveway is equal to or less than 100 feet in length.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 134

Action Date: 10/03/2019

Plat Name: Reserve at the Museums

Developer: Texas Living Homes, LLC

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2019-1599 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

Our records indicate that there is an active public sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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

Parks and Recreation: Number of dwelling units in table and notes #5 do not match.

Addressing: Please change street type of Wheeler Avenue to Street on plat.

City Engineer: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 135
Action Date: 10/03/2019
Plat Name: Sadler Vista
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1739 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.3946	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454E	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. (41-42) (14)

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.

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 136
Action Date: 10/03/2019
Plat Name: Sawyer Yards Mix
Developer: 1502 Sawyer LLC
Applicant: Terra Surveying Company, Inc.
App No/Type: 2019-1695 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.9780	Total Reserve Acreage:	4.9290
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	493F	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) 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.
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: No building is allowed within any public utilities easement. Detention is required.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 137
Action Date: 10/03/2019
Plat Name: Shiloh Business Park
Developer: robinson surveying inc
Applicant: Robinson Surveying Inc.
App No/Type: 2019-1665 C2

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	3.9732	Total Reserve Acreage:	3.9732
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	370G	ETJ

Conditions and Requirements for Approval

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

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

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

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.

1. Plat was submitted as Class 2 plat must must be converted to class 2 REPLAT during deferral period.
2. Provide all record information for ROW abutting the plat.
3. Add surveyors seal to surveyor paragraph.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 137

Action Date: 10/03/2019

Plat Name: Shiloh Business Park

Developer: robinson surveying inc

Applicant: Robinson Surveying Inc.

App No/Type: 2019-1665 C2

Staff Recommendation:

Defer Additional
information reqd

PWE Utility Analysis: Approved

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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 . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 138
Action Date: 10/03/2019
Plat Name: Signature Electric at Humble Estates
Developer: Signature Electric Services
Applicant: Pape-Dawson Engineers, Inc.
App No/Type: 2019-1732 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.3870	Total Reserve Acreage:	0.3870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375N	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)

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

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

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

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

1. Provide record information for Bender Rd.
2. Enlarge Drawing.
3. Zoom in and center vicinity map
4. Show all symbols and abbreviations used on plat in the plat legend.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 138
Action Date: 10/03/2019
Plat Name: Signature Electric at Humble Estates
Developer: Signature Electric Services
Applicant: Pape-Dawson Engineers, Inc.
App No/Type: 2019-1732 C2R

Staff Recommendation:
Defer Additional
information reqd

City Engineer: Detention is required.

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

Addressing: Please change street type of KURT ROAD to DRIVE on plat.

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

PWE Utility Analysis: 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.

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 139
Action Date: 10/03/2019
Plat Name: South Rice Reserve
Developer: C. Stephen and Claudette Colwell and Jeffrey J. Tomkins, Trustee
Applicant: BGE, Inc.
Ann No/Type: 2019-1626 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	2.0880	Total Reserve Acreage:	2.0880
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77081	531C	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 42-45)
- 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.

PWE Utility Analysis: Approve
 City Engineer: Detention is required.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 140
Action Date: 10/03/2019
Plat Name: South Union Sec 1 partial replat no 1
Developer: Qazi LLC
Applicant: RP & Associates
App No/Type: 2019-1622 C2R

Staff Recommendation:
 Disapprove

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and Requirements for Approval

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units. (Sec 42-254)

181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015. (Section 212.015; Sec 42-49)

206. Staff recommendation is disapproval for the following reasons: public hearing required and violates deed restrictions (building line, lot area and lot 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.

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: Applicant must show survey with existing dwelling unit or provide demolition survey within the last 12 months. If applicant cannot meet these requirements incremental units must be 2, and existing units must be 0.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 141
Action Date: 10/03/2019
Plat Name: Studewood Shops
Developer: Berlanga Brothers
Applicant: Bowden Land Services
App No/Type: 2019-1562 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3271	Total Reserve Acreage:	0.3271
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

Conditions and Requirements for Approval

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

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)

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

Deferral by applicant request: Plat is within a pending Minimum Lot Size Area application. Plat cannot move forward until city council makes a decision on pending MLSA Ordinance.

For Your Information:

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

PWE Traffic: 09/24/19:

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 comment.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 142
Action Date: 10/03/2019
Plat Name: Timber Crossing West
Developer: KB Homes
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1596 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	22.1540	Total Reserve Acreage:	6.2900
Number of Lots:	93	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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 142
Action Date: 10/03/2019
Plat Name: Timber Crossing West
Developer: KB Homes
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1596 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

007.5. Provide written approval from County Commissioners Court regarding the abandonment of a street, alley, or easement prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. (Local Govt Code Sec 272.001)

012.2. Coordinate utility easements with CenterPoint Energy.

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

023. Single family residential lots outside the city can have a reduced front BL of 10' with 20' garage BL when using the typical lot layout. Add BL 156(b) illustration and notes on the plat. (Sec 42-156(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. (Sec 42-40(c) & 42-44(1))

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

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

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

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. (Sec 42-1)

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

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (Sec 42-183)

157. Provide streets names for each street. (Sec 41-22 & 42-133)

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:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 142
Action Date: 10/03/2019
Plat Name: Timber Crossing West
Developer: KB Homes
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2019-1596 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 Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-Chapter 42)

See comments on markup on lot widths around knuckles and cul de sacs and corner lots

UVE should be checked at Willow Briar Drive and Darbydale Drive, and at Willow Timber Drive and Ella Blvd. (chapter 10-COH geometric design guidelines, 10-23)

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



PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 143
Action Date: 10/03/2019
Plat Name: United Front Alvin on Freeport Street
Developer: ADVANCE SURVEYING, INC.
Applicant: Advance Surveying, Inc.
App No/Type: 2019-1568 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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)
158. Provide for the dedication of widening for Freeport Street 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)
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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 144
Action Date: 10/03/2019
Plat Name: Views at Tidwell Road
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1365 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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)

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

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

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

For Your Information:

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

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

City Engineer: Detention 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.



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Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 145
Action Date: 10/03/2019
Plat Name: Villas at 43rd Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1619 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:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453J	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. (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 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: 146
Action Date: 10/03/2019
Plat Name: Waverly Farms Plaza
Developer: RIMES 5D STUDIO, INC
Applicant: Century Engineering, Inc
App No/Type: 2019-1696 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.5278	Total Reserve Acreage:	4.5278
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	373M	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.

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.

134.20. Add to general notes on face of plat: This property(s) is located in Park Sector number 20.

A01. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 146
Action Date: 10/03/2019
Plat Name: Waverly Farms Plaza
Developer: RIMES 5D STUDIO, INC
Applicant: Century Engineering, Inc
App No/Type: 2019-1696 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please, attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Provide park sector and multifamily note. This is park sector 20.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 147
Action Date: 10/03/2019
Plat Name: West 43rd Reserve
Developer: B&G Dirt Road Properties, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1643 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7705	Total Reserve Acreage:	0.7705
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451E	City

Conditions and Requirements for Approval

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

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

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

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

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

1. Dimension building line encroachments from property line
2. Remove existing building facade outside of building line : Only show building facade that encroaches building line.
3. Dimension West 43rd ROW

For Your Information:

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

PWE Traffic: 09/24/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Parks and Recreation: Park Sector 10

Addressing: Please change street types of COTTON ROAD to DRIVE, and of DAYCO DRIVE to STREET, on plat.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 148
Action Date: 10/03/2019
Plat Name: Avondale Square partial replat no 2
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-1576 C3N

Staff Recommendation:
Defer per Council
Member's request

Total Acreage:	5.4850	Total Reserve Acreage:	0.4300
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450J	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.

032. COS area may include the square footage of a building's ground floor that is used for recreational purposes. Follow the requirements established for a Recreational Building Plan. (Ament_185_cos.doc) Provide revised amenities plan for this plat and clearly delineate the square footage of the building's ground floor and state on the plat the square footage of the ground floor will be used for COS on the face of the plat.

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

Council Member Stardig requests a two week deferral to allow time for the developer to speak with the Community concerning the variance request and this replat. The applicant must provide revised information before noon next Wednesday.

Please note that since this plat is recommended to be deferred, it is the applicant's responsibility to update the notification sign to the new public hearing date following Commission Action, and email a picture to staff no later than Monday morning following the deferral of the plat. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>) Sec 42-49

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 148
Action Date: 10/03/2019
Plat Name: Avondale Square partial replat no 2
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-1576 C3N

Staff Recommendation:
Defer per Council
Member's request

PWE Traffic: 10/02/19:

Parking can be accommodated along the proposed streets as shown in the attached parking plan.

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

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@Ridemetrol.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 8614 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.

City Engineer: Detention is required. In the floodplain, need drainage plan. WLE & STM S E can not overlap, which is not allowed.

Harris County Flood Control District: Flood Control review - Name the HCFCD Easement at the northern boundary of the plat as Drainage Channel E115-09-00 (see uploaded PDF).

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.

Houston Planning Commission

ITEM: 148

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Avondale Square partial replat no 2

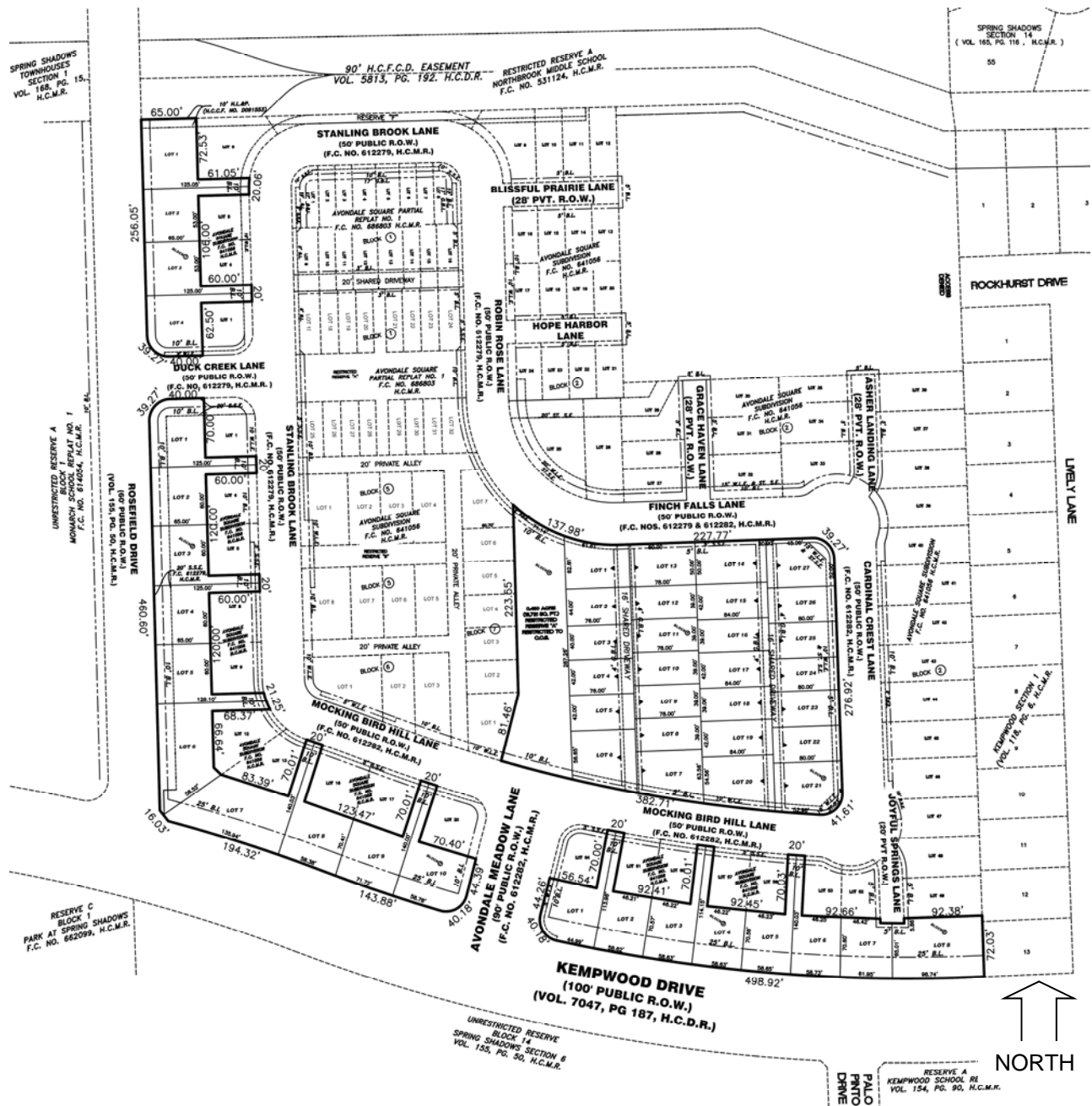
Applicant: Tri-Tech Surveying Co., Tri-Tech Engineering, LP



C – Public Hearings with Variance Site Location

Meeting Date: 10/03/2019

Applicant: Tri-Tech Surveying Co., Tri-Tech Engineering, LP



Subdivision

Houston Planning Commission

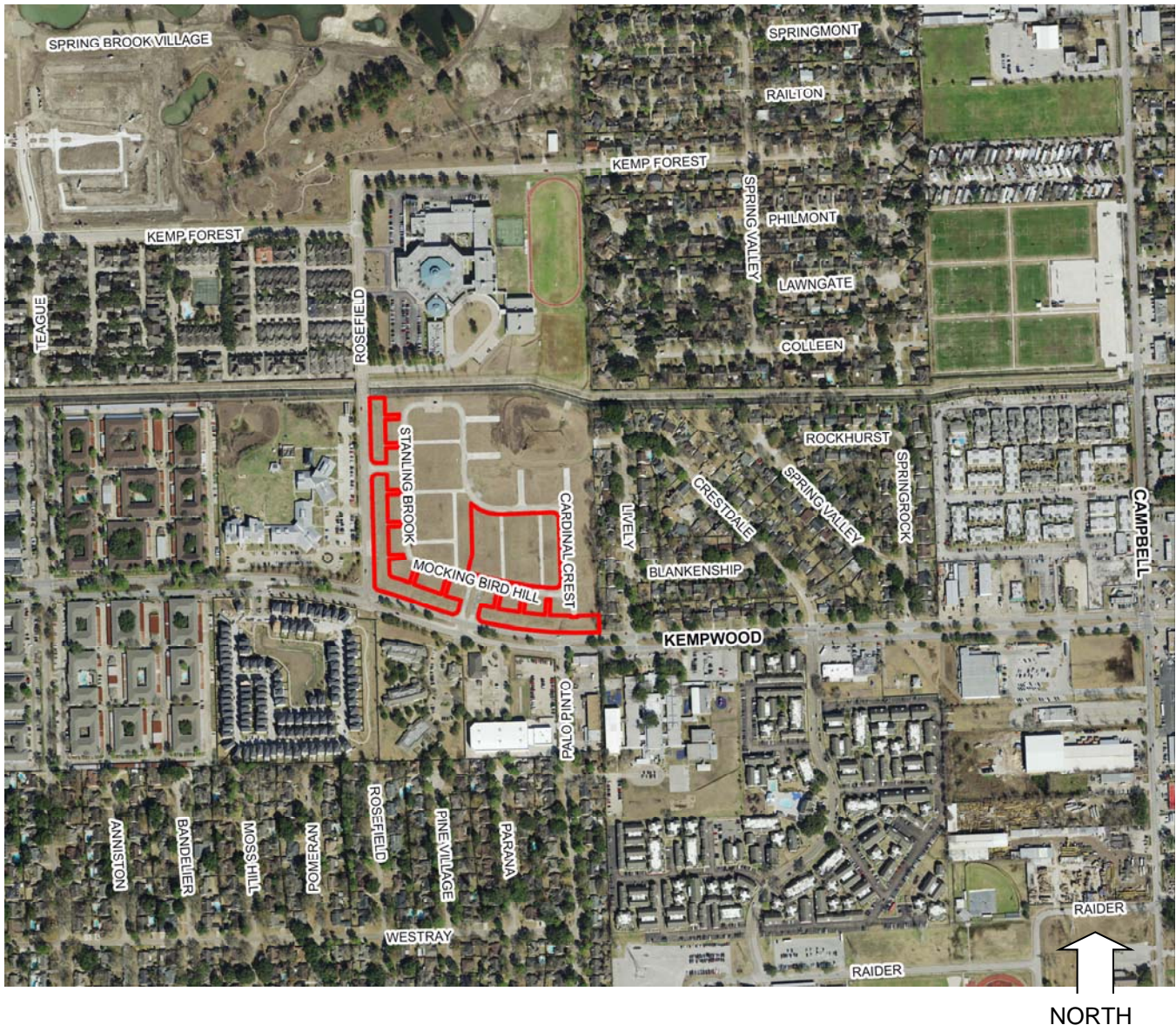
ITEM: 148

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Avondale Square partial replat no 2

Applicant: Tri-Tech Surveying Co., Tri-Tech Engineering, LP



C – Public Hearings with Variance

Aerial



Application Number: 2019-1576

Plat Name: Avondale Square partial replat no 2

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

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:

The variance being sought is to allow reserves restricted to COS, landscaping, recreational uses, and incidental underground utility purposes to be replatted into lots.

Chapter 42 Section: 193

Chapter 42 Reference:

The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

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 plat of Avondale Square Subdivision, per note number nine, dedicated Reserves A, D, & H-J, as reserves restricted to "compensating open space, landscaping, recreational uses, and incidental underground utility purposes" that "may also be used in whole or part for single-family residential purposes if the area is replatted". This partial replat provides adequate compensating open space per its own requirements and leaves adequate compensating open space for the remaining lots not a part of this partial replat. There is also an open-space amenities plan proposed for this project to allow the ground floor of a recreational building to be included as COS. The entirety of Avondale Square, including all partial replats and this partial replat, has enough COS to meet minimum requirements and goes further by proposing an open-space amenities plan by improving a large central reserve for the benefit of all owners of lots within Avondale Square. The lots that are partial replats of reserves are: Lots 1-4, Block 1, being a replat of Lots 2-3, 6-7, & Reserve D, Block Two (2); and, Lots 1-10, Block 2, being a replat of Lots 2-3, 6-7, 10-11, 14-15, 18-19, & Reserve A, Block 1; and, Lots 1-8, Block 3, being a replat of Lots 50-51, 54-55, 58-59, 62-63, & Reserve H, Block 2; and, Lots 1-20 & Reserve A, Block 4, being a replat of Lots 8-13 & a partial replat of Reserve J, Block 7, and a replat of Lots 1-14 & Reserve I, Block 8. There is sufficient compensating open space remaining in Avondale Square Subdivision and the proposed replat provides sufficient compensating open space for the proposed lots. The plat note states that the reserves may be replatted into lots in the future.

(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 plat of Avondale Square Subdivision, per note number nine, dedicated Reserves A, D, & H-J, as reserves restricted to "compensating open space, landscaping, recreational uses, and incidental underground utility purposes" that "may also be used in whole or part for single-family residential purposes if the area is replatted". This partial replat provides

adequate compensating open space per its own requirements and leaves adequate compensating open space for the remaining lots not a part of this partial replat. There is also an open-space amenities plan proposed for this project to allow the ground floor of a recreational building to be included as COS. The entirety of Avondale Square, including all partial replats and this partial replat, has enough COS to meet minimum requirements and goes further by proposing an open-space amenities plan by improving a large central reserve for the benefit of all owners of lots within Avondale Square. The lots that are partial replats of reserves are: Lots 1-4, Block 1, being a replat of Lots 2-3, 6-7, & Reserve D, Block Two (2); and, Lots 1-10, Block 2, being a replat of Lots 2-3, 6-7, 10-11, 14-15, 18-19, & Reserve A, Block 1; and, Lots 1-8, Block 3, being a replat of Lots 50-51, 54-55, 58-59, 62-63, & Reserve H, Block 2; and, Lots 1-20 & Reserve A, Block 4, being a replat of Lots 8-13 & a partial replat of Reserve J, Block 7, and a replat of Lots 1-14 & Reserve I, Block 8. Sec. 42-193 states that subdivision containing lots restricted to single-family use may be replatted to amend a plat restriction, but does not include provisions to replat a reserve restricted to compensating open space. This plat proposes 49 Lots and one reserve with some of the lots being replats of compensating open space reserves dedicated per Avondale Square Subdivision (Film Code No. 641056, Harris County Map Records).

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

An open-space amenities plan is being proposed with this project and the plat note states that the reserves may be replatted into lots. Chapter 42 does not provide standards for replatting COS reserves.

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

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision provides adequate COS per current requirements and leaves adequate COS for the remaining subdivision. All applicable building lines are remaining unchanged. The open-space amenities plan submitted with this plat application provides a walkable area for the owners of lots within this subdivision.

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

There is sufficient COS reserve in the subdivision and replatting this area into lot space does not pose a threat to public health, safety, or welfare. Adequate building setback lines remain.

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

Economic hardship is not factored into the justification for the variance as there is an open-space amenities plan being proposed with this replat. The plat note allowing the replatting of this area into lot space and the adequate remaining COS means this replat is still meeting all the requirements of Chapter 42.



Application No: 2019-1576

Agenda Item: 148

PC Action Date: 10/03/2019

Plat Name: Avondale Square partial replat no 2

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Staff Recommendation: [Defer per Council Member's request](#)

Chapter 42 Sections: 193

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

The variance being sought is to allow reserves restricted to COS, landscaping, recreational uses, and incidental underground utility purposes to be replatted into lots.;

Basis of Recommendation:

The site is located north along Kempwood Drive and west along Rosefield Drive in Houston Corporate Limits. The reason for replat is to create 49 single family residential lots, one reserve and two shared driveways. The applicant is also seeking a variance to allow reserves restricted to COS, landscaping, recreational uses, and incidental underground utility purposes to be replatted into lots. Council Member Stardig has requested that this item be deferred to allow the applicant time to meet with the community concerning this request. Staff's recommendation is to defer the plat per the Council Member's request.

Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



CITY OF HOUSTON
Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 10, 2019

Dear Property Owner:

Reference Number: 2019-1576

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Avondale Square**". This proposal includes the replatting of a portion of all of Lots 2,3,6,7, and Reserve D, Block 2; all of Lots 2,3, 6,7, 10,11, 14,15, 18,19, & Reserve. A, Block 1, all of Lots 50,51, 54,55, 58,59, 62,63, and Reserve H, block 2 and lots 1-7 and adjoining 20 foot private alley, block 9 and lots 1-14, Reserve I and adjoining 20 foot private alley, block 8 and lots 7 -13 and reserve J, block 7, as recorded at Film Code No. 641056 of the Harris County Map Records. The new subdivision name is "**Avondale Square partial replat no 2**".

The property is located at east of Rosefield Drive, west of Stanling Brook Lane along Mocking Bird Hill Lane west of Cardinal Crest Lane, south along Finch Falls Lane and north of Kempwood Drive..

The purpose of the partial replat is to To create 49 single family lots, one reserve, two shared driveways, and to remove COS reserves..

The applicant, Kester Josh, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of Lovett Homes, can be contacted at 713-667-0800 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 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, October 3, 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.

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 Larry V. Green Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
Controller: Chris B. Brown

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.

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 149
Action Date: 10/03/2019
Plat Name: Emancipation Reserve
Developer: Karim Nasreddin
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1565 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.3444	Total Reserve Acreage:	0.3444
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

For Your Information:

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

PWE Traffic: 09/24/19:

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

Parks and Recreation: Correct Park Sector is 15.

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: 149

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Emancipation Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Emancipation Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 149

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Emancipation Reserve

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 9, 2019

Dear Property Owner:

Reference Number: 2019-1565

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of **"McIlhenny ROW, Dowling Villas, and Subdivision of 10 Acre Lots 1, 2, 3 and 4 in Holemann's Survey"**. This proposal includes the replatting of Lots 1-3, Block 1, McIlhenny ROW, Lots 1-3, Block 1 Dowling Villas, and Lot 10, Block C, as recorded in F.C. No. 661040, F.C. No. 676578, and Volume 11, Page 331 of the Harris County Map Records. The new subdivision name is **"Emancipation Reserve"**.

The property is located at the north-east intersection of Emancipation Avenue and McIlhenny Street. The purpose of the replat is to create one unrestricted reserve. The applicant, Kevin Kolb, with Total Surveyors, Inc., can be contacted at 281-479-8719.

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

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

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

Thursday, October 3, 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.

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: 150
Action Date: 10/03/2019
Plat Name: Grand Vista Sec 17 partial replat no 1
Developer: Taylor Morrison of Texas Inc.
Applicant: Costello, Inc.
App No/Type: 2019-1578 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4108	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526R	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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Submit FP to FBC for formal review
2) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approved
City Engineer: 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: 150

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Grand Vista Sec 17 partial replat no 1

Applicant: Costello, Inc



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 150

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Grand Vista Sec 17 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

September 9, 2019

Dear Property Owner:

Reference Number: 2019-1578

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Grand Vista Sec 17**". This proposal includes the replatting of Lots 31 and 37, Block 1 as recorded in Fort Bend County File No. 20190108 of the Fort Bend County Official Public Records. The new subdivision name is "**Grand Vista Sec 17 partial replat no 1**".

The property is located at the corner of Rimini Cove Court and Twilight Arbor Trail. The purpose of the replat is to revise the side building lines from 15 feet to 10 feet. The applicant, Jorge De La Rosa, with Costello Inc., on behalf of Taylor Morrison of Texas 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, October 3, 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.

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 151
Action Date: 10/03/2019
Plat Name: Lanier Place partial replat no 4
Developer: CityScape Property Development, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1462 C3N

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:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492U	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 151

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Lanier Place partial replat no 4 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

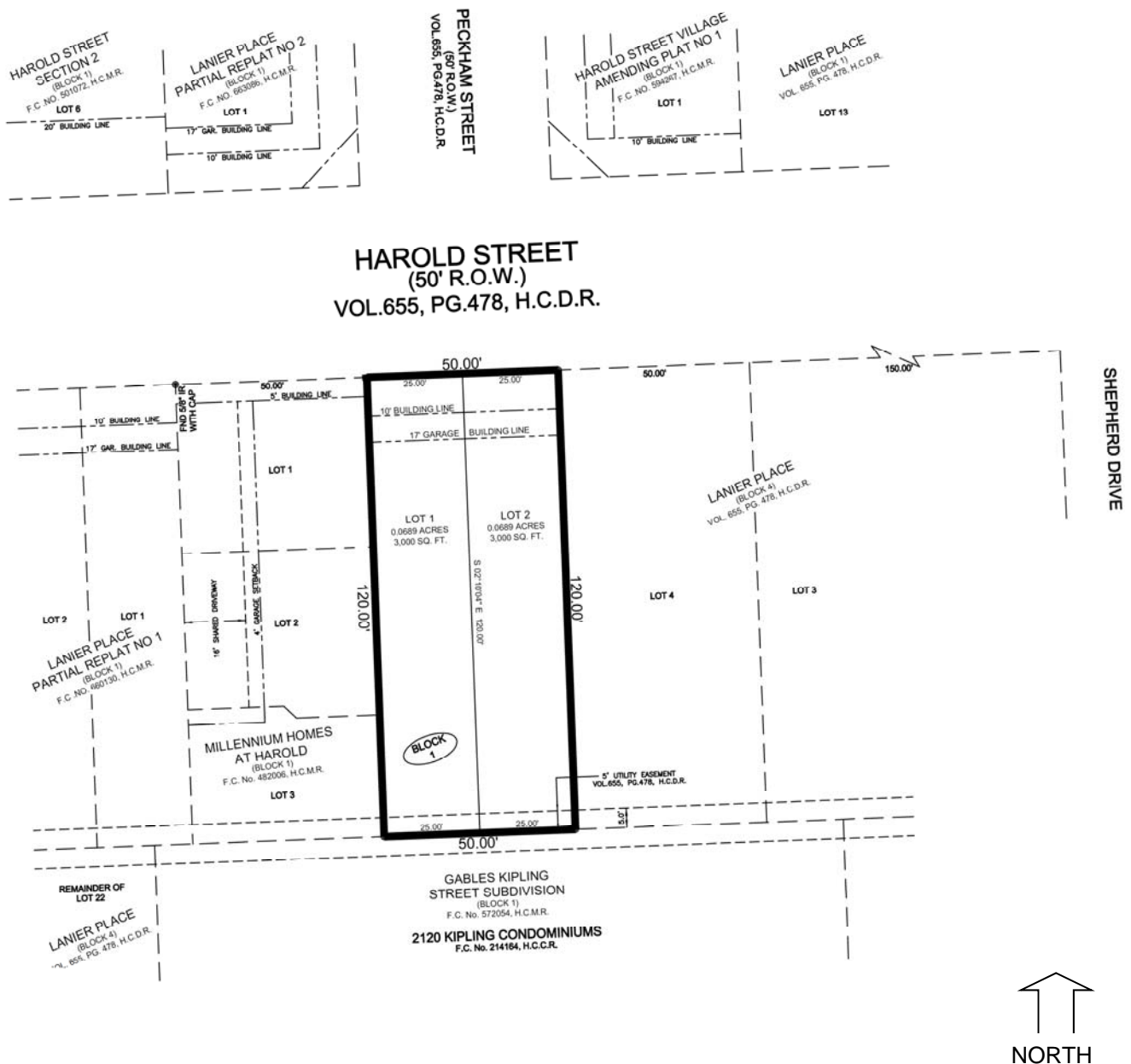
ITEM: 151

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Lanier Place partial replat no 4 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 151

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Lanier Place partial replat no 4 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



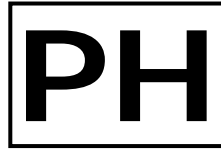
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 23, 2019

Dear Property Owner:

Reference Number: 2019-1462

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Lanier Place**" subdivision. This proposal includes the replatting of all of Lot 5, Block 4, as recorded in Volume 655, Page 478 of the Harris County Deed Records. The new subdivision name is "**Lanier Place partial replat no 4**".

The property is located along and south of Harold Street between Greenbriar Drive and Shepherd Drive. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., can be contacted at 281-479-8719.

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

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

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

Thursday, September 19, 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.

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 152
Action Date: 10/03/2019
Plat Name: McFarland Court partial replat no 2 and extension
Developer: 3200 I45, LLC
Applicant: GBI Partners, LP
App No/Type: 2019-1414 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.7990	Total Reserve Acreage:	1.7990
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	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. (42-162)
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

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

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

City Engineer: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.

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

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

Houston Planning Commission

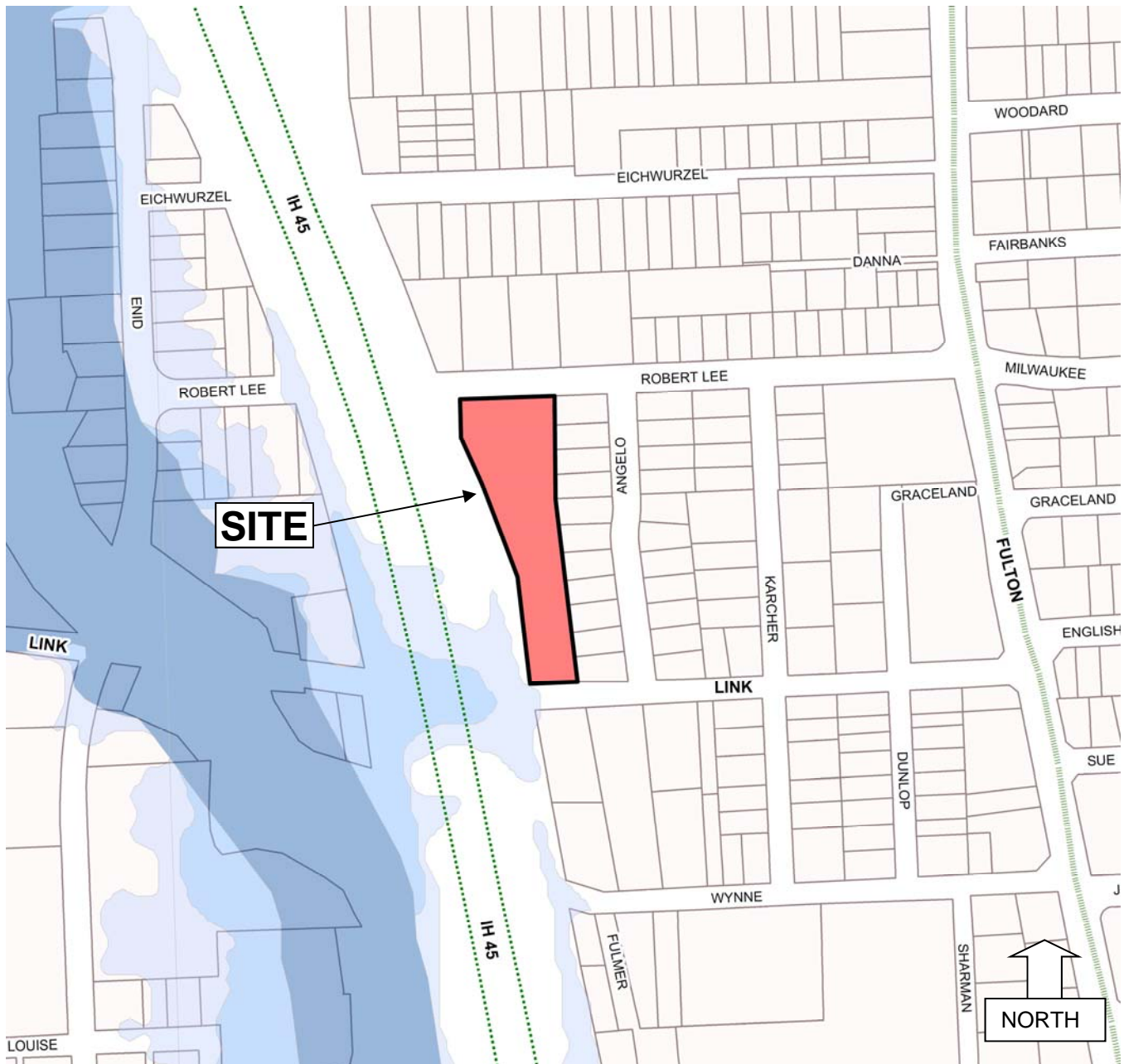
ITEM: 152

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: McFarland Court partial replat no 2 and extension (DEF 1)

Applicant: GBI Partners, LP



C – Public Hearings

Site Location

Houston Planning Commission

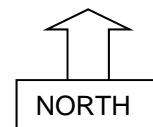
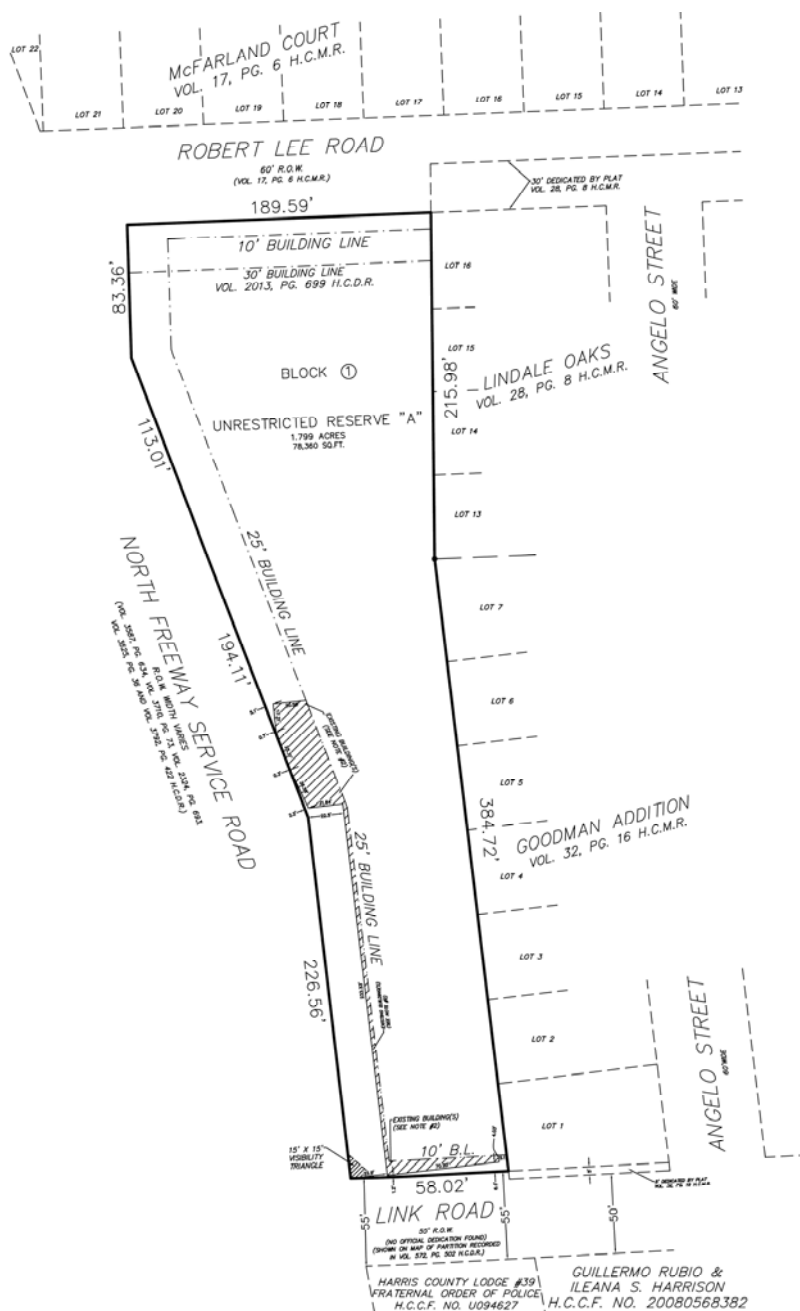
ITEM: 152

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: McFarland Court partial replat no 2 and extension (DEF 1)

Applicant: GBI Partners, LP



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 152**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: McFarland Court partial replat no 2 and extension (DEF 1)

Applicant: GBI Partners, LP



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 26, 2019

Dear Property Owner:

Reference Number: 2019-1414

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of **"McFarland Court"**. This proposal includes the replatting of Lot 60 McFarland Court, as recorded in Volume 17, Page 6 of the Harris County Map Records, as well as Unrestricted Reserve "A", Block 1 of McFarland Court partial replat no 1 and extension. The new subdivision name is **"McFarland Court partial replat no 2 and extension"**.

The property is located at the northeast corner of Interstate 45 and Link Road.

The purpose of the replat is to create one unrestricted reserve.

The applicant, Kyle Duckett, with GBI Partners, L.P. on behalf of 3200 I45, LLC, can be contacted at 281-499-4539.

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 19, 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.

See reverse side for useful information.

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

Terminology

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

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Planning Department Staff Authority and Obligation

- 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: 153
Action Date: 10/03/2019
Plat Name: Melody Oaks partial replat no 21
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No/Type: 2019-1567 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2380	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	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.

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

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 (%) and 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.

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: Revise parks table and notes to declare 2 existing, 3 proposed and 1 incremental dwelling unit.

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

Houston Planning Commission

ITEM: 153

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Melody Oaks partial replat no 21

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 153

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Melody Oaks partial replat no 21

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

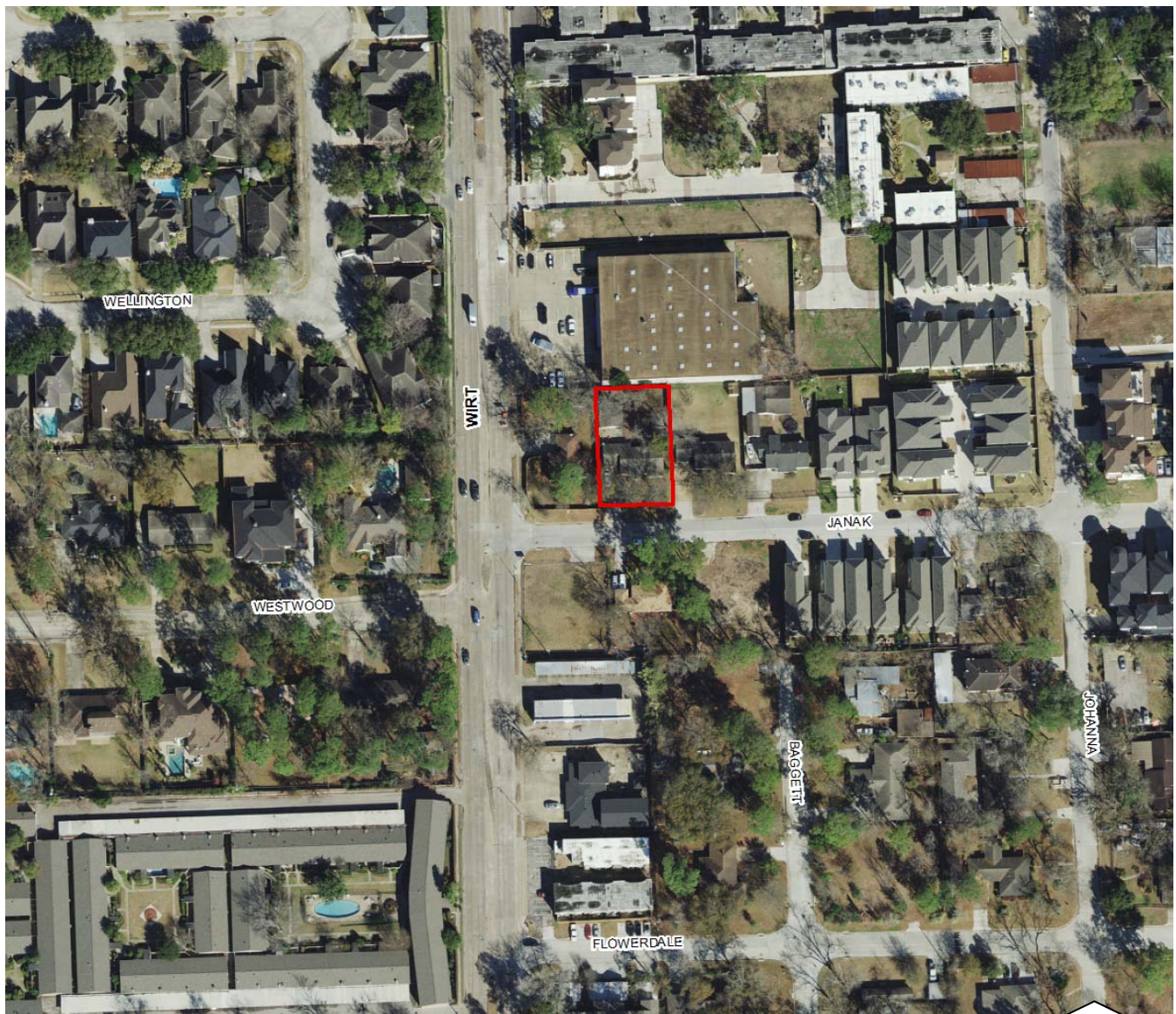
ITEM: 153

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Melody Oaks partial replat no 21

Applicant: The Interfield Group



NORTH

C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 10th, 2019

Dear Property Owner:

Reference Number: 2019-1567

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Melody Oaks**". This proposal includes the replatting of Lot 2 of Block 4, as recorded in Volume 29 Page 37 of the Harris County Map Records. The new subdivision name is "**Melody Oaks partial replat no 21**".

The property is located north along Janak Drive and east of Wirt road.

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

The applicant, **Mary Villareal**, with **The interfiled Group**, can be contacted at **713-780-0909**.

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

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

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

Thursday, October 3, 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.

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: 154
Action Date: 10/03/2019
Plat Name: Oak Grove partial replat no 1 replat no 1
Developer: CMC INTERPRISES
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1491 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5000	Total Reserve Acreage:	0.0184
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452Q	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42-42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42-42 & 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: 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.

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

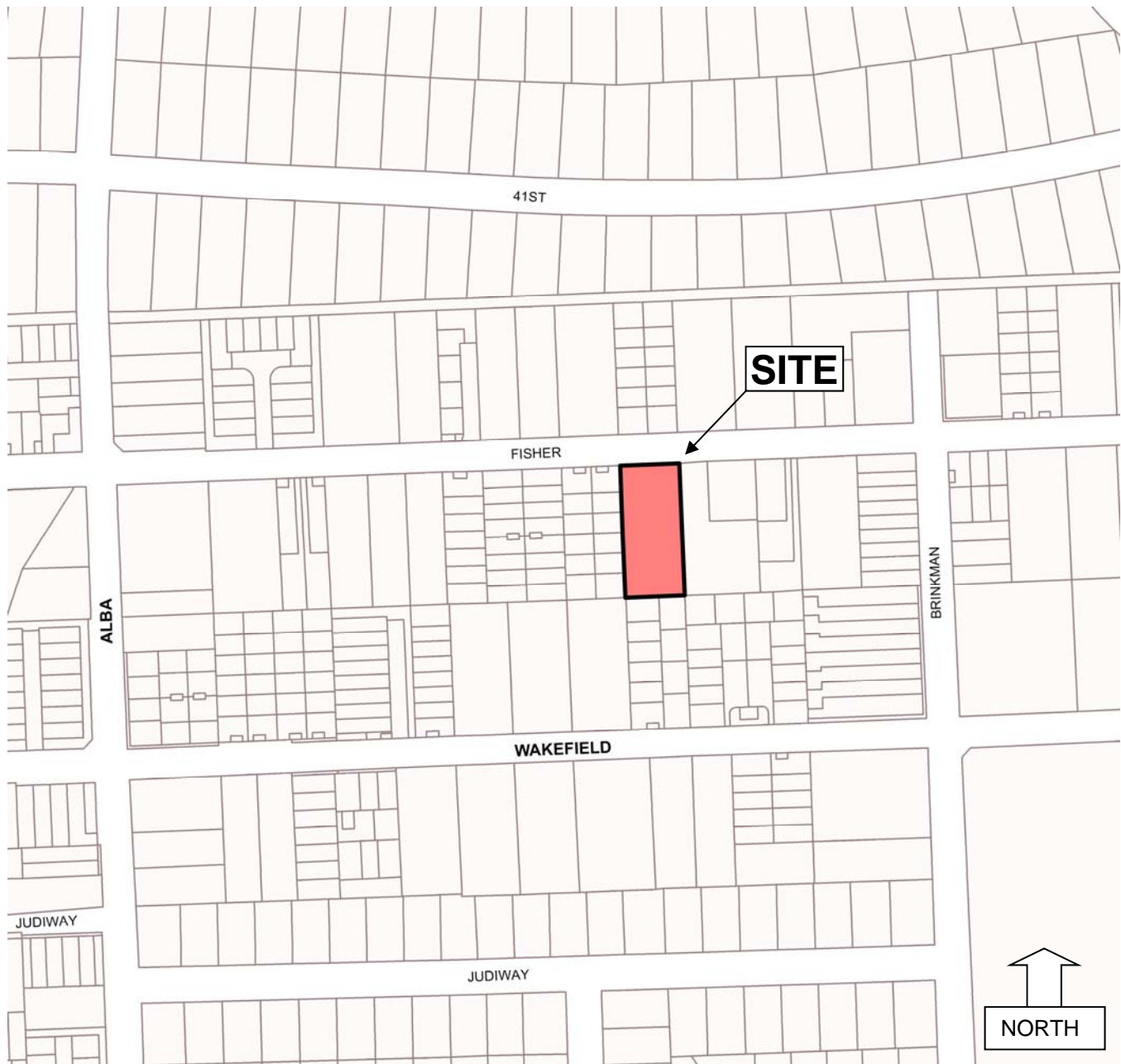
Houston Planning Commission **ITEM: 154**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Oak Grove partial replat no 1 replat no 1 (DEF 1)

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

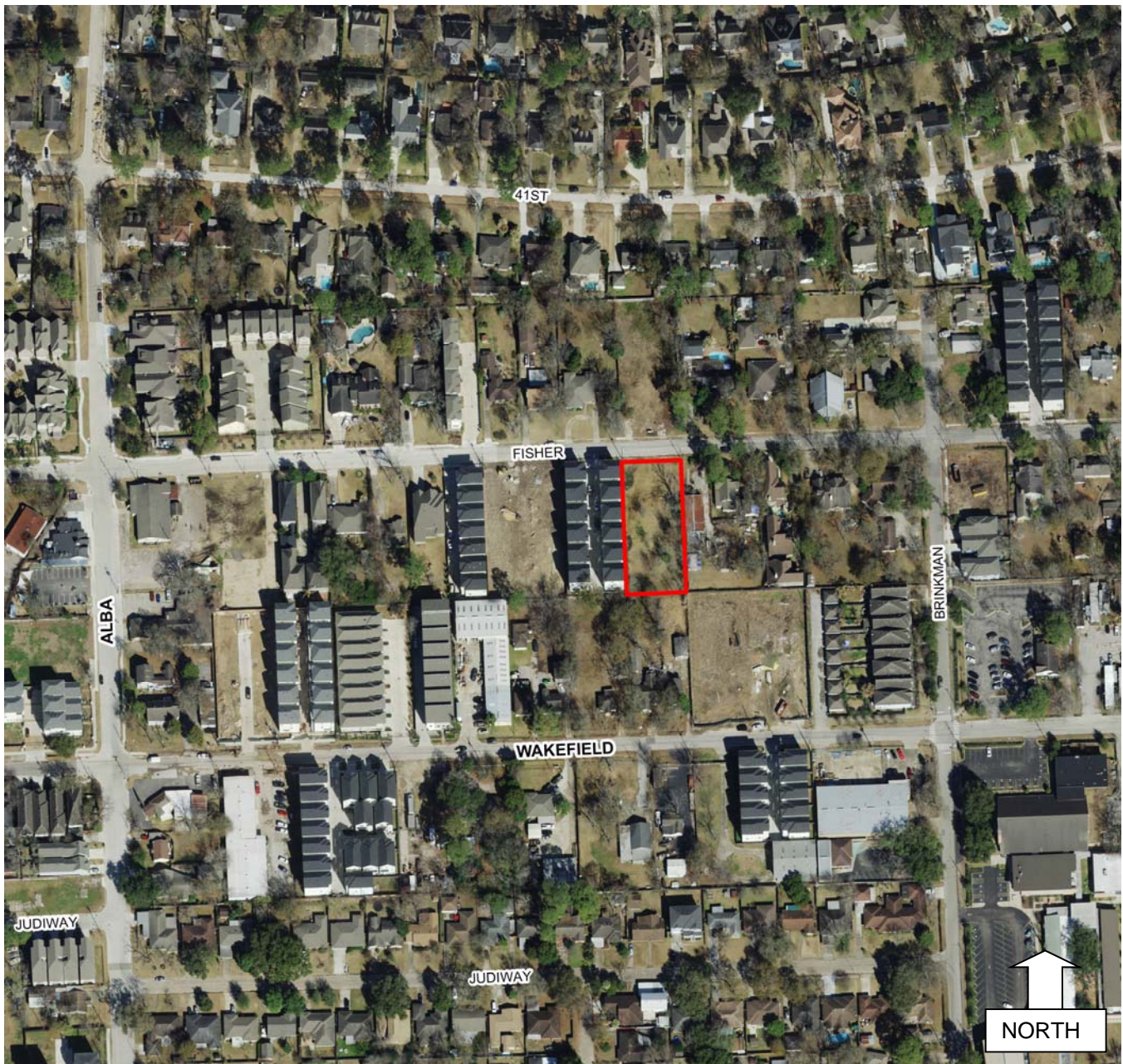
Houston Planning Commission **ITEM: 154**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Oak Grove partial replat no 1 replat no 1 (DEF 1)

Applicant: PLS Construction Layout, 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

September 10, 2019

Dear Property Owner:

Reference Number: 2019-1491

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Oak Grove partial replat no 1**" subdivision. This proposal includes the replatting of all of Lots 1 through 5 and Restricted Reserve "A" of Block 1, as well as Lot 1 and Restricted Reserve "B" of Block 2, as recorded in Film Code 620114 of the Harris County Map Records. The new subdivision name is "**Oak Grove partial replat no 1 replat no 1**".

The property is located south along Fisher Street, north of Wakefield Drive and east of Alba Road. The purpose of the replat is to create 12 lots and 2 reserves on a shared driveway. The applicant, Uriel Figueroa, with PLS Construction Layout Inc., can be contacted at 713-480-4075.

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, October 3rd, 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.

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.



Agenda Item: 155
Action Date: 10/03/2019
Plat Name: Rio Amending Plat no 1 partial replat no 1
Developer: Contempo Builders
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1229 C3N

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

Total Acreage:	2.8434	Total Reserve Acreage:	0.6000
Number of Lots:	27	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	77092	451A	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

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

City Engineer: Make sure that the Subdivision has Detention and Master W.M.. In the floodplain, need drainage plan.

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

Houston Planning Commission

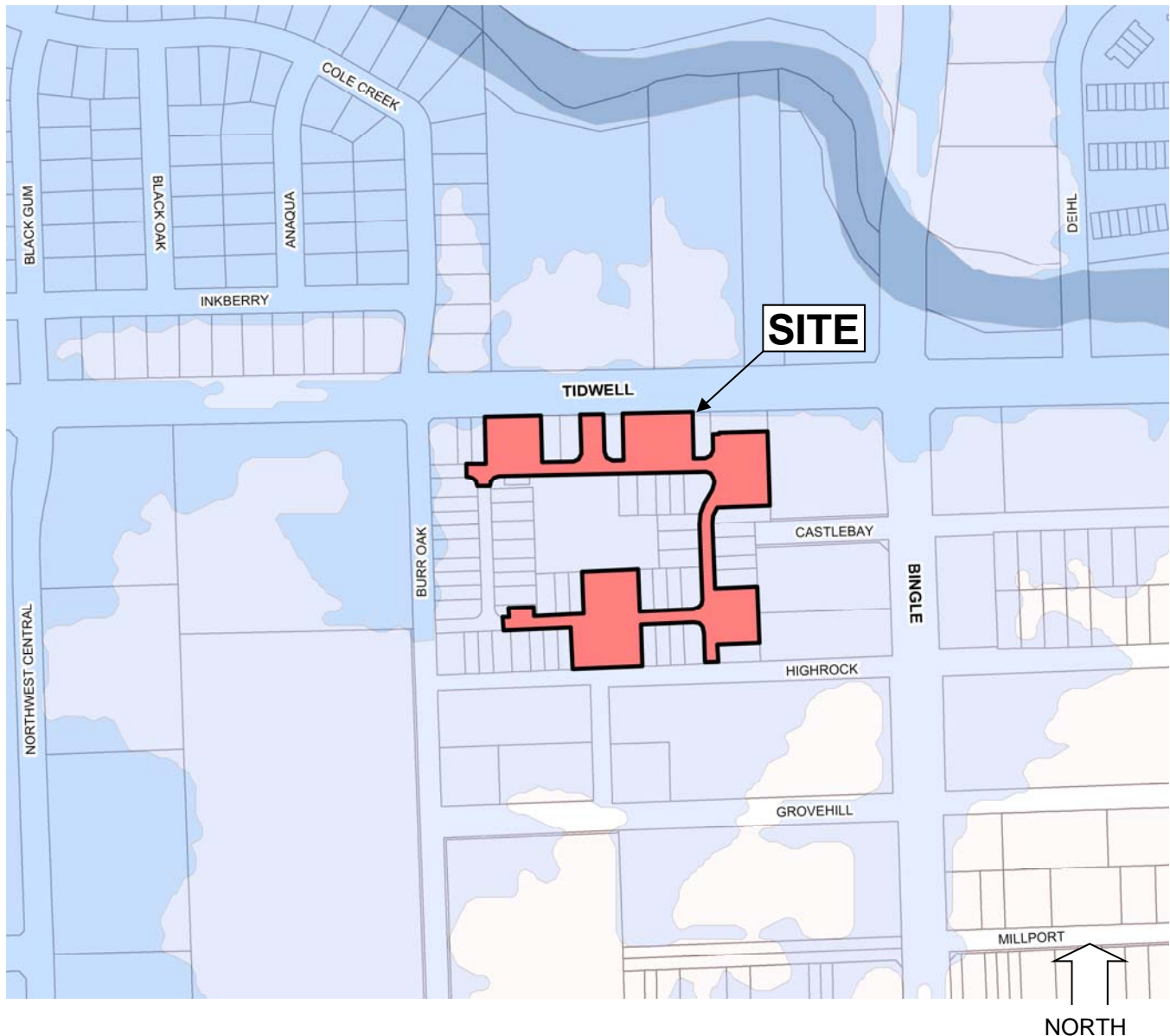
ITEM: 155

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Rio Amending Plat no 1 partial replat no 1 (DEF 1)

Applicant: PLS Construction Layout, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission

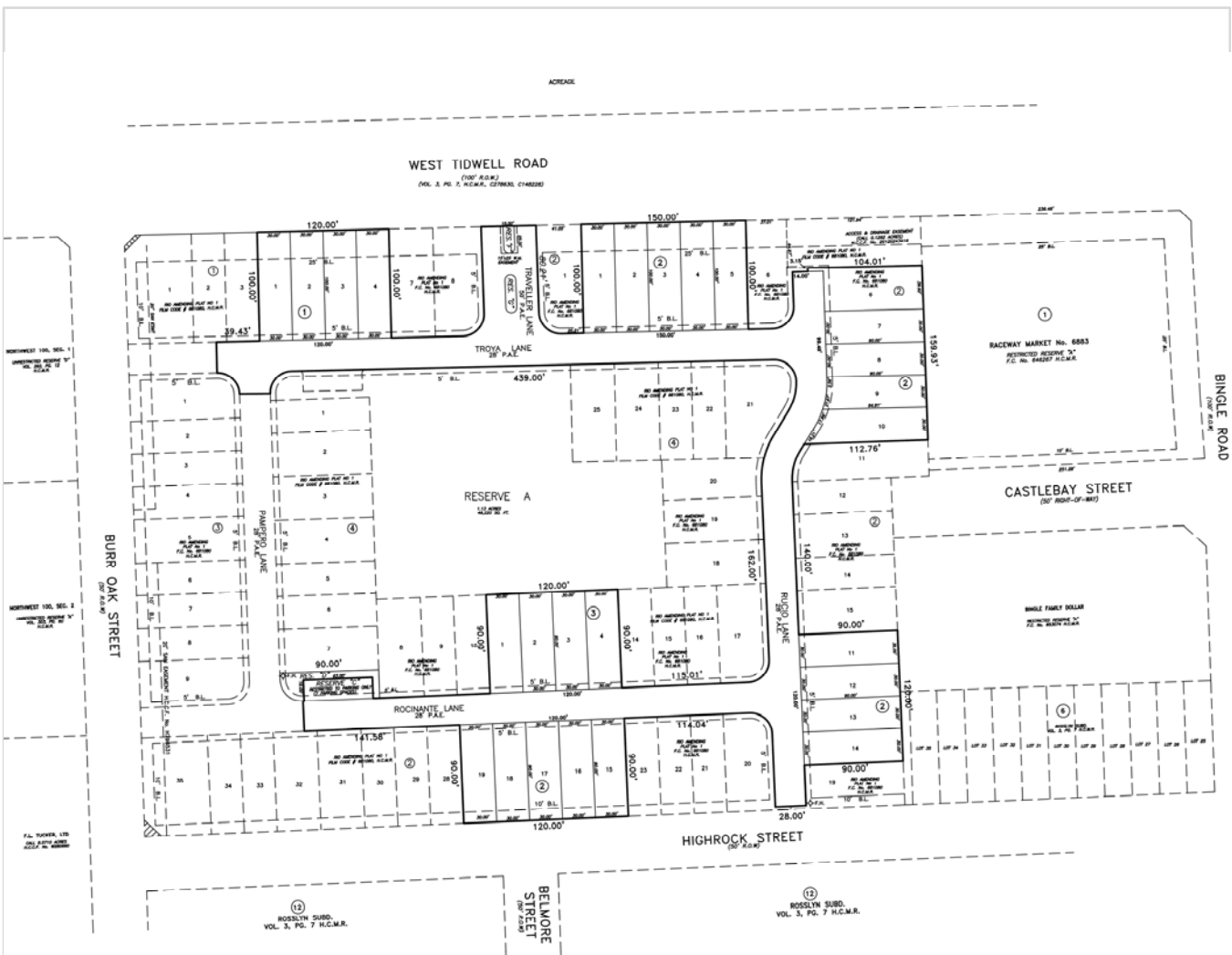
ITEM: 155

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Rio Amending Plat no 1 partial replat no 1 (DEF 1)

Applicant: PLS Construction Layout, Inc.



Reserve "C"	Restricted to parking only	1,197 sq. ft.
Reserve "D"	Restricted to landscaping, open space and utility purposes.	1,067 sq. ft.
Reserve "F"	Restricted to landscaping, open space and utility purposes.	239 sq. ft.
Reserve "G"	Restricted to landscaping, open space and utility purposes.	324 sq. ft.



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

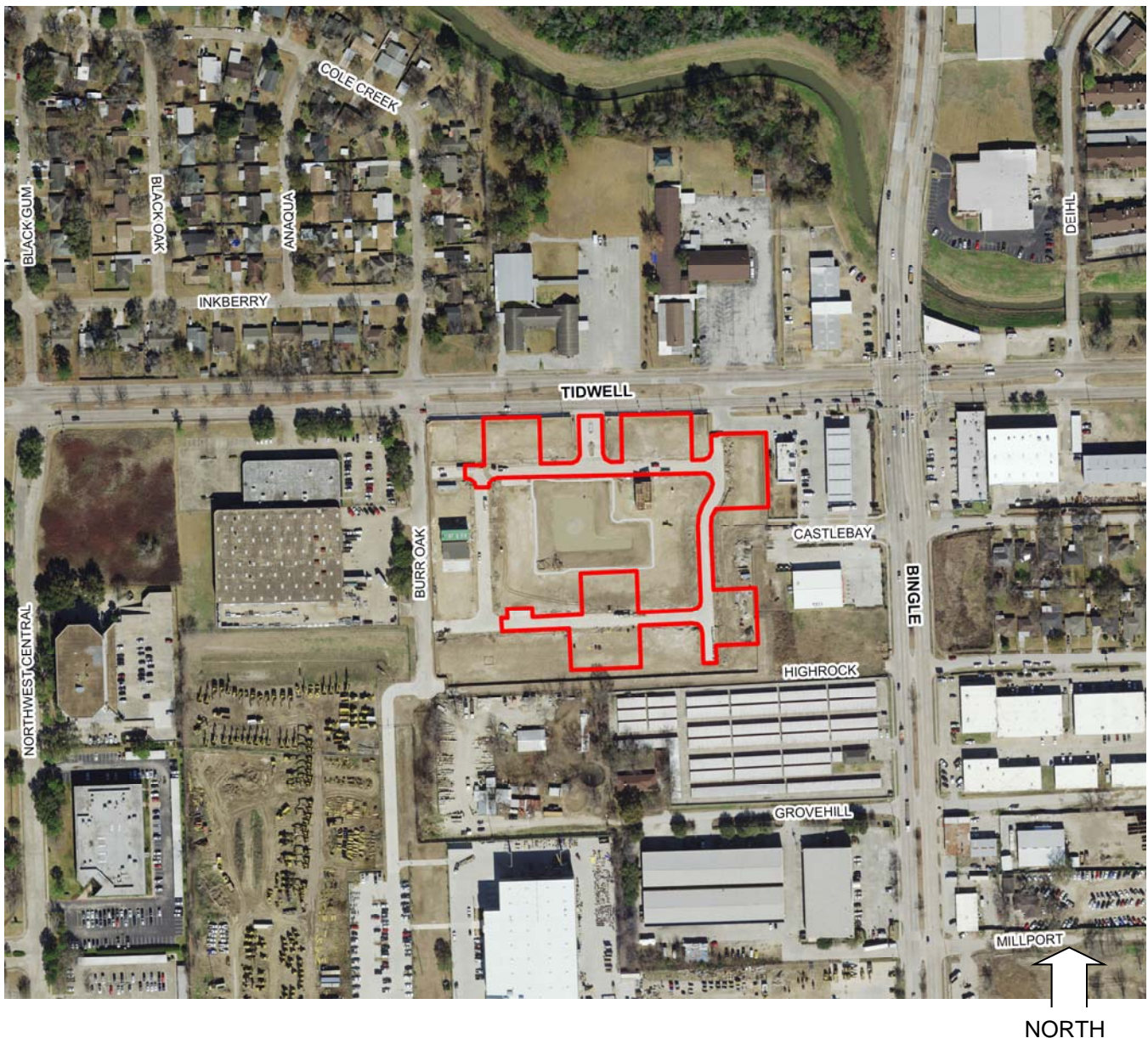
ITEM: 155

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Rio Amending Plat no 1 partial replat no 1 (DEF 1)

Applicant: PLS Construction Layout, Inc.



C – Public Hearings with Variance

Aerial



Application Number: 2019-1229

Plat Name: Rio Amending Plat no 1 partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 07/15/2019

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 for a replat other than that specified in Chapter 42-193(c), more specifically to allow a 10' wide portion of a reserve restricted to landscaping, open space, and utilities that abuts a reserve restricted to off-street vehicular parking to be replatted to a reserve restricted to off-street vehicular parking as well.

Chapter 42 Section: 193(c)

Chapter 42 Reference:

Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. (2) A plat restriction limiting the use of property specifically to "nonresidential" use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property.

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 revisions to Chapter 42 regarding replats do not contain a provision that would allow for what is essentially open space to be replatted to a reserve that allows for essentially guest parking. The subject site is a partial replat of the Rio Subdivision recorded in November 2016, which was a partial replat out of Rosslyn Subdivision, a subdivision plat out of Vol. 3 HCMR, which contained no restrictions related to single family use. Therefore, the plat restriction was created by the existing plat from which the subject partial replat is being proposed. The open space reserve is not required by Chapter 42; instead, it was provided as a community amenity. Simultaneously, the proposed partial replat requires the addition of 1 parking space from what previously was reserve D (a 10' wide portion) into what previously was noted as reserve c in the preceding plat. The result is instead of there being 6 parking spaces, there would now be 7 parking spaces. The physical characteristics of the site cause the applicant to utilize this 10' wide portion of reserve D for guest parking because the guest parking for the Rio Subdivision was centrally located within the Type II PAE development. Requiring the applicant to locate the guest parking at a location that is not centrally located within the development would be impractical and / or otherwise contrary to sound public policy, as these guest parking spaces are intended to be accessible to a visitor to anyone within this area of the overall development while also alleviating the burden of on-street parking that historically has plagued private street developments and shared driveway developments within Houston and its ETJ.

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

Requirements regarding guest parking, open space, and compensating open space have had lives of their own regarding the many necessary revisions that have taken place since 1999, as have the regulations regarding certain replats of property, particularly those involving restrictions related to single family residential. The subject plat is one that contained both open space and compensating open space in the preceding plat along with reserves essentially for guest parking. The necessary changes in regulations is warranted. However, in this instance the subject partial replat is situated between the proverbial rock and hard place at an intersection wherein which the property owner desires to provide an additional off-street parking space in a location that makes good sense for the future residents and the overall development. This hardship was not created or imposed by the applicant.

(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 should the Planning Commission approve the subject replat. Primarily, the longstanding need for the provision for off-street parking will be maintained. Additionally, areas for recreation such as open space and compensating open space reserves will be preserved within this overall development.

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

The granting of this variance will not be injurious to the public health, safety or welfare. To the contrary guest parking spaces will be provided centrally to this development, which addresses a long-standing public safety concern of on-street parking as relates to Type II PAE and/or shared driveway developments.

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

Economic hardship is not the sole justification of this variance. Existing conditions led to the configuration of the property, and the general intent and purpose of this chapter would be maintained should the Planning Commission approve this partial replat.



Application No: 2019-1229

Agenda Item: 155

PC Action Date: 10/03/2019

Plat Name: Rio Amending Plat no 1 partial replat no 1

Applicant: PLS CONSTRUCTION LAYOUT, INC

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

Chapter 42 Sections: 193(c)

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

To allow for a replat other than that specified in Chapter 42-193(c), more specifically to allow a 10' wide portion of a reserve restricted to landscaping, open space, and utilities that abuts a reserve restricted to off-street vehicular parking to be replatted to a reserve restricted to off-street vehicular parking as well.;

Basis of Recommendation:

The site is located south along West Tidwell Road and west of Bingle Road in Houston Corporate Limits. The reason for replat is to create 27 residential lots and 4 reserves. The applicant is also seeking a variance to allow a 10 feet wide portion of an existing reserve restricted to landscape, open space and utilities into a parking reserve. Staff is in support of this request. The original plat Rio Subdivision was recorded in 2016 with 77 lots and 7 reserves. It is a private street development with 28 feet Permanent Access Easements. According to 42-186 each Subdivision plat providing for a single family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. The applicant is creating 6 additional lots with this replat requiring one additional parking space. To satisfy this requirement would require a variance from 42-193(c).

With this replat, the applicant will replat a portion of an existing reserve restricted to landscape, open space, and utilities to a parking reserve. The portion of the reserve that will be replatted is adjacent to an existing parking reserve. It would satisfy the requirement to provide the additional off-street guest parking that is required by the ordinance. The landscape, open space reserve is not needed for Compensating open space or any requirement per the ordinance. It is only a design element of the previous lot layout. We have not received any protest pertaining this application. The property is still under the Developer's control and no lots have been sold adjacent to the replat. Review by Legal indicates that this plat will not violate any restrictions filed separately. Staff's recommendation is to Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

The applicant is replatting a 10' wide portion of an existing landscape, open space and utilities reserve to satisfy the requirement of Chapter 42-186 to provide one additional guest parking space. The additional guest parking space is next to an existing parking reserve and will extend an existing reserve to meet the requirement. This is the best possible design to meet the requirement and the adjacent lot 7 is still owned by the developer.

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

Strict application would make this project infeasible. The extension of the parking reserve is required to meet the ordinance requirements and provide a need to the Community and development.

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

Providing the additional guest parking space will provide off-street parking to the development and granting the variance 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;

Providing one additional parking space and not taking all of the landscape open space area will preserve and maintain the intent and general purposes of this chapter.

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

The granting of the variance will not be injurious to the public health, safety or welfare and will provide for additional guest parking for the residential neighborhood.

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

The additional guest parking space is next to an existing parking reserve and will extend an existing parking reserve to meet Chapter 42 requirement for additional guest parking for residential development' This is the best possible design to meet the requirement and the adjacent lot 7 is still owned by the developer. We have not received any letters of protest. Granting of the variance will not be injurious to the public health, safety or welfare and will provide for additional guest parking for the residential neighborhood. Economic hardship is not the sole justification of the variance.



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 27, 2019

Dear Property Owner:

Reference Number: 2019-1229

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Rio Amending Plat no 1". This proposal includes the replatting of Lots 4-6, Block 1, Lots 2-5, Lots 7-10, Lots 16-18, Lots 24-27, Block 2, Lots 11-13, Block 4, all of Reserves C, F, and G, a portion of Reserve D, all of Traveller Lane, all of Rucio Lane, a portion of Troya Lane, and a portion of Rocinante Lane, of Rio Amending Plat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 681080 of the Map Records of Harris County, Texas. The new subdivision name is **"Rio Amending Plat no 1 partial replat no 1"**.

The property is located north of Highrock Street, southeast of West Tidwell Road and Burr Oak Street. The purpose of the replat is to create 27 single-family lots and 4 reserves. The applicant, Uriel Figueroa, with PLS CONSTRUCTION LAYOUT, INC, can be contacted at 713-480-4075.

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 19, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

See reverse side for useful information

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

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 156
Action Date: 10/03/2019
Plat Name: Riverside Terrace Sec 11 partial replat no 1
Developer: Urban Mutual
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-1514 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4132	Total Reserve Acreage:	0.4132
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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. 42-40(c) & 44(1)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

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

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

City Engineer: Detention is required.

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

Houston Planning Commission **ITEM: 156**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Riverside Terrace Sec 11 partial replat no 1

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

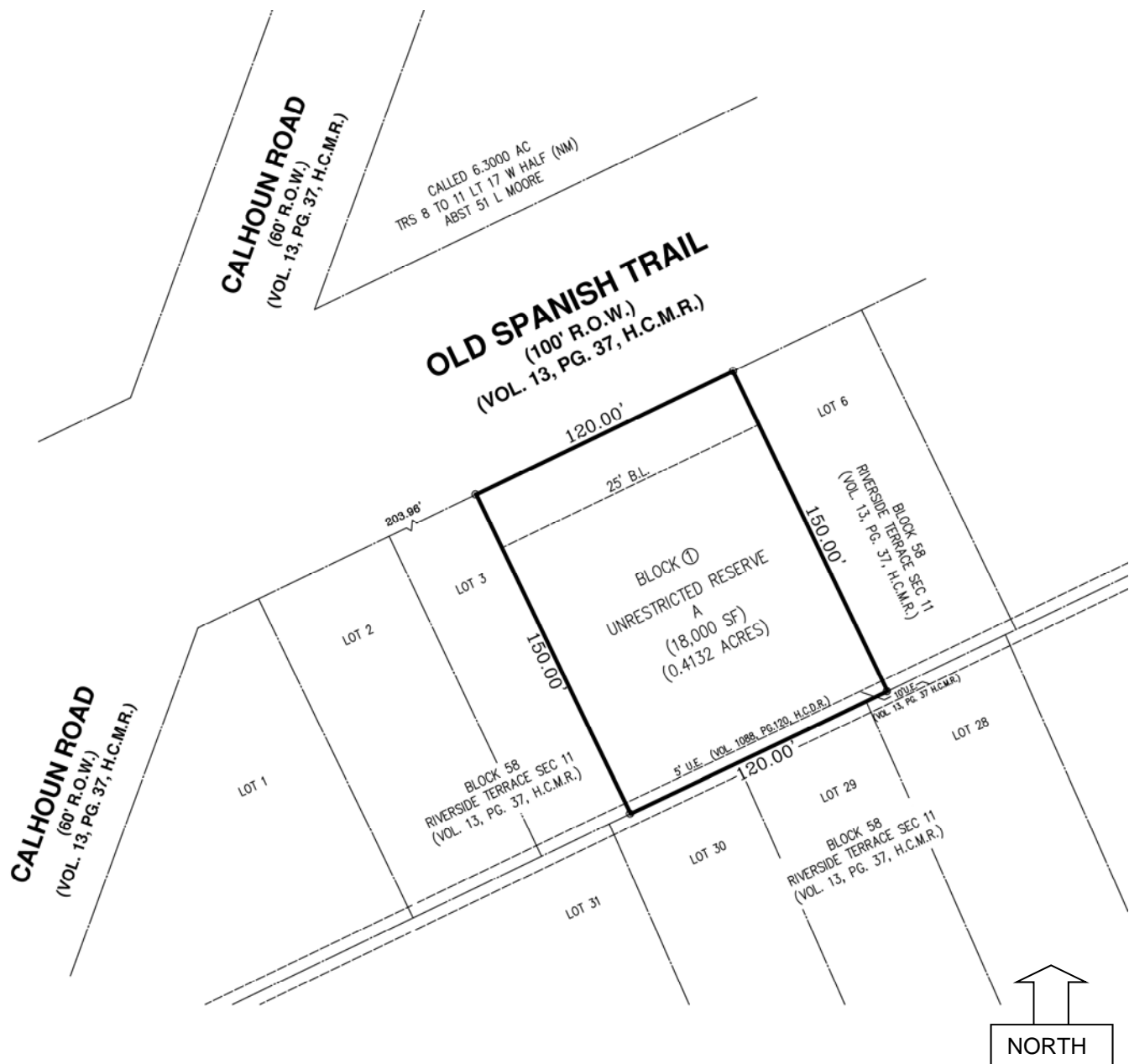
Houston Planning Commission ITEM: 156

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Riverside Terrace Sec 11 partial replat no 1

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 156**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Riverside Terrace Sec 11 partial replat no 1

Applicant: Pioneer Engineering, 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

September 6, 2019

Dear Property Owner:

Reference Number: 2019-1514

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Riverside Terrace Eleventh Section**" subdivision. This proposal includes the replatting of all of Lots 4 and 5, Block 58, as recorded in Volume 13, Page 37 of the Harris County Map Records. The new subdivision name is "**Riverside Terrace Sec 11 partial replat no 1**".

The property is located along and south of Old Spanish Trail between Calhoun Road and Belvedere Street. The purpose of the replat is to create one (1) unrestricted reserve.

The applicant, Ruby Nunez, with Pioneer Engineering, LLC, on behalf of Urban Mutual, can be contacted at 832-307-0010 Ext 101.

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, October 3, 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.

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: 157
Action Date: 10/03/2019
Plat Name: Rosewood Estates Sec 2 partial replat no 2
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1367 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1752	Total Reserve Acreage:	0.0227
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455E	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.

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

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

Parks and Recreation: Please provide additional park notes, "No building permit or other permit, except permits..." and "The then-current fee in lieu of dedication shall be.....".

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.

Houston Planning Commission

ITEM: 157

Planning and Development Department

Meeting Date: 10/03/2019

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

Applicant: E.I.C. Surveying Company



C – Public Hearings

Site Location

Houston Planning Commission

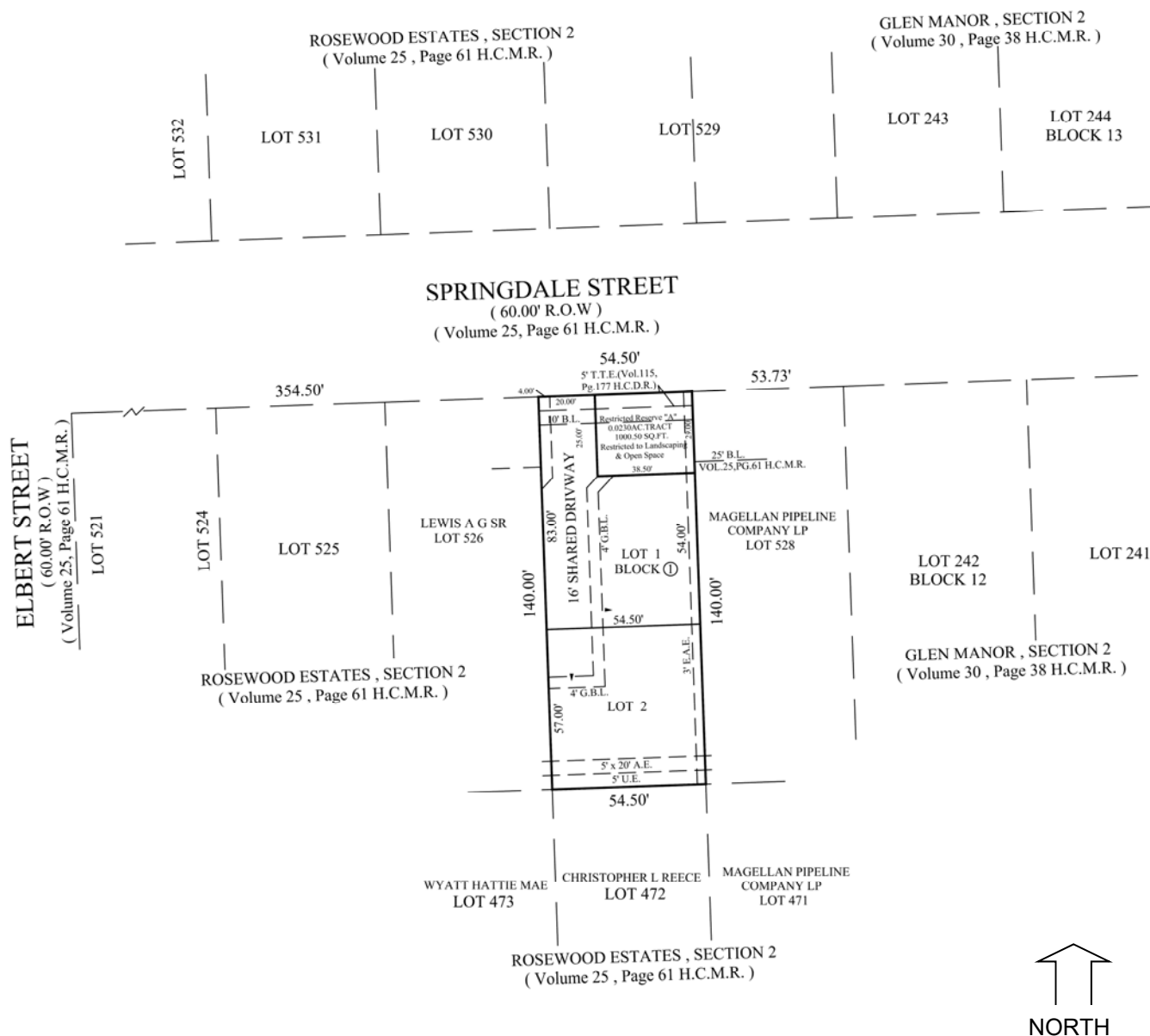
ITEM: 157

Planning and Development Department

Meeting Date: 10/03/2019

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

Applicant: E.I.C. Surveying Company



C – Public Hearings

Subdivision

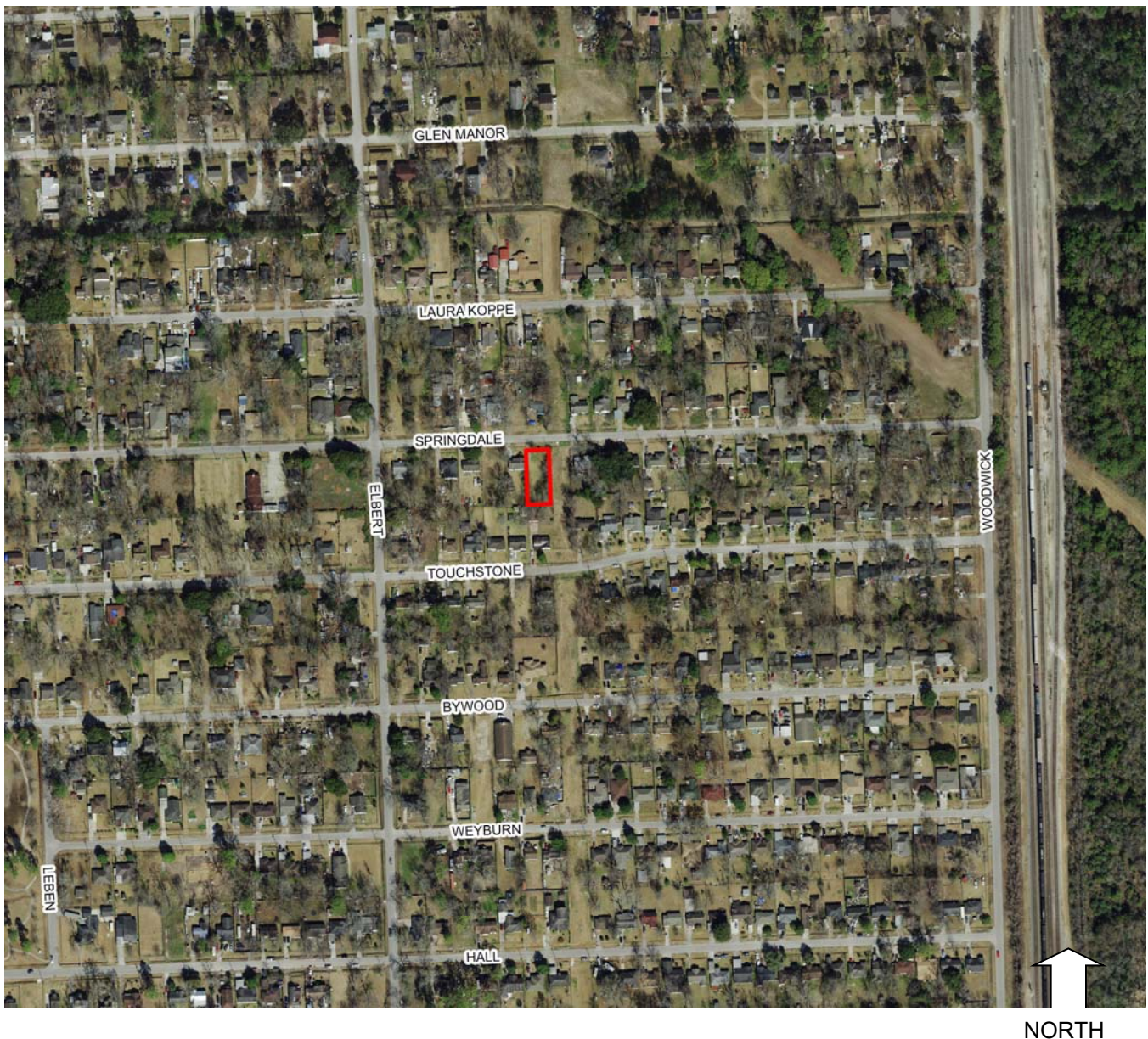
Houston Planning Commission **ITEM: 157**

Planning and Development Department

Meeting Date: 10/03/2019

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

Applicant: E.I.C. Surveying Company



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 28, 2019

Dear Property Owner:

Reference Number: 2019-1367

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Rosewood Estates sec 2**". This proposal includes the replatting of a portion of lot 527, as recorded at Film Code No. Vol 25, page 61 of the Harris County Map Records. The new subdivision name is "**Rosewood Estates Sec 2 partial replat no 2**".

The property is located at south and along Springdale Street east of Elbert Street and Homestead Road. The purpose of the partial replat is to create two lots and a reserve restricted to landscaping and open space.

The applicant, **Emil Haddad**, with **E.I.C. Surveying Company**, on behalf of **N/A**, can be contacted at **281-955-2772 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 19, 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.

See reverse side for useful information

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **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: 158
Action Date: 10/03/2019
Plat Name: Sherwood Estates Sec 3 partial replat no 2
Developer: BC INVESTMENTS
Applicant: Level Up
App No/Type: 2019-1581 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1213	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449T	City

Conditions and Requirements for Approval

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

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 158

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Sherwood Estates Sec 3 partial replat no 2

Applicant: Level Up



C – Public Hearings

Site Location

Houston Planning Commission

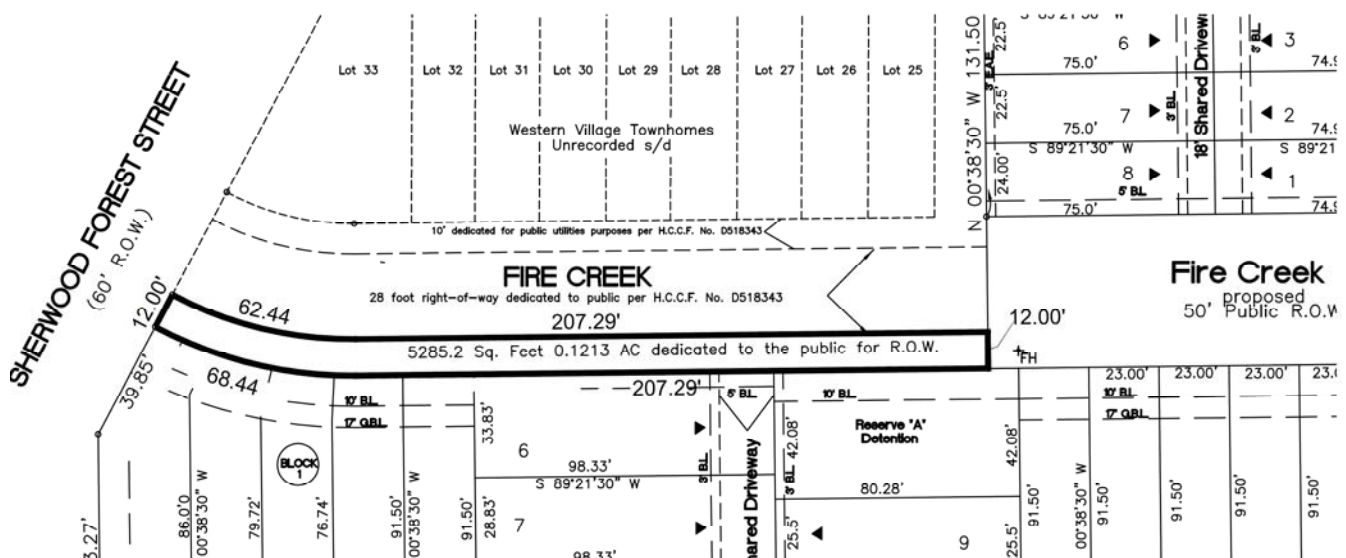
ITEM: 158

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Sherwood Estates Sec 3 partial replat no 2

Applicant: Level Up



C – Public Hearings

Subdivision

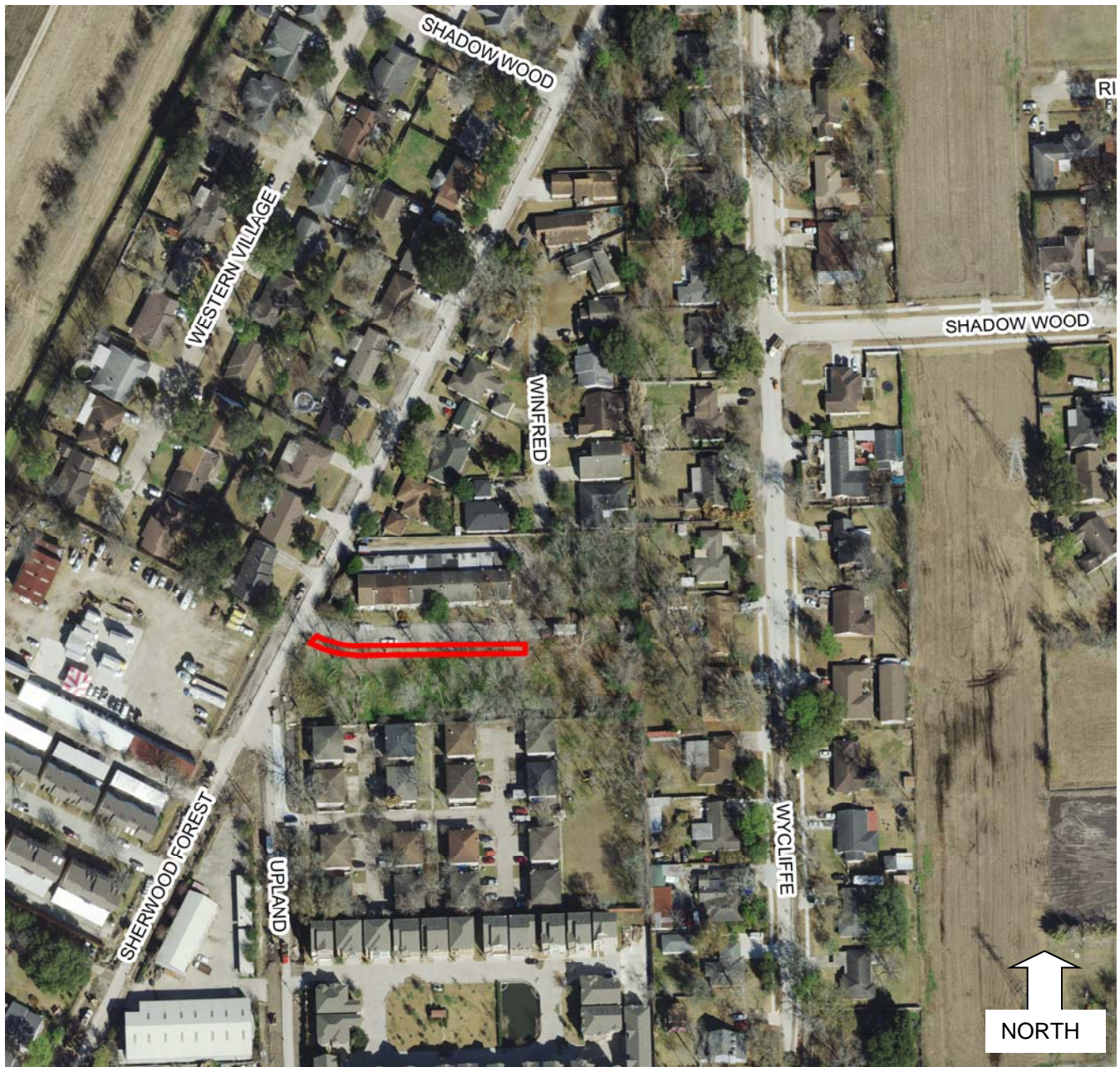
Houston Planning Commission **ITEM: 158**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Sherwood Estates Sec 3 partial replat no 2

Applicant: Level Up



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

September 9, 2019

Dear Property Owner:

Reference Number: 2019-1581

The Houston Planning and Development Department has received a subdivision plat application to allow the **partial** replatting of "**Sherwood Estates Sec 3**". This proposal includes the replatting of **a portion of lot 7, Block 9**, as recorded in volume 23 page 71 of the Harris County Map Records. The new subdivision name is "**Sherwood Estates Sec 3 partial replat no 2**".

The property is located at **west of Brittmoore Road and north of I 10**.

The purpose of the replat is to **dedicate 12 feet of right of way to Fire Creek Drive**.

The applicant, **Debi Tribble**, with **Level Up**, on behalf of BC Investments, can be contacted at **281-636-6270**.

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

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, October 3, 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.

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

- 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: 159
Action Date: 10/03/2019
Plat Name: Stone Lake partial replat no 2
Developer: Stone Lake HOA
Applicant: Windrose
App No/Type: 2019-1397 C3N

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

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.

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)

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 159
Action Date: 10/03/2019
Plat Name: Stone Lake partial replat no 2
Developer: Stone Lake HOA
Applicant: Windrose
App No/Type: 2019-1397 C3N

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

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.

Parks and Recreation: N/A ETJ

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-Chapter 42)

Label existing sanitary control easements for each lot (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

If engineer for Amira development has no objections for road abandonment, county would support 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

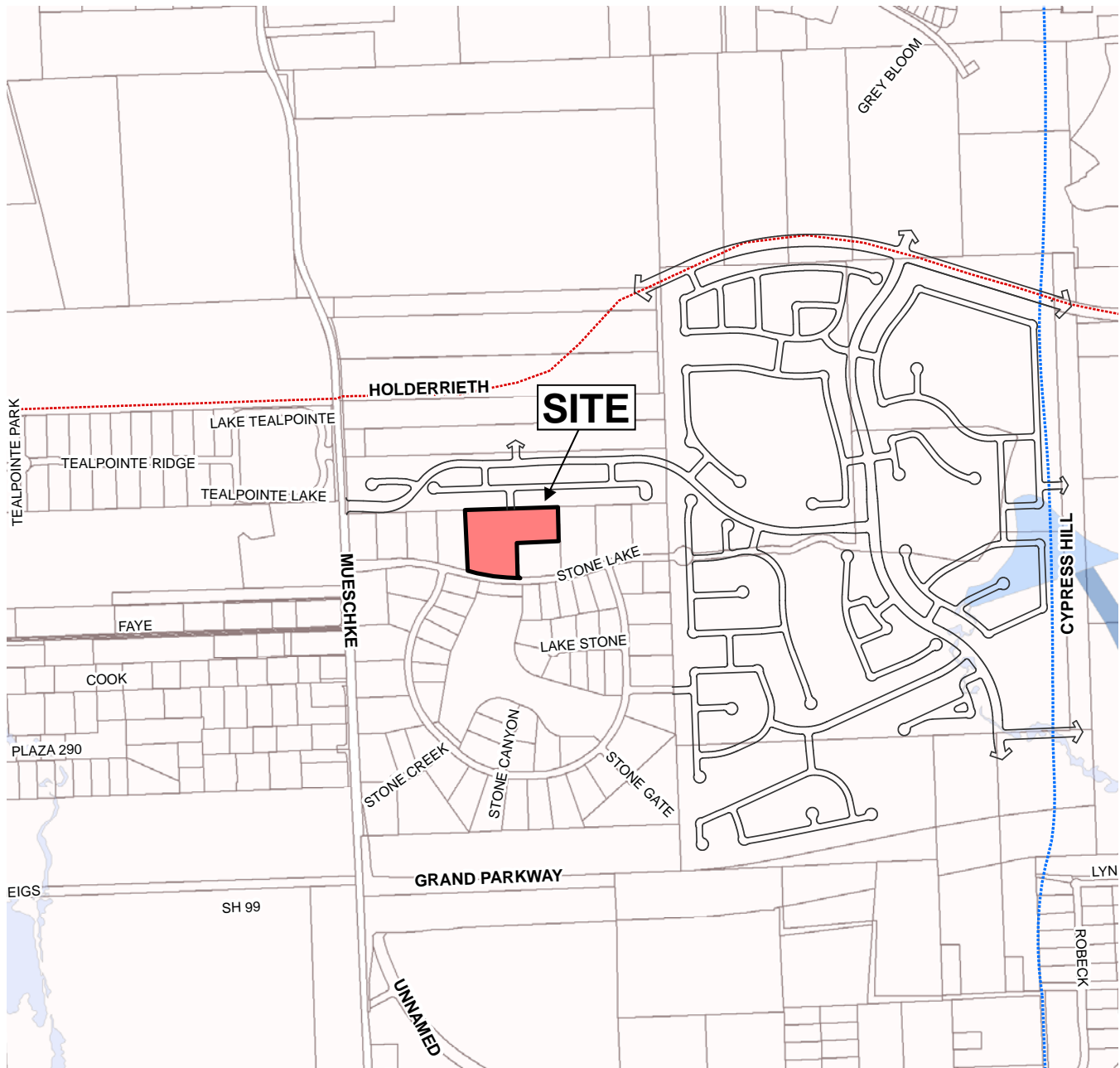
ITEM: 159

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Stone Lake partial replat no 2 (DEF 2)

Applicant: Windrose



C – Public Hearings with Variance Site Location

Meeting Date: 10/03/2019

Applicant: Windrose



Houston Planning Commission

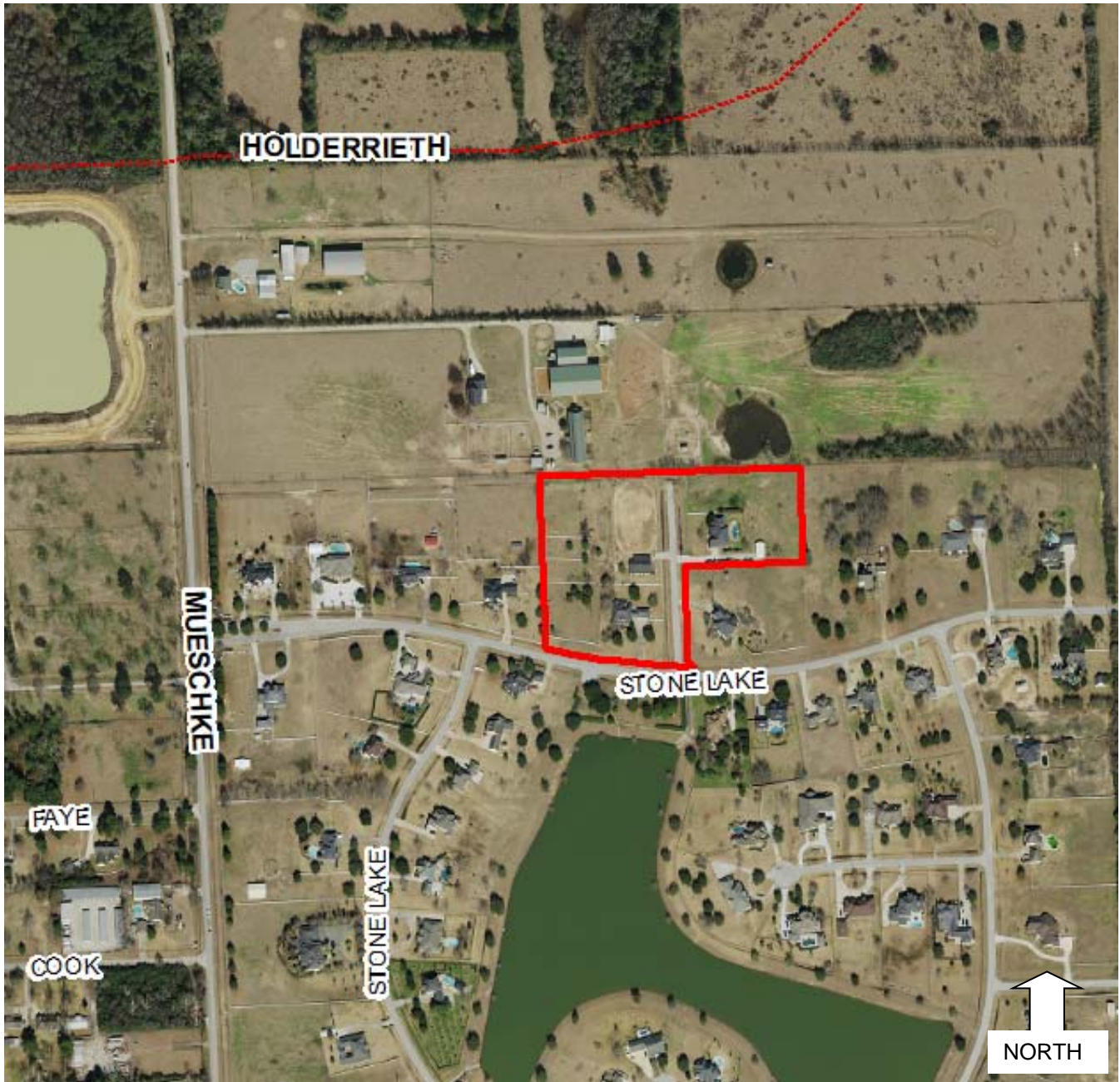
ITEM: 159

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Stone Lake partial replat no 2 (DEF 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: 159

PC Action Date: 10/03/2019

Plat Name: Stone Lake partial replat no 2

Applicant: Windrose

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

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 terminate with a cul-de-sac Canyon Lake Drive and to exceed local street intersection spacing. ;

Basis of Recommendation:

The site is located in Harris County, East of Mueschke road and North of the Grand Parkway. The purpose of the replat is to create 3 single family lots and abandon a portion of Canyon Lakes Drive. The applicant is requesting a variance to not extend or terminate with a cul-de-sac Canyon Lakes drive.

Staff is in support of the request.

The site is located on the northern portion of the Stone Lake subdivision recorded in 1997. The r.o.w's in the subdivision are publicly platted but privately maintained by.

Canyon Lakes Drive is roughly 500' long and terminates at a dead-end. Only two homes currently take access from Canyon lakes which also connects to Stone Lake Drive, the main ingress egress for the Stone Lake subdivision. The intent of the variance request is to remove a proposed connection to the Amira G.P through canyon lakes drive, which will result in a 2600' intersection spacing as opposed to the required 1400' for any public street.

Any connection N-S from the Amira G.P to Stone the stone lake subdivision will not improve the overall traffic circulation as canyon lakes Drive does not connect further south of this subdivision. Also, Canyon Lakes Drive connects to an E-W street which is only 400' apart from the collector proposed in Amira G.P. This connection will also not improve traffic circulation between the two subdivisions.

The subdivision will still maintain one connection to the adjacent G.P subdivision through Sec 4 of Amira, which will allow for in cell connectivity. The granting of this variance will not be injurious to the public health, safety and welfare. Justification for granting the variance is due to the existing street pattern and traffic circulation in the area.

Staff's recommendation is to grant the requested variance and approve the plat subject to the cps 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;

Canyon Lakes Drive is roughly 500' in length and terminates at a dead-end. Currently, only two homes take access from the dead-end street. The streets in the Stone Lake subdivision are privately maintained but where platted publicly.

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

The street pattern for the Stone Lake subdivision has not been altered since the original plat in 1997. Stone Lake Drive has always been the main ingress and egress for the subdivision.

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

Keeping the Canyon Lakes connection will not drastically improve traffic circulation in the area due to the close proximity of the intersections along Mueshke road. The collector street shown on the G.P provides direct access to the MTF, making the canyon lakes drive connection not as vital for vehicular circulation. Any connection N-S from the Amira G.P to Stone the Stone Lake subdivision will not improve the overall traffic circulation as canyon lakes Drive does not connect further south of this subdivision.

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

The existing street pattern provides sufficient traffic circulation within the Stone Lake subdivision. The subdivision will maintain it's second second access point to the the Amira G.P on the southwestern boundary.

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

Economic hardship is not the sole justification of the variance. The street connection to the northern proposed subdivision will not improve traffic circulation between the two subdivisions.



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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 160
Action Date: 10/03/2019
Plat Name: Summer Heights Villas partial replat no 1
Developer: MANRIQUEZ HOLDINGS
Applicant: ICMC GROUP INC
App No/Type: 2019-1485 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3420	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis:

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

Submit applications online at houstonpermittingcenter.org

Parks and Recreation: Must provide proof of existing dwelling units with either a demo permit or water letter dated within the last 12 months. Need to correct numbers of dwelling units in the Parks Table and Parks Notes as they do not match. #15 in Park Notes needs to be changed to reflect the following: "This percentage (100%) shall be applied to the then current fee in lieu of dedication." with an additional note stating "The then current fee in lieu of dedication shall be applied to this number (____) of dwelling units."

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

Houston Planning Commission **ITEM: 160**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Summer Heights Villas partial replat no 1

Applicant: ICMC Group Inc.



C – Public Hearings

Site Location

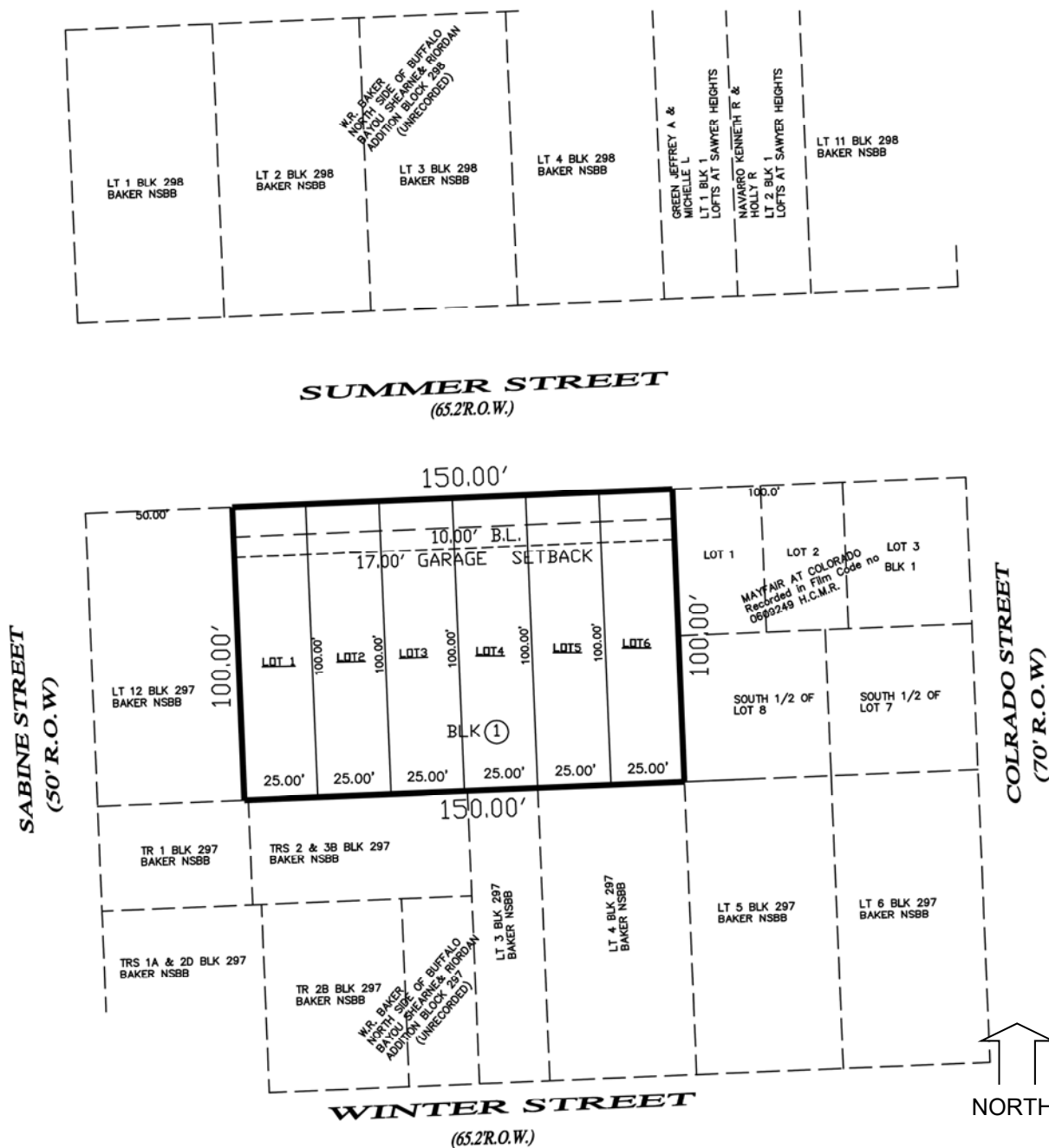
Houston Planning Commission ITEM: 160

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Summer Heights Villas partial replat no 1

Applicant: ICMC Group Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 160

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Summer Heights Villas partial replat no 1

Applicant: ICMC Group Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 9, 2019

Dear Property Owner:

Reference Number: 2019-1485

The Houston Planning and Development Department has received a subdivision plat application to allow the **full** replatting of "**Summer Heights Villas**". This proposal includes the replatting of lots **1-6, Block 1**, as recorded at Film Code No. **668288** of the Harris County Map Records. The new subdivision name is "**Summer Heights Villas partial replat no 1**".

The property is located at **west of Houston Avenue and south of Crockett Street**.

The purpose of the replat is to **Change density to 9 units on table**.

The applicant, **Gina Poveda**, with **ICMC GROUP INC**, on behalf of **MANRIQUEZ HOLDINGS**, can be contacted at **713-681-5757 Ext 103**.

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, October 3, 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.

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

See reverse side for useful information

Terminology

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

Planning Commission Body, Authority and Obligation

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 161
Action Date: 10/03/2019
Plat Name: Bergamo Vista GP
Developer: Wilbow Corporation
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1624 GP

Staff Recommendation:
Defer for further study and
review and Harris County

Total Acreage:	80.6000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445B	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)

153. Intersection spacing is not permitted. (126-129) Revise drawing for compliance.

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 161
Action Date: 10/03/2019
Plat Name: Bergamo Vista GP
Developer: Wilbow Corporation
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1624 GP

Staff Recommendation:
Defer for further study and
review and Harris County

PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Provide INO letter for pipeline crossings prior to recording section plats (HC-Permit regs)

Plat is requested to be deferred for further discussion of intersection spacing requirements and drainage considerations related to the Cypress Creek overflow zone

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

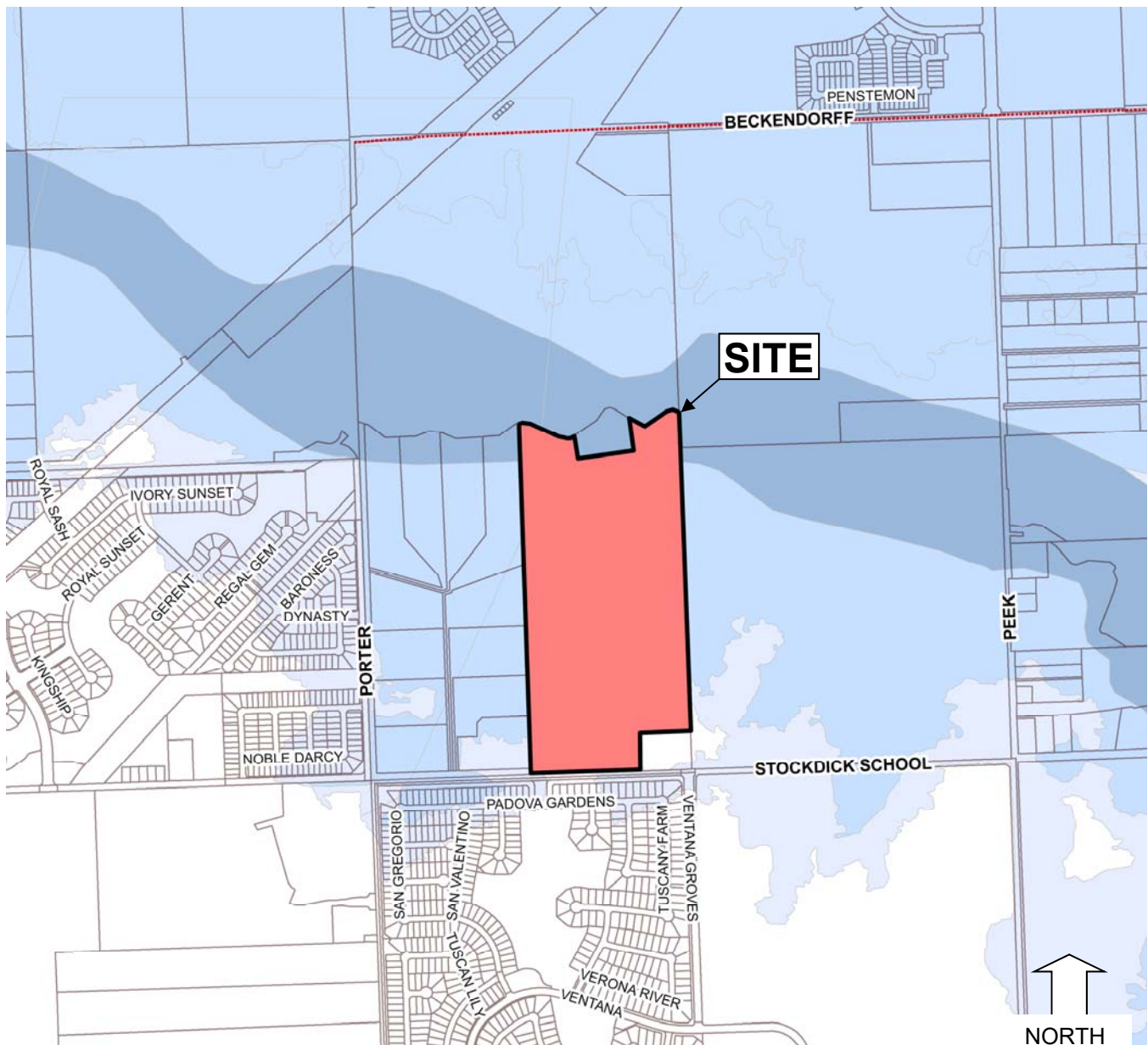
ITEM: 161

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Bergamo Vista GP (DEF 1)

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



D – Variances

Site Location

Houston Planning Commission

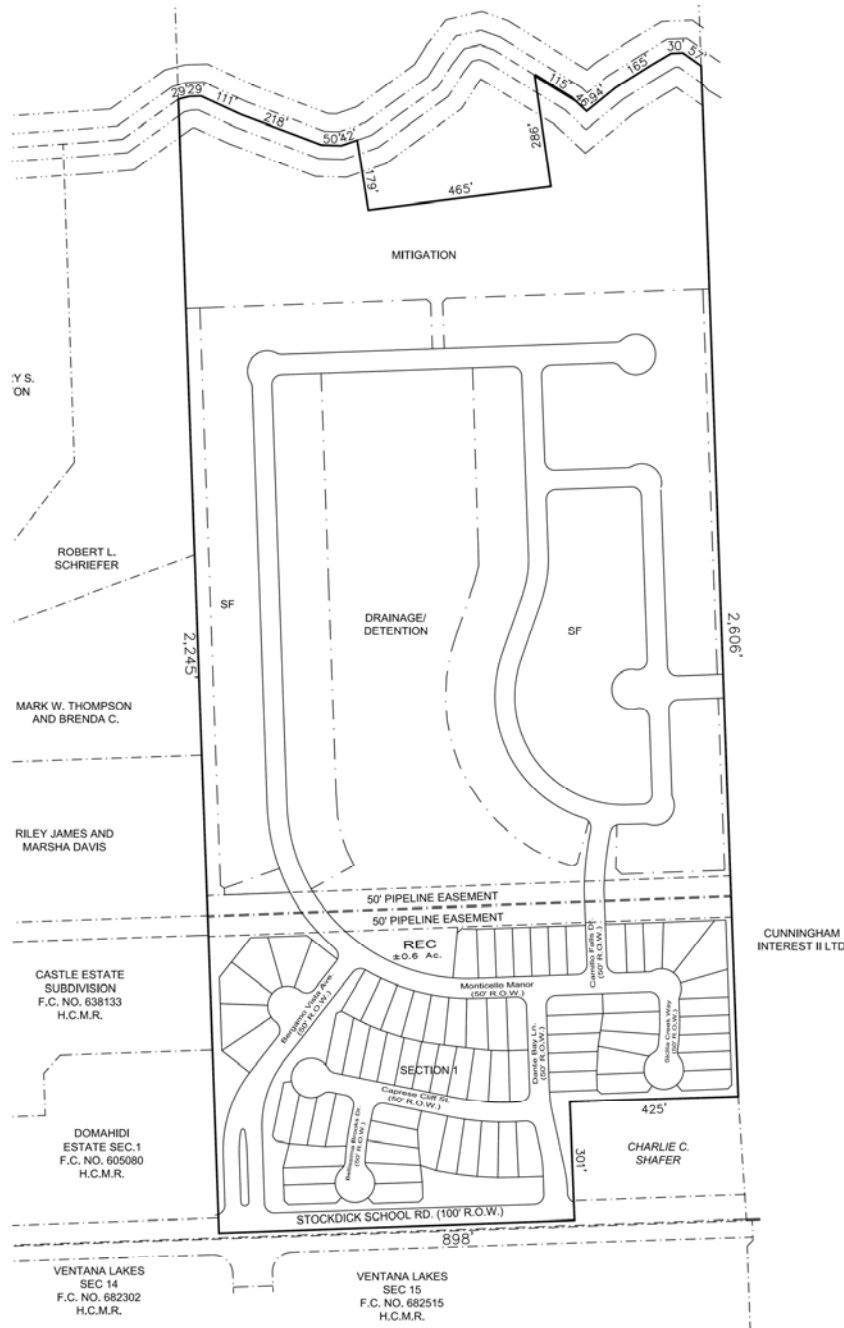
ITEM: 161

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Bergamo Vista GP (DEF 1)

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



D – Variances

Subdivision

Houston Planning Commission

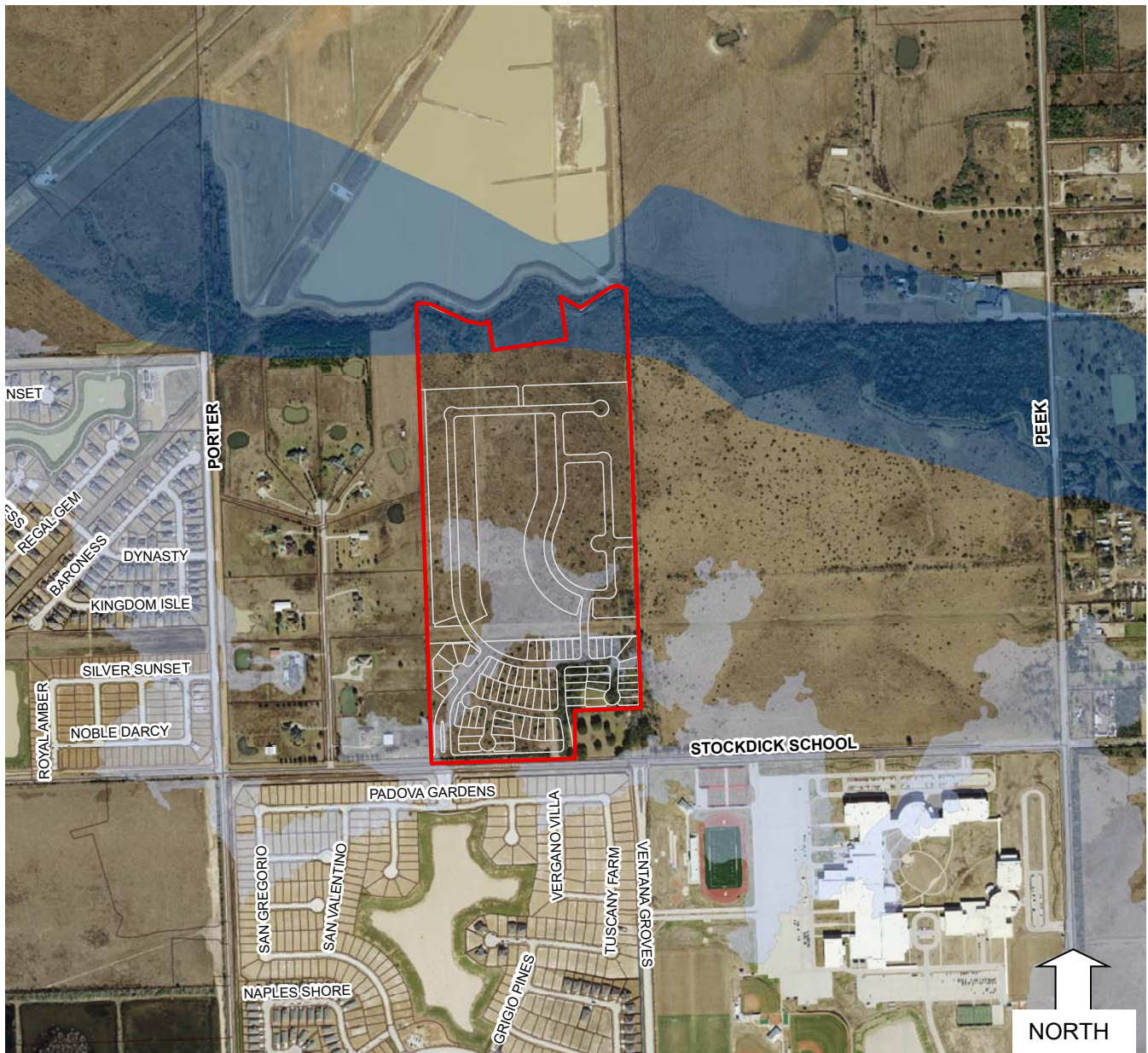
ITEM: 161

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Bergamo Vista GP (DEF 1)

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



D – Variances

Aerial



Application Number: 2019-1624

Plat Name: Bergamo Vista GP

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

Date Submitted: 09/09/2019

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 exceed the maximum intersection spacing along the internal streets Monticello Manor and a future internal roadway.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

(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;

Bergamo Vista is a +80.6 acre subdivision located northwest of central Houston, immediately west of the Grand Parkway on Stockdick School Road. The community includes several internal streets that traverse the development. The site is bounded on the west and south sides by existing single-family development and on the north by Mayde Creek, with undeveloped property to the east that is expected to become regional detention. The collector street Bergamo Vista Avenue extends from the main entrance off Stockdick School road and connects to Monticello Manor which moves through the site to the last section of residential homes. The future internal road is connected to Camillo Falls Drive which is connected to Monticello Manor and also extends to the last section of residential homes. It is not possible for these internal streets to meet the criteria of 42-128(a)(2) due to the size and shape of the parcel as well as the location of the existing Mayde Creek to the north. The Mayde Creek floodway is approximately 400' to 600' in width and as stated in Sec 42-130 (a)(3), a collector road is not required to cross an existing major creek having a width of 300' or more. Due to Mayde Creek floodway being located directly north of the subdivision, it is not possible to extend a collector street completely to the north from Stockdick Road.

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

The proposed configuration is necessary due to the size and shape of the parcel and the close proximity to Mayde Creek.

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

The proposed configuration meets the intent of the provisions of the ordinance and provides ample internal circulation throughout the development.

(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 the public health, safety, or welfare as adequate internal circulation is provided with the proposed street layout.

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

The justification for the proposed design is that the proposed design is necessary due to the existing conditions of the land and close proximity to Mayde Creek.



Application Number: 2019-1624

Plat Name: Bergamo Vista GP

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

Date Submitted: 09/09/2019

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 exceed the maximum intersection spacing along the western project boundary, for a straight line distance of approximately $\pm 2,245'$.

Chapter 42 Section: 128

Chapter 42 Reference:

(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

Bergamo Vista is a +80.6 acre subdivision located northwest of central Houston, immediately west of the Grand Parkway on Stockdick School Road. The community includes several internal streets that traverse the development. The site is bounded on the west and south sides by existing single-family development and on the north by Mayde Creek, with undeveloped property to the east that is expected to become regional detention. To the west of Bergamo Vista are existing subdivisions, Castle Estates and Domahidi Estate, and acreage residential lots. Due to the existing residential homes to the west of the property, providing access through the western border is infeasible. It is unlikely that these existing tracts will ever be reassembled in such a way that a stub street could be extended from the subject site to the west and in the meantime, it would provide an opportunity for trash dumping at the end of the stub street. The adjacent tracts have historically taken access from the existing street network with no issues, and new development within Bergamo Vista will have ample circulation provided by the proposed street system.

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

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

The existing conditions and property configuration to the west are not a hardship created or imposed by the applicant.

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

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will not create any unsafe block lengths due to the circulation provided by the proposed street system within the Bergamo Vista development, and will therefore not be injurious to the public health, safety, or welfare.

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

The existing conditions and property configuration to the west are the supporting circumstances for this request.



Application No: 2019-1624

Agenda Item: 161

PC Action Date: 10/03/2019

Plat Name: Bergamo Vista GP

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

Staff Recommendation: Defer for further study and review and Harris County

Chapter 42 Sections: 128; 128

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

To exceed the maximum intersection spacing along the internal streets Monticello Manor and a future internal roadway.;
To exceed the maximum intersection spacing along the western project boundary, for a straight line distance of approximately $\pm 2,245'$;

Basis of Recommendation:

Subject site is located along and north of Stockdick School Road and east of Porter Road. The applicant is requesting variances to exceed intersection spacing along the western plat boundary and also along the internal streets. Staff's recommendation is defer the plat for two weeks for further study and review and Harris County.

Statement of Facts

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 162
Action Date: 10/03/2019
Plat Name: Cypresswood Drive Tract
Developer: Dreamlab Developers
Applicant: META Planning + Design, LLC
App No/Type: 2019-1743 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	21.2000	Total Reserve Acreage:	20.9700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292Y	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 and width for these areas. (41)

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 162
Action Date: 10/03/2019
Plat Name: Cypresswood Drive Tract
Developer: Dreamlab Developers
Applicant: META Planning + Design, LLC
App No/Type: 2019-1743 C3P

Staff Recommendation:
Defer Additional
information reqd

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)
- We have received the subject plat. 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.
- Access should be denied for the cul de sac on Dresher Drive

Traffic:

- limited scope TIA required to determine driveway location and left turn lane requirements before review of site development 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: 162

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Cypresswood Drive Tract

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Houston Planning Commission

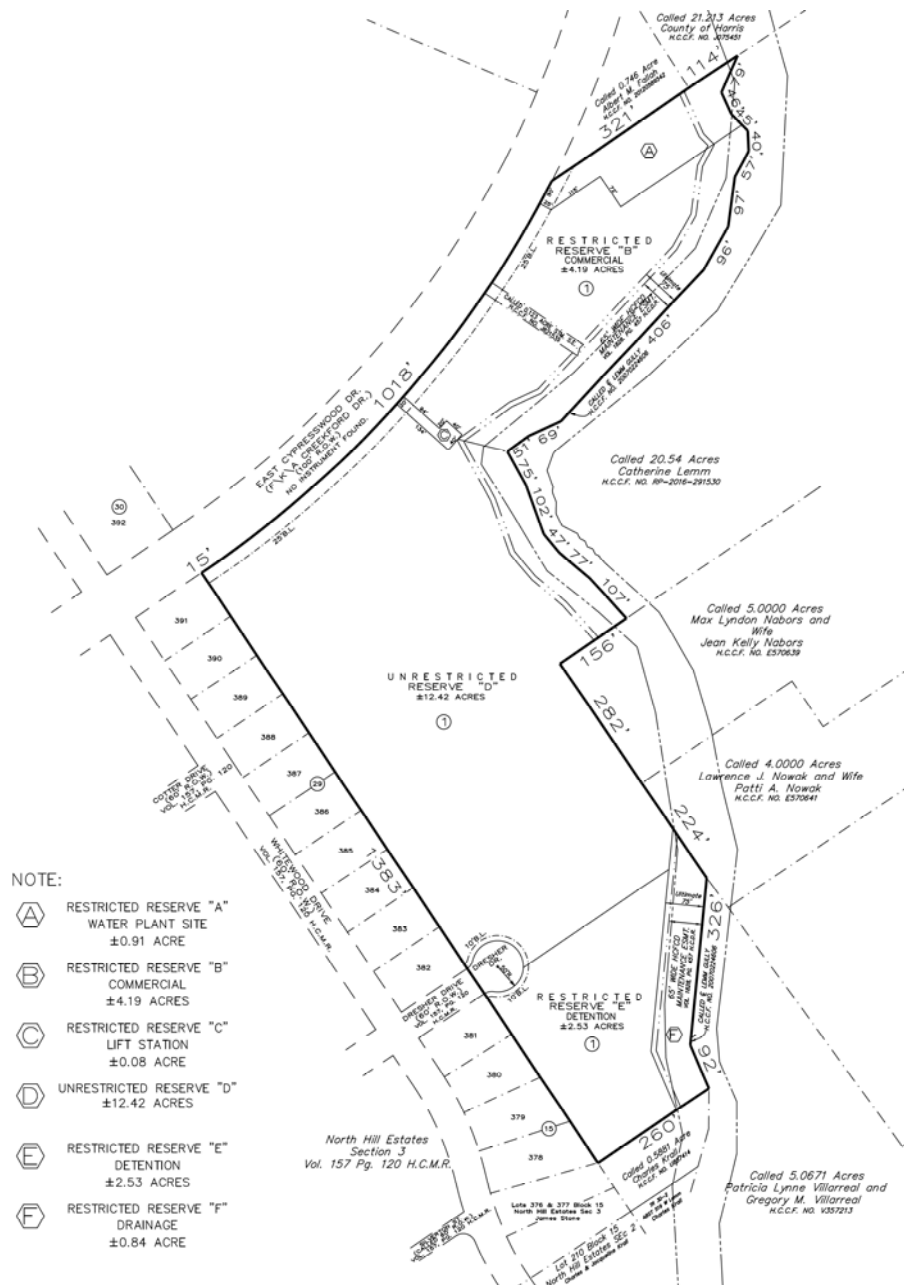
ITEM: 162

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Cypresswood Drive Tract

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

Houston Planning Commission

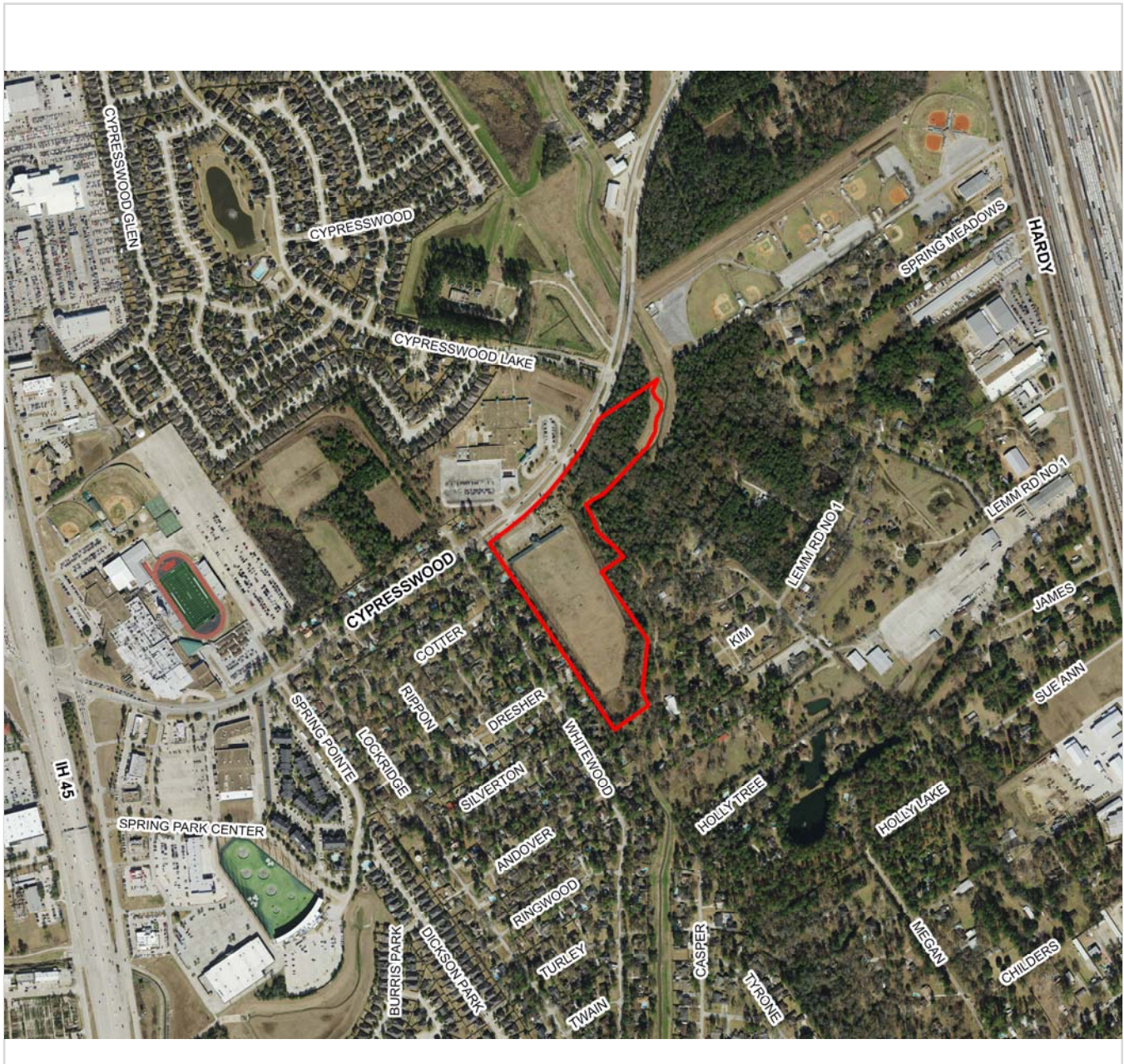
ITEM: 162

Planning and Development Department

Meeting Date: 10/03/2019

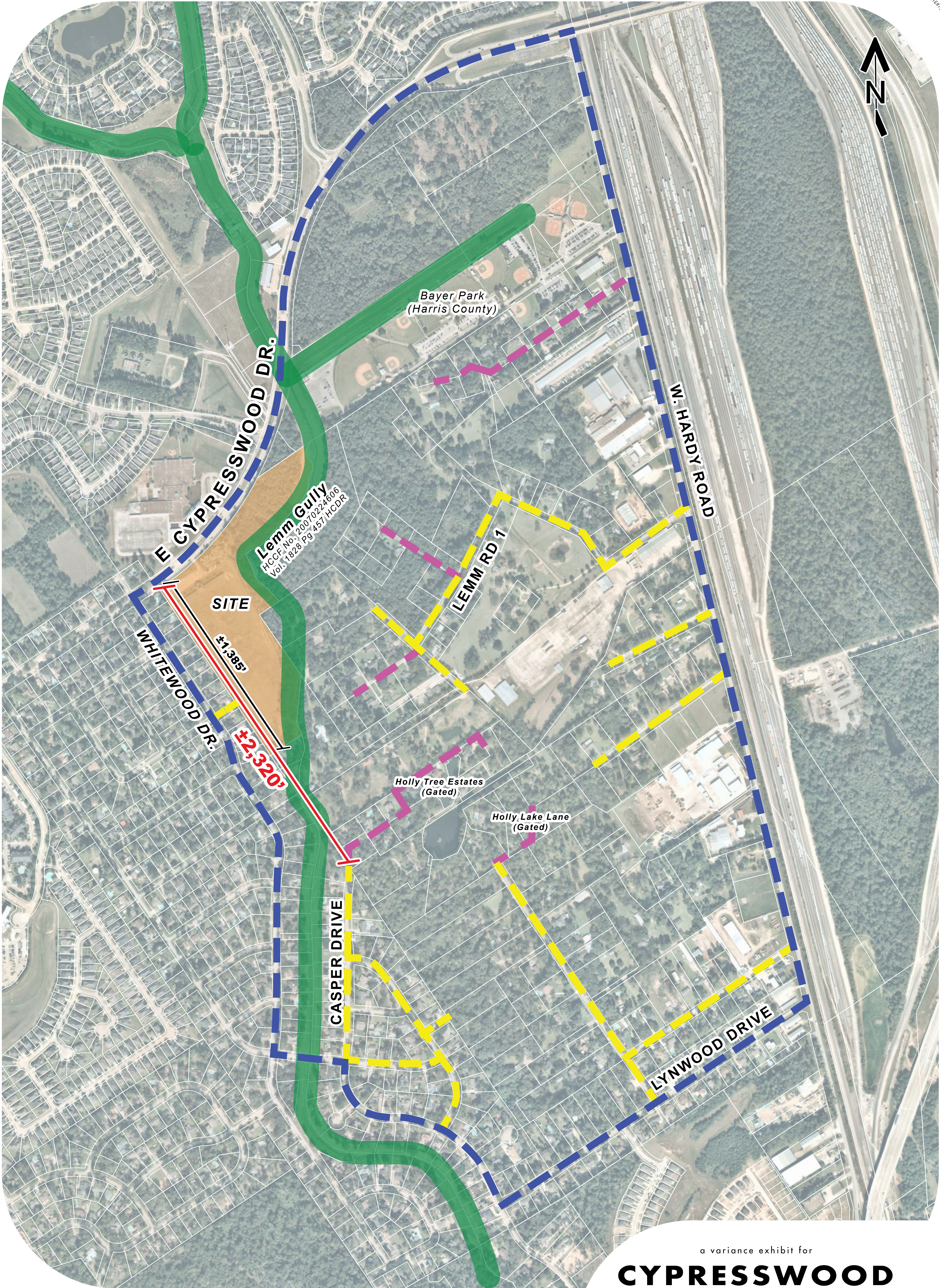
Subdivision Name: Cypresswood Drive Tract

Applicant: META Planning + Design, LLC



D – Variances

Aerial



LEGEND

- public through streets
- internal public streets
- private streets/shared access
- drainage channel

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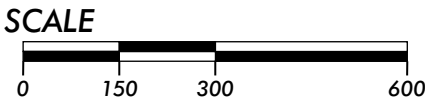
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a variance exhibit for
**CYPRESSWOOD
DRIVE TRACT**
± 21.2 ACRES OF LAND

prepared for
DREAMLAB DEVELOPERS



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-01104A
SEPTEMBER 26, 2019



Application Number: 2019-1743

Plat Name: Cypresswood Drive Tract

Applicant: META Planning + Design, LLC

Date Submitted: 09/23/2019

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 an intersection spacing of $\pm 2,320'$ between Cypresswood Drive on the north and Casper Drive, the next existing east-bound stub street to the south, by not providing a stub street to the eastern boundary of the subject site.

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 (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

(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 Cypresswood Drive Tract is a ± 21.2 -acre tract located along the south side of Cypresswood Drive, in between IH-45 and the Hardy Toll Road. The western boundary of the site backs up to North Hill Estates, a residential subdivision platted in the 1960s, and the south/east boundaries of the site are formed by Lemm Gully. East of Lemm Gully is a collection of dead-end public and private streets providing access to various red-flag subdivisions and acreage tracts. North Hill Estates provided several stub streets to its eastern boundary. The northern-most stub street, Dresher Drive, terminates into the subject site. Casper Drive, aka Holly Tree Lane, has been extended into an illegal private street subdivision south of the subject site. Shadypoint Street is an unconnected stub terminating into the back of acreage lots to the east, and Lynwood Road, the southern-most stub street, has already been extended as a public street connection all the way east to West Hardy Road. The distance from Cypresswood Drive south to Casper Drive is approximately $\pm 2,320'$. The distance from Cypresswood Drive south to Lynwood Road, the next currently-existing through street along the common boundary, is approximately $\pm 4,810'$. The attached exhibit illustrates the fragmented nature of the existing properties east of Lemm Gully. The parent tracts have been repeatedly sold and subdivided by metes and bounds to form a patchwork of disconnected private street subdivisions branching off a few dead-end public streets, interspersed between large acreage tracts and flag lots backing up to the gully. Land use is primarily low-density residential, with some light industrial mixed in, and traffic from these parcels circulates out to West Hardy Road. Only a few non-residential sites along West Hardy Road have been platted. A connection across the gully would not benefit the existing community, which has low internal traffic generation and no cut-through traffic at all. These residents would experience an increase in cut-through traffic on currently quiet neighborhood streets, without substantial improvement to their own circulation, if a crossing of the gully were connected. Additionally, the closest possible connection from Dresher Drive through the subject site to the nearest public street across the gully would require considerable contribution on the part of one or two homeowners, thus depriving those homeowners of reasonable use of their land, or would require the

consolidation and redevelopment of multiple acreage tracts currently occupied as single-family homes, which is unlikely to occur. Therefore, a stub street extended from the subject site to the gully is unlikely to ever be extended. Furthermore, the physical pavement crossing of the gully could not be constructed until right-of-way had been secured and correct elevations established on both sides, leaving the question of a physical connection unresolved, even if the right-of-way were dedicated. Ultimately, a through-street would be of little benefit to local traffic circulation, while imposing significant hardship on the acreage lots to the east that would be required to complete the connection. The subject plat proposes to terminate Dresher Drive with a cul-de-sac in the subject site, while providing no public street to the east across Lemm Gully. Casper Drive and Shadypoint Street are still available as possibly street extensions between Cypresswood Drive and Lynwood Road, and neither of these stub streets would require a floodway crossing to be constructed as part of their extension.

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

The fragmentary nature of the existing development to the east, as well as the gully along the boundary of the subject site, are existing conditions outside the subject site which are not the result of hardships created or imposed by the applicant.

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

The existing street network is adequate to support the traffic circulation needs of the current low-density development pattern for the area, thereby preserving 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 uphold the status quo of current development patterns in the area, will not stifle local traffic, and will not provide a dead-end stub street into a gully, and is therefore not injurious to the public health, safety, or welfare.

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

The existing development patterns and drainage features surrounding the subject site are the justifications for the granting of the variance.



Application No: 2019-1743

Agenda Item: 162

PC Action Date: 10/03/2019

Plat Name: Cypresswood Drive Tract

Applicant: META Planning + Design, LLC

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 128

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

To allow an intersection spacing of $\pm 2,320'$ between Cypresswood Drive on the north and Casper Drive, the next existing east-bound stub street to the south, by not providing a stub street to the eastern boundary of the subject site.;

Basis of Recommendation:

Subject site is located along and south of Cypresswood Drive and west of Hardy Road. The applicant is creating multiple reserves and is requesting a variance to exceed intersection spacing by not extending Drescher Drive but terminating it with a cul-de-sac.

Staff's recommendation is to defer the plat for additional information required such as survey, and revised drawing.

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: 163
Action Date: 10/03/2019
Plat Name: Floyd Street Cottages
Developer: Field Data Service, INC
Applicant: Field Data Service, Inc
App No/Type: 2019-1536 C2R

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

Total Acreage:	0.1041	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

Conditions and Requirements for Approval

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (210)

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)

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

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: 09/24/19:

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

Parks and Recreation: Correct park sector to 14.

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

Houston Planning Commission

ITEM: 163

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Floyd Street Cottages (DEF 1)

Applicant: Field Data Service, Inc.



D – Variances

Site Location

Houston Planning Commission

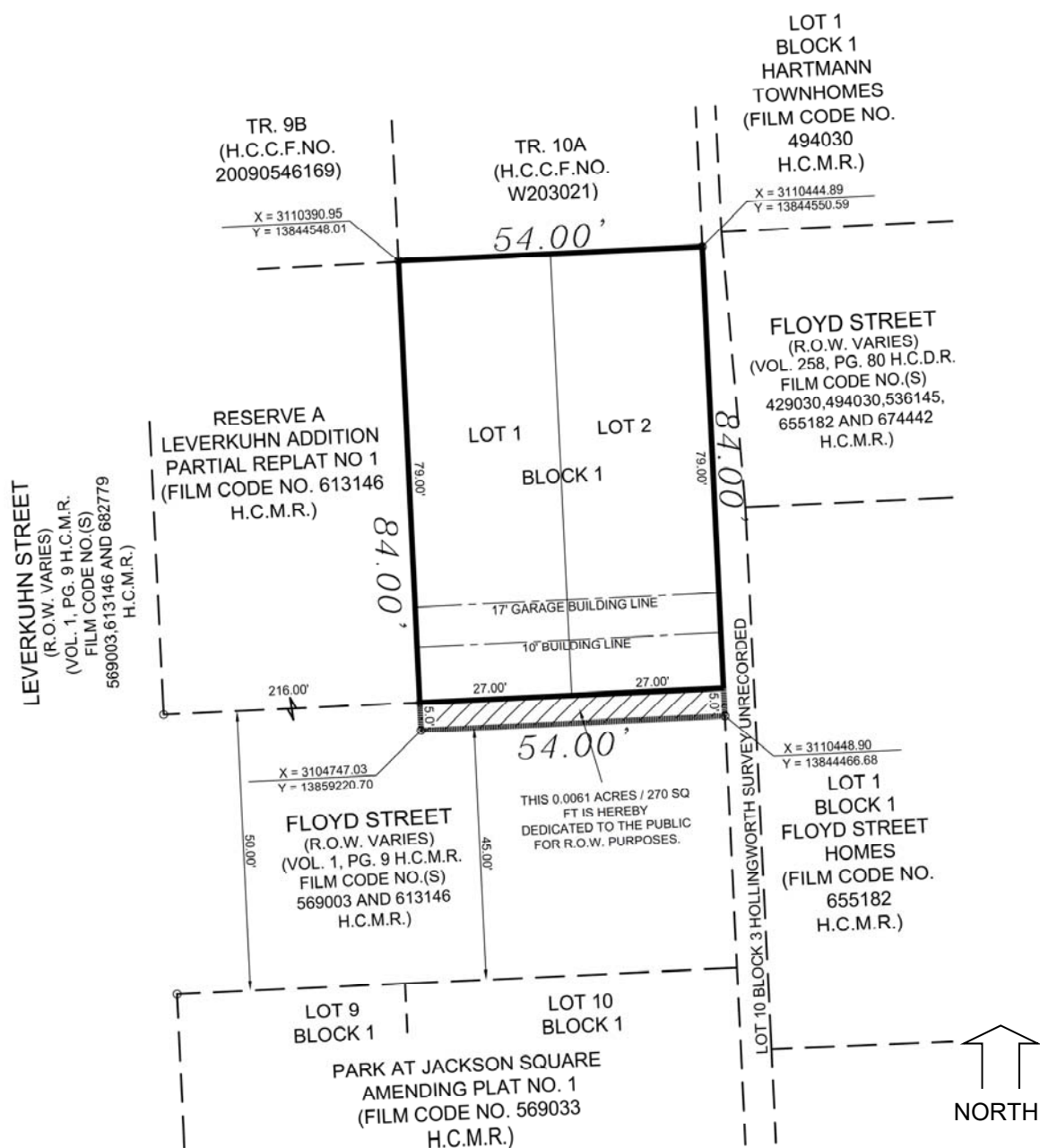
ITEM: 163

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Floyd Street Cottages (DEF 1)

Applicant: Field Data Service, Inc.



D – Variances

Subdivision

Houston Planning Commission

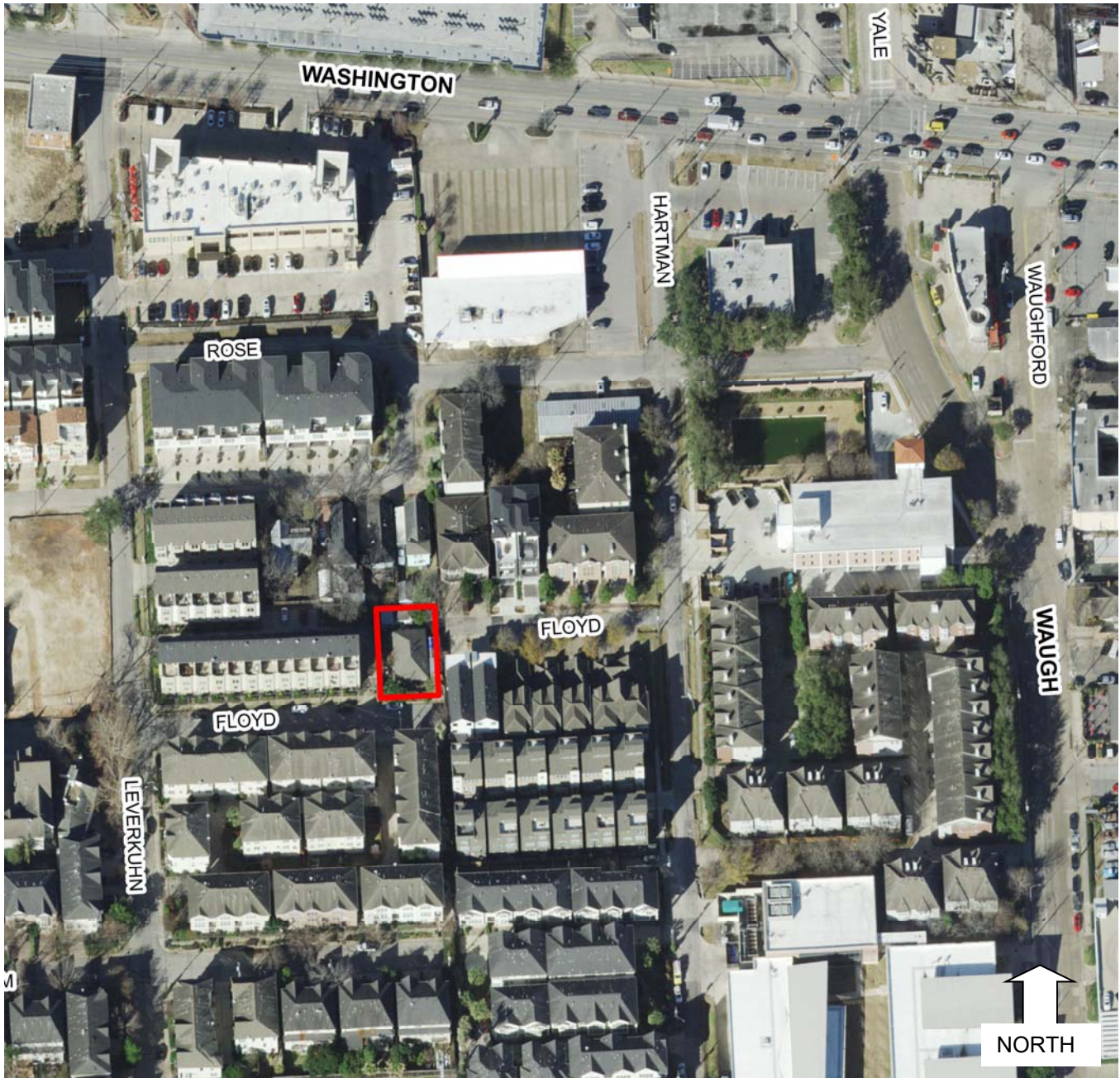
ITEM: 163

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Floyd Street Cottages (DEF 1)

Applicant: Field Data Service, Inc.



D – Variances

Aerial



Application Number: 2019-1536

Plat Name: Floyd Street Cottages

Applicant: Field Data Svce, 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:

Not to extend or terminate the end of Floyd Street with a cul-de-sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted

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 0.1041 acre of land situated north of Floyd Street, East of Leverkusn Street, South of Barnes Street and West of Hartmon Street. The subject tract is ideal for single-family residential, being situated among adjoining single-family residential lots. Floyd Street was created in 1902 by a plat (Leverkuhn Addition) recorded in Volume 1, Page 41 of the Harris County Map Records and has consisted of a broken street pattern since 1902. Being East of a gap created in error by Hartman Addition, Volume 258, Page 080 of the Harris County Deed Records. Most of the streets in this area end in a dead end. Not creating a cul-de-sac does not alter the flow of traffic. The only other tracts that take access on this block of Floyd Street are two townhome additions, both of which are gated communities with shared driveways and therefore would not have a need for a cul-de-sac turnaround at the end of Floyd Street.

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

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

The results of the street pattern in this area do not allow for a cul-de-sac. Providing a cul-de-sac would take so much of the property that the property owner would be unable to develop the remaining portion of the tract. Not creating a cul-de-sac does not impose a problem for intersection spacing. The intersection of Leverkusn Street running East to the end of Floyd Street is only 260 feet, hereby meeting spacing requirements outline in Chapter 42.

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

Floyd Street is currently a dead end street, adding a cul-de-sac will not increase or decrease the flow of traffic within the immediate area. Granting the variance will not impede the purpose of Chapter 42 and the regulations will still be preserved. Floyd Street has been a dead-end since its creation in 1902. Creating a cul-de-sac will limit the developers ability to develop single-family. This area consists mostly of single-family residential lots.

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

In this part of town it is known, and part of the street pattern, that there are dead-end streets in and throughout this neighborhood. There are multiple dead-end streets that were created in this area back in the early 1900's. Emergency services, fire protection, and hose lay will not be affected by granting this variance. Granting this variance would not be injurious to the public health, safety and welfare of the public. Leaving the street as a dead-end street will not slow the flow of traffic. The current traffic and street patterns in the area have been established since the early 1900's.

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

By forcing the street to end with a cul-de-sac, it will deem the tract undevelopable. There would not be enough property left to develop the tract for single-family use.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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September 12, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Floyd Street Cottages

REFERENCE NUMBER: 2019-1536

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Floyd Street, east of Jackson Hill Street and south of Washington Avenue. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Field Data Service, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend nor terminate the end of Floyd Street with a cul-de-sac. 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 19th, 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 Dominic Tijerina with Field Data Service, Inc., at 281-793-5192. You may also contact Suvidha Bandi with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar 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.



Application No: 2019-1536

Agenda Item: 163

PC Action Date: 10/03/2019

Plat Name: Floyd Street Cottages

Applicant: Field Data Service, 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)

Not to extend or terminate the end of Floyd Street with a cul-de-sac.;

Basis of Recommendation:

Subject site is located south of Washington and west of Waugh Drive in Houston City limits. The applicant is requesting a variance to not extend or terminate the portion of Floyd street that stubs into the property.

Staff is in support of the variance.

The applicant is proposing two single family lots taking access from Floyd Street that was created in 1902. There is another portion of Floyd Street that stubs the property along the eastern boundary. This situation is due to discrepancy in two different adjoining plats and there are other streets in the vicinity that exist similarly with an offset. Extending the street is not feasible and terminating it with a turnaround will deprive the applicant reasonable use of land.

Therefore, 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

Extending or terminating the street with a turnaround will deprive the applicant reasonable use of land. Additionally, The streets in this area are established as small grids and extending the street will not have significant impact on traffic circulation.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. It is a situation that existed from 1902 due to discrepancy in two different plats.

(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 by the existing street pattern and all of the tracts in this area have access to public streets. Extending or terminating the street with a turnaround will deprive the applicant reasonable use of land.

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

Granting of the variance will not be injurious to public health and safety as the street has been in this configuration since 1902. This situation was created due discrepancy in two different plats and there are other streets in the vicinity that exist similarly with an offset.

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

Economic hardship is not the sole justification. Extending the street is not feasible and terminating it with a turnaround will deprive the applicant reasonable use of land.



Agenda Item: 164
Action Date: 10/03/2019
Plat Name: Graeter Combined Descendants Trust replat no 1
Developer: Graeter Properties, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1591 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.3444	Total Reserve Acreage:	0.3444
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

Conditions and Requirements for Approval

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

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

For Your Information:

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

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

City Engineer: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.

Harris County Flood Control District: Flood Control review - No comments.
Addressing: Please change street type of FRANCIS AVENUE to 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.

Houston Planning Commission

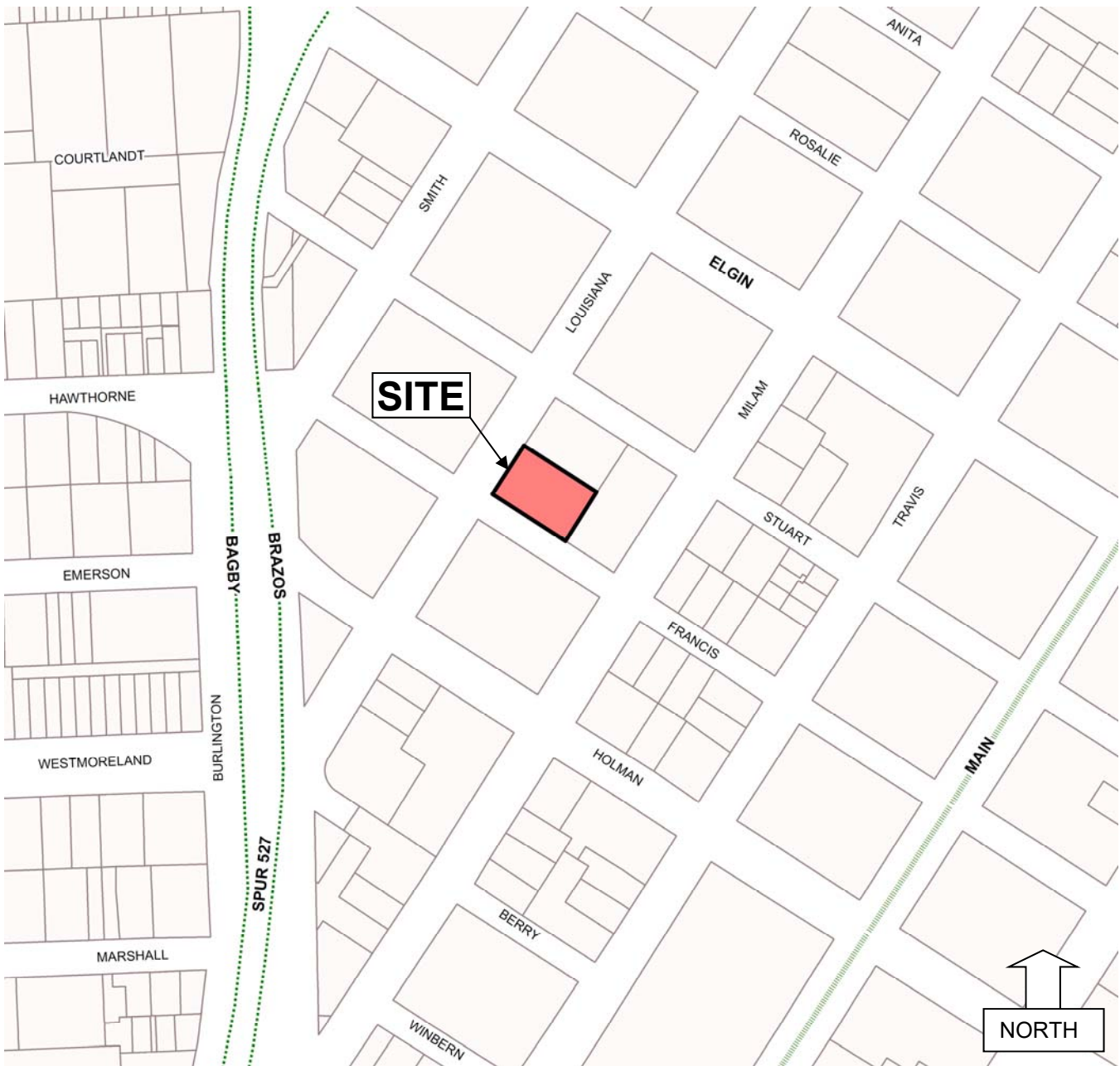
ITEM: 164

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Graeter Combined Descendants Trust replat no 1 (DEF 1)

Applicant: Vernon G. Henry & Associates , Inc.

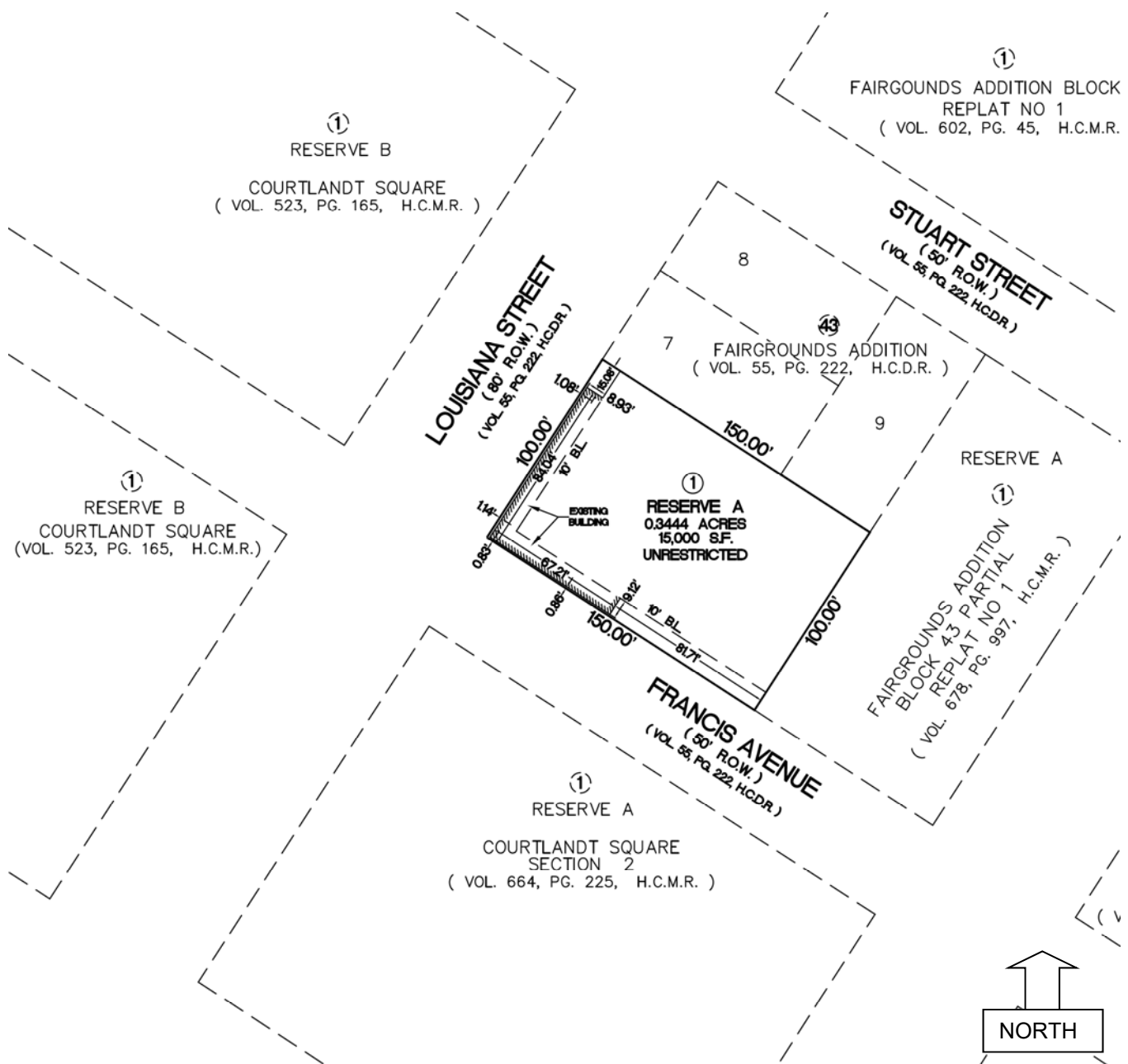


D – Variances

Site Location

Meeting Date: 10/03/2019

Applicant: Vernon G. Henry & Associates , Inc.



Subdivision

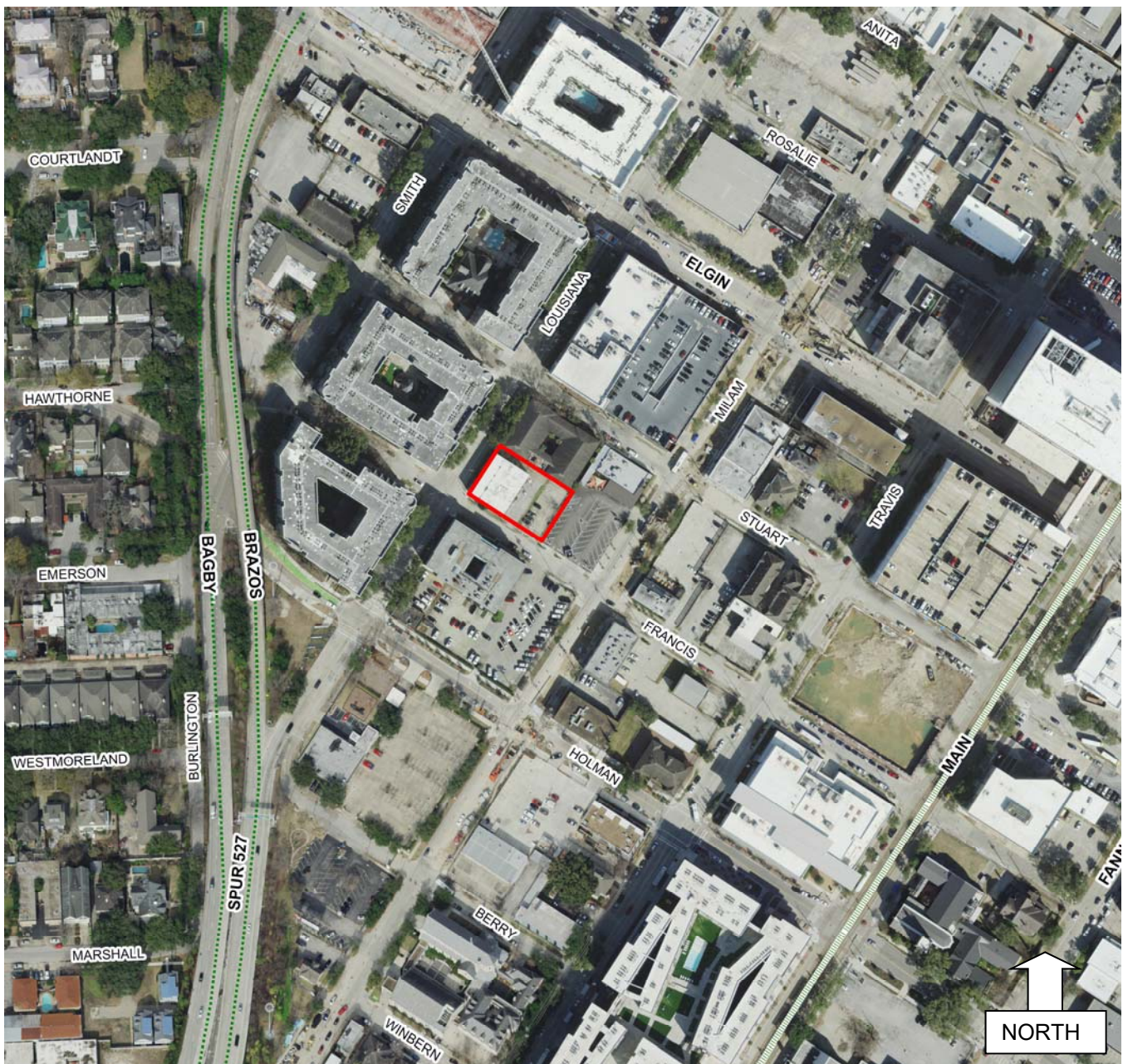
Houston Planning Commission **ITEM: 164**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Graeter Combined Descendants Trust replat no 1 (DEF 1)

Applicant: Vernon G. Henry & Associates , Inc.



D – Variances

Aerial



Application Number: 2019-1591

Plat Name: Graeter Combined Descendants Trust replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/06/2019

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 a portion of the existing building that encroaches into the required building line to be reconstructed in a way that replaces the structural elements of the encroachment; To allow an existing building in the visibility triangle

Chapter 42 Section: 155; 161

Chapter 42 Reference:

42-155 The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. 42 -161 The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

Statement of Facts

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

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

This is the site of a two-story retail building that was constructed in 1969. Like many old buildings in the Midtown, it is built very close to the property line. Along Louisiana Street, the building is approximately 1.1' from the property line and 12'9" from the back of curb. The ordinance required setback is 10' on Louisiana. Along Francis Street, the building is approximately 0.8' from the property line and 11'11" from the back of curb. The ordinance required building line is 10' on Francis Street. The developer wishes to adaptively reuse this building for an attractive new restaurant. The developer is proposing some changes to the building in order to improve the experience a pedestrian has with the building. The developer is also modernizing the look of the building in an interesting way. This includes adding extra windows by removing portions of the existing façade. In addition, a perforated screen along portions of each frontage of the building will be added in order to make the walk more interesting for pedestrians and prevent any blank walls along the building perimeter. In order to accommodate the new entry at the corner of Francis and Louisiana, the existing structural corner column will need to be removed and relocated, which can be seen on the elevations provided. A variance for the visibility triangle at the corner of Louisiana and Francis will also be needed. Since the opposing traffic will be coming from the south and Louisiana is a one way street, the visibility triangle is not needed. This building has been here for 50 years with no visibility problems.

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

This building was built well before the city's first development ordinance was passed. It has been used for retail since it was constructed and was designed as such. Since the developer wishes to use it as a restaurant, adding more windows and an attractive entry at the corner is prudent considering what we know about activating the street and protecting pedestrian safety through the use of added glazing along both frontages.

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

The intent of this chapter is to allow for responsible adaptive reuse of existing buildings, which this proposal will accomplish.

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

Enhancing the pedestrian realm will encourage walkability thus promoting health, safety and welfare. Reusing this building instead of letting it sit vacant will also get more eyes on the street, which makes this already heavily traveled area safer for everyone.

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

The justification of the variance is allowing this vacant building to be remodeled in a way that allows for the new user to properly utilize the building for a restaurant. Removing part of the façade and replacing with windows will allow natural light to enter and enhance the restaurant experience, while also getting more eyes on the street, which enhances pedestrian safety. The current building is outmoded and of no particular architectural interest or merit. The remodeled building will bring the building up-to-date with an attractive façade and an interior that will encourage users to actively engage with passers by.



Application No: 2019-1591

Agenda Item: 164

PC Action Date: 10/03/2019

Plat Name: Graeter Combined Descendants Trust replat no 1

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: **155; 161**

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

To allow a portion of the existing building that encroaches into the required building line to be reconstructed in a way that replaces the structural elements of the encroachment; To allow an existing building in the visibility triangle;

Basis of Recommendation:

The site is located in the city, at the northeast intersection of Louisiana and Francis Streets. The applicant is proposing an unrestricted reserve and is requesting variances to allow structural renovations of an existing building within the required 10' building lines along Louisiana & Francis Streets as well as within the visibility triangle.

The applicant is proposing to reconstruct and replace part of the existing building on the site for a future restaurant. Staff has requested the construction and demolition plans for the project to determine what portion of the existing building will remain.

The applicant is proposing to reconstruct and replace part of the existing retail building on the site for a future restaurant. The existing building encroaches into the required 10' building line along both Francis and Louisiana Streets. Along Francis Street the building is approximately 0.8' from the property line and 11' 11" from the back of curb. Along Louisiana Street, the building is approximately 1.1' from the property line and 12' 9" from the back of curb. The applicant is proposing to remove portions of the existing façade and windows, install a decorative perforated screen, and replace the existing structural corner column to accommodate the new entry. The applicant is working with Centerpoint regarding the location of existing power poles and is also revising the site plan. Therefore, staff recommendation is to defer the plat for two weeks to allow time for the applicant to provide revised information by noon next Wednesday.

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

N/A

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

N/A



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
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www.houstontx.gov

September 12, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Graeter Combined Descendants Trust replat no 1

REFERENCE NUMBER: 2019-1591

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the north east intersection of Louisiana Street and Francis 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 Graeter Properties, LLC, the developer of the subject site. The applicant is requesting a variance to allow structural renovations to an existing building within the required 10' building lines along Louisiana Street & Francis Street and within the 15' x 15' visibility triangle at the intersection of Louisiana Street & Francis Street. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 19th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Jake Patrick with Vernon G. Henry & Associates, Inc. at 713-627-8666. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the

terminology used in this letter. **Para más información acerca de este documento, favor de llamar 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 165

Action Date: 10/03/2019

Plat Name: Harris County MUD no 62 Water Plant no 1

Developer: Harris County Municipal Utility District No 62

Applicant: EHRA

App No/Type: 2019-1748 C2

Staff Recommendation:

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

Total Acreage:	1.1000	Total Reserve Acreage:	1.1000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 62
County	Zip	Key Map ©	City / ETJ
Harris	77449	445U	Outside 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)

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.

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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

County has no objections to variance.

TCEQ exception for sanitary control easement will be needed before plat recordation

Sanitary ctrl easement will need to be recorded prior to plat recordation (chapter 42)

Need INO letter for all weather access road to be constructed over existing pipeline (HC-permit regs)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 165

Action Date: 10/03/2019

Plat Name: Harris County MUD no 62 Water Plant no 1

Developer: Harris County Municipal Utility District No 62

Applicant: EHRA

App No/Type: 2019-1748 C2

Staff Recommendation:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 165**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Harris County MUD No 62 Water Plant no 1

Applicant: EHRA



D – Variances

Site Location

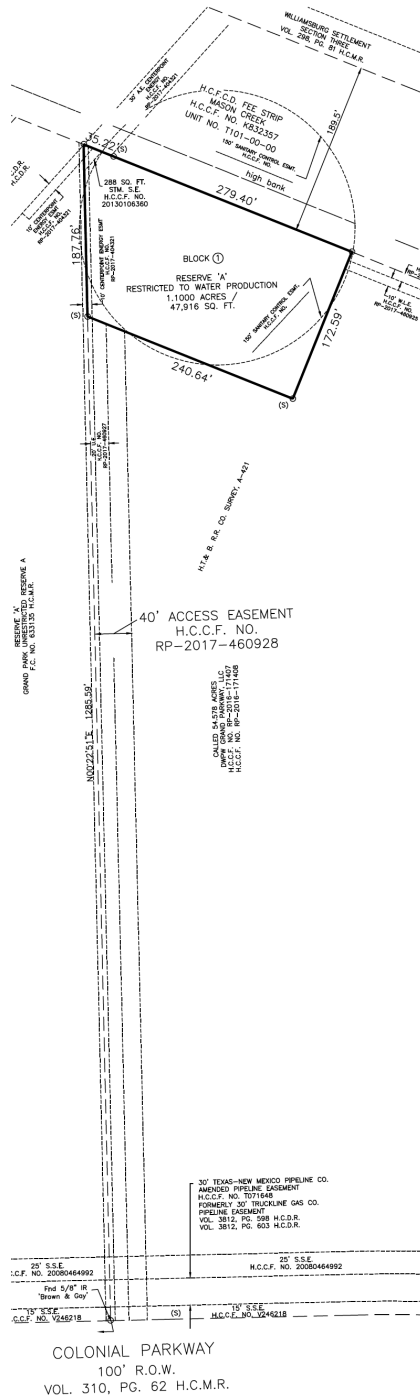
Houston Planning Commission ITEM: 165

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Harris County MUD No 62 Water Plant no 1

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission ITEM: 165

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Harris County MUD No 62 Water Plant no 1

Applicant: EHRA



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1748

Plat Name: Harris County MUD no 62 Water Plant no 1

Applicant: EHRA

Date Submitted: 09/23/2019

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:

Variance to allow a reserve restricted to water production to take access via a 40' 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; 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

(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;

Harris County MUD 62 is responsible for providing water and wastewater service to residents and businesses within its district, as well as service interconnects with neighboring districts. In advance of new development occurring within the district boundaries, it is necessary to construct a new water plant. A tract has been identified which sits approximately 1,280 feet north of Colonial Parkway and a preliminary plat was submitted to the City of Houston earlier this year. The owners of the property on which the water plant is to be built are still in the design stages for the remainder of their property, however HCMUD 62 needs to purchase the land for the new water plant and begin construction immediately. Therefore, the previously planned 60 foot wide access and frontage to Colonial Parkway, as required by Chapter 42, has been changed to a 40 foot wide access easement on this new plant. Granting access to the water plant through an easement does not change the functioning of the facility. The new plat is proposing a 1.1 acre reserve restricted to water production (previously submitted as a 2.59 acre unrestricted reserve). The "flagpole" like access to Colonial Parkway on the previous plat is not proposed with this new plat. Instead, the 40 foot access easement will allow access to the water plant site and flexibility for the developer to provide alternative access to the water plant as development occurs in the future.

(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 62 construct a new water plant in order to provide service to the University of Houston Campus located immediately south of Colonial Parkway which is already under construction, as well as other 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 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 62 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. This variance was approved in 2017 with the previous final plat application, however that plat was never recorded. The required sanitary control easement surrounding the water plant has failed to be

recorded before expiration of the previous plat. Permitting of the sanitary control easement is still ongoing therefore this new final plat application has been submitted with the same variance request.

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

Vehicular access to the water plant from a 40-foot access easement will allow all construction and maintenance service vehicles adequate access to the facility. The easement will be recorded as a perpetual non-exclusive easement so that access to the water plant is guaranteed no matter what future development occurs.

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

Public health, safety and welfare are not negatively impacted by granting this variance since access to the site will still be made via Colonial Parkway as originally intended and cannot be interrupted due to the perpetual language in the easement creation documents.

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

This variance is requested due to the timing needed to construct the new water plant prior to other new development occurring adjacent to the plant which would otherwise have provided access to the site. Having been approved with the previous final plat for the water plant, this variance request is requested once again.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1748

Agenda Item: 165

PC Action Date: 10/03/2019

Plat Name: Harris County MUD no 62 Water Plant no 1

Applicant: EHRA

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

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 40' access easement instead of 50' of frontage on a public street.;

Basis of Recommendation:

The site is located in Harris County ETJ's north of Colonial Parkway east of Grand Parkway. The applicant is proposing a reserve restricted to water production and requesting a variance to have frontage and access via a 40-foot access easement instead of the required 50 feet of frontage on a public street. Staff is in support of the request. The site is located within the Westside Parkway GP which is being proposed for future commercial and multifamily development. The proposed water plant will give service to the future development within the GP and other areas within the MUD boundary. The access easement keeps the intent of the ordinance by providing access to the site in order to allow required water infrastructure to function before anticipated development. The access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality(TCEQ). This variance was previously granted by Planning Commission in 2017. The plat was not recorded and it expired. Harris County Engineering Department has voice no objection for this request. Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict interpretation of Chapter 42 would require the applicant to acquire property between the subject site and Colonial Parkway in order to create a public street for access. The applicant was able to purchase an easement to access the property but the land is not available for dedicating a public road. Granting the variance to build the water plant accessible by easement is an example of sound public policy as will allow required water infrastructure to function before anticipated 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 is supportable because it will allow water service to be in place prior to anticipated development. This is not a hardship created by the applicant.

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

The easement will allow for an all-weather road, as required by the Texas Commission on Environmental Quality(TCEQ) for construction and maintenance to access the site. Granting the variance is consistent with the intent and general purpose of Chapter 42 as the easement will allow for vehicular access to the site.

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

Allowing vehicular access to the site via easement will benefit public health, safety, and welfare.

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

The variance is supportable because of the need to establish water service before anticipated development.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 166

Action Date: 10/03/2019

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:

Grant the requested variance(s) and 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:	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)

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.

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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Access easement will need to be recorded prior to plat recordation

County has no objections to variance



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 166

Action Date: 10/03/2019

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:

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 166

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Harris County MUD no 449 Water Plant no 2 (DEF 2)

Applicant: EHRA



D – Variances

Site Location

Houston Planning Commission

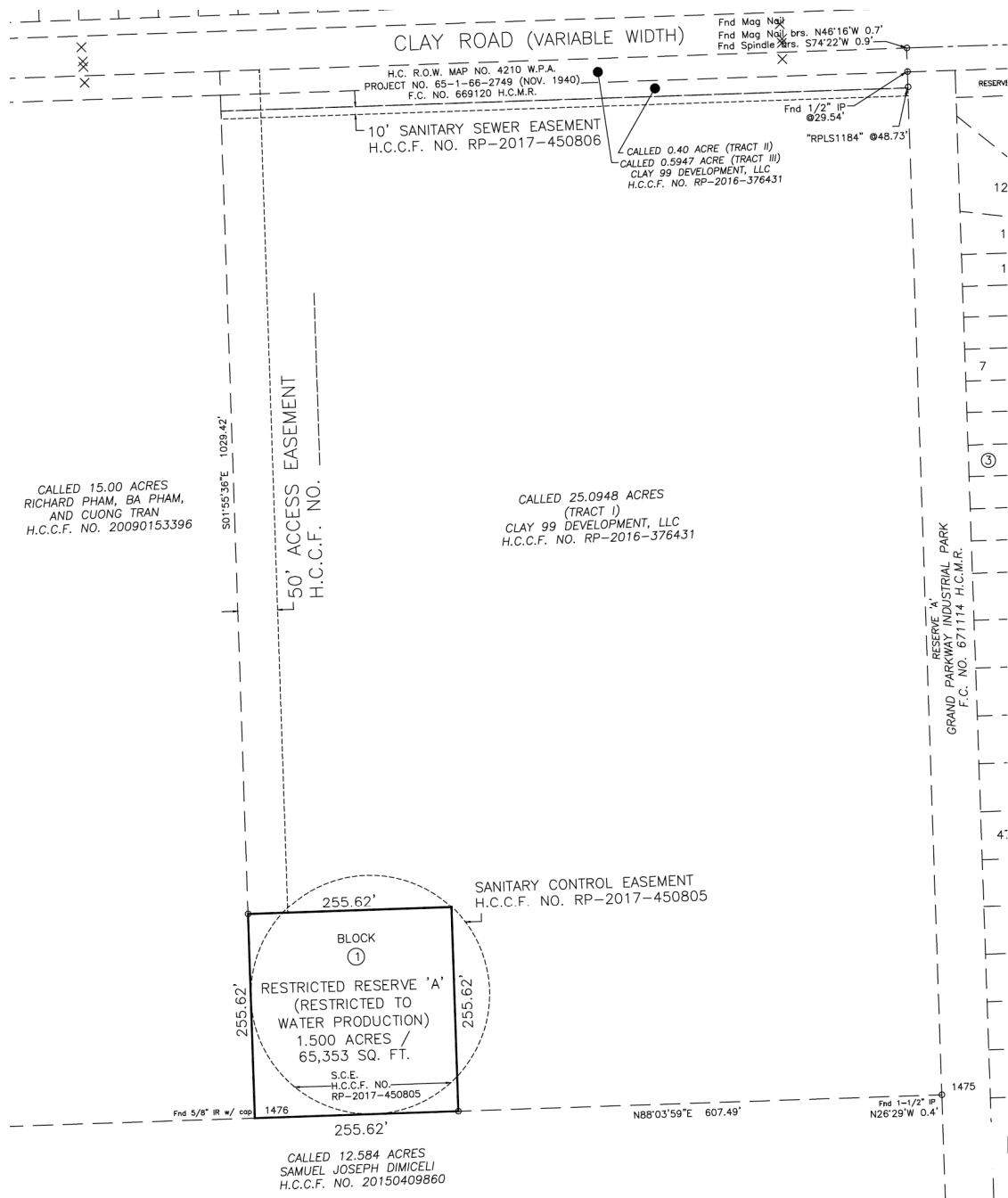
ITEM: 166

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Harris County MUD no 449 Water Plant no 2 (DEF 2)

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission

ITEM: 166

Planning and Development Department

Meeting Date: 10/03/2019

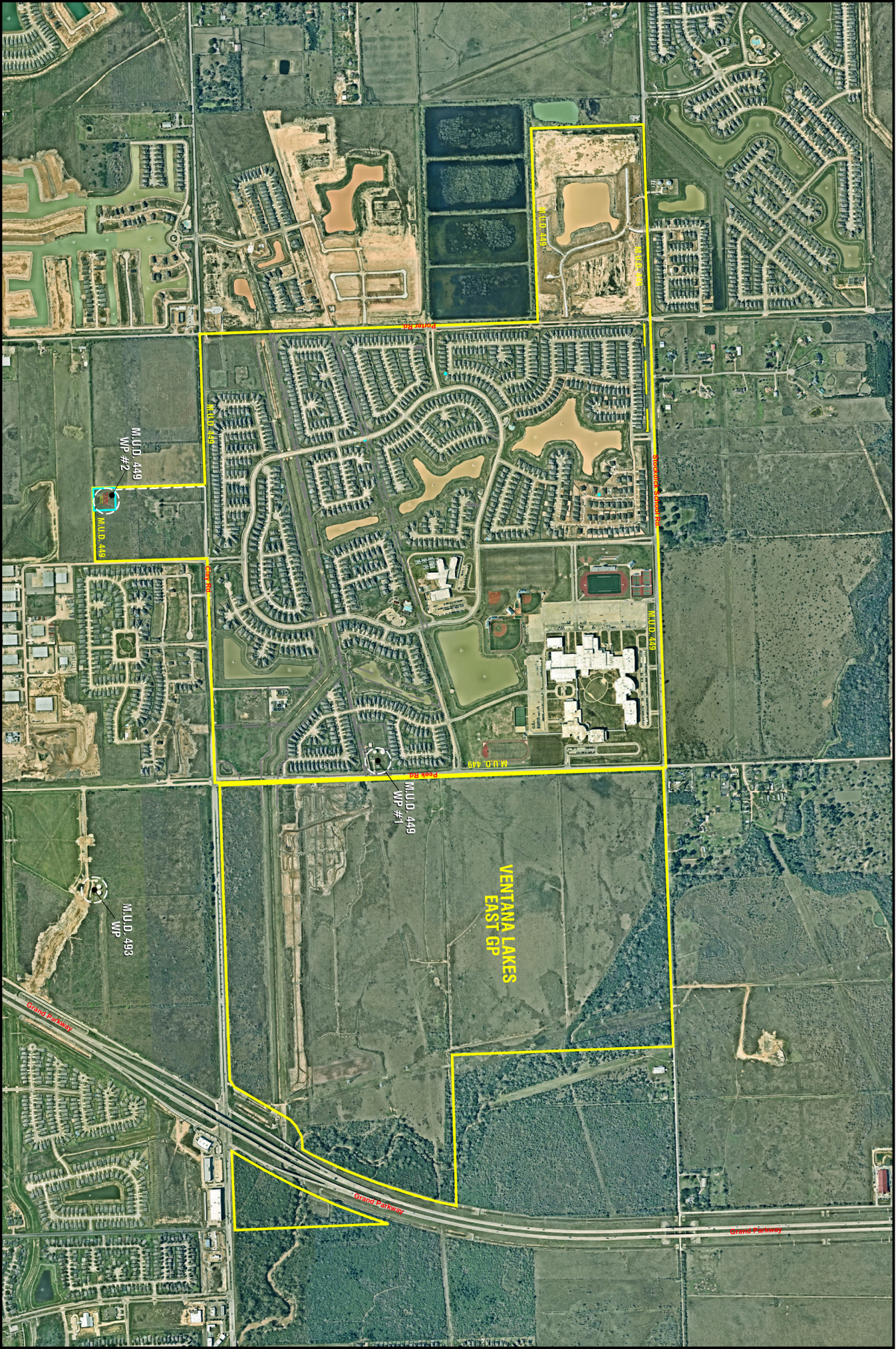
Subdivision Name: Harris County MUD no 449 Water Plant no 2 (DEF 2)

Applicant: EHRA



D – Variances

Aerial



HCMUD 449 District Map

Harris County, Texas.

P:\11-086-00\Drawing\HCMUD 449 District Map (2190911).dwg Sep 11, 2019 - 10:55am Edited by: hecmit

September 11, 2019

10 375 1750 1500
SCALE: 1"=1,500'





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1553

Plat Name: Harris County MUD no 449 Water Plant no 2

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 Ventana Lakes East GP currently being developed on the east side of Peek 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 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 a proposed 50' 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. However, the adjoining property owner was not willing to sell additional property at the time of the land exchange. The adjoining property owner is also aware that upon future development of the site, perpetual access will need to be provided to the water plant site within their development.

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

(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. A water well permit

has been approved by TCEQ and well construction has already commenced on site. 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. TCEQ also requires that water plants are at least a 2,000 feet distance from one another. In this case, the subject tract is the only available property within the district that falls within this requirement due to nearby water plants in other districts, including Harris County MUD 449 Water Plant No. 1.

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

Vehicular access to the water plant from a 50-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 50-foot easement guarantees required access. Development of property north of this water plant site is likely commercial in nature and will take access from Clay Road. Preserving access to the water plant is easily achieved within future commercial development via parking areas. The property owner is aware of the access requirement to the water plant site in perpetuity.

(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 for a proposed 50-foot access easement to be the sole point of connectivity between Clay Road and the subject tract until future development occurs. 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.



Application No: 2019-1553

Agenda Item: 166

PC Action Date: 10/03/2019

Plat Name: Harris County MUD no 449 Water Plant no 2

Applicant: EHRA

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

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 a reserve restricted to water production to give service for future development within the MUD boundary and requesting a variance to have frontage and access via a 50-foot access easement instead of the required 50 foot of frontage on a public street. Staff is in support of the request. This application has been deferred twice. During the two deferral periods staff and Harris County Engineering Department discussed with the applicant the possibility to acquire more property from the adjacent acreage tract to meet the frontage requirement. However, the applicant wasn't able to acquire more land to meet the ordinance requirement. As a solution, the applicant increased the access easement width from 20 feet, which was the original access easement width being proposed, to 50 feet. This change on the access easement width will keep the intent of the ordinance as it is the same width required for frontage for this type of reserve. This will allow required water infrastructure to keep giving service to existing and future development within the MUD boundary. The access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality(TCEQ). Harris County Engineering Department has voice no objection for this request. Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

Strict interpretation of Chapter 42 would require the applicant to acquire property between the subject site and Clay Road in order to have frontage along a public street. The applicant was able to purchase an easement to access the property but no more land is available to connect to Clay Road. Granting the variance to build the water plant accessible by easement is an example of sound public policy as will allow required water infrastructure to keep functioning within the MUD boundary for existing and future 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 is supportable because it will allow water service to continue working properly for existing and future developments. In addition to this, the applicant increased the width of the access easement from 20 to 50 feet to provide better access to the site.

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

The applicant increased the width of the access easement from 20 to 50 feet to maintain the intent of the ordinance by providing the same width required by the ordinance for frontage along a public street for this type of reserve.

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

With the access easement, the applicant is providing the same width required for frontage along a public street by the ordinance for this type of reserve. Granting this variance will not be injurious to the public health, safety or welfare as same conditions will be met to access the site via an all-weather road, as required by the Texas Commission on Environmental Quality(TCEQ).

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

The variance is supportable because of the need to assure water service for existing and future development and the applicant increasing the access easement from 20 to 50 feet to maintain the same width required for frontage along a public street for this type of reserve.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 167
Action Date: 10/03/2019
Plat Name: Industrial at 1960 GP
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1740 GP

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	51.8450	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	EMERALD FOREST UD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369P	ETJ

Conditions and Requirements for Approval

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

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

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

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)

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 167
Action Date: 10/03/2019
Plat Name: Industrial at 1960 GP
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1740 GP

Staff Recommendation:
Defer Additional
information reqd

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 pipeline company about street crossing prior to approval of GP
- shift north boundary of reserve c north and include tower oaks boulevard
Plat has been deferred for applicant to coordinate with pipeline company to the west to determine if they would approve roadway easement over pipeline
Dedicate 14 foot ROW sliver for Woodedge Park Drive along eastern plat boundary to align with Bobcat Road to the south

Traffic:

- TxDOT should be contacted for requirement of TIA. Shared access with property to the east is recommended for utilization of existing traffic signals at Bobcat Road and FM 1960. Documentation of TxDOT driveway approval should be submitted with site plans.

City Engineer:
WLE can't overlap with SSE and STM S E , which is not allowed. Missing B.L.

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

Harris County Flood Control District: 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

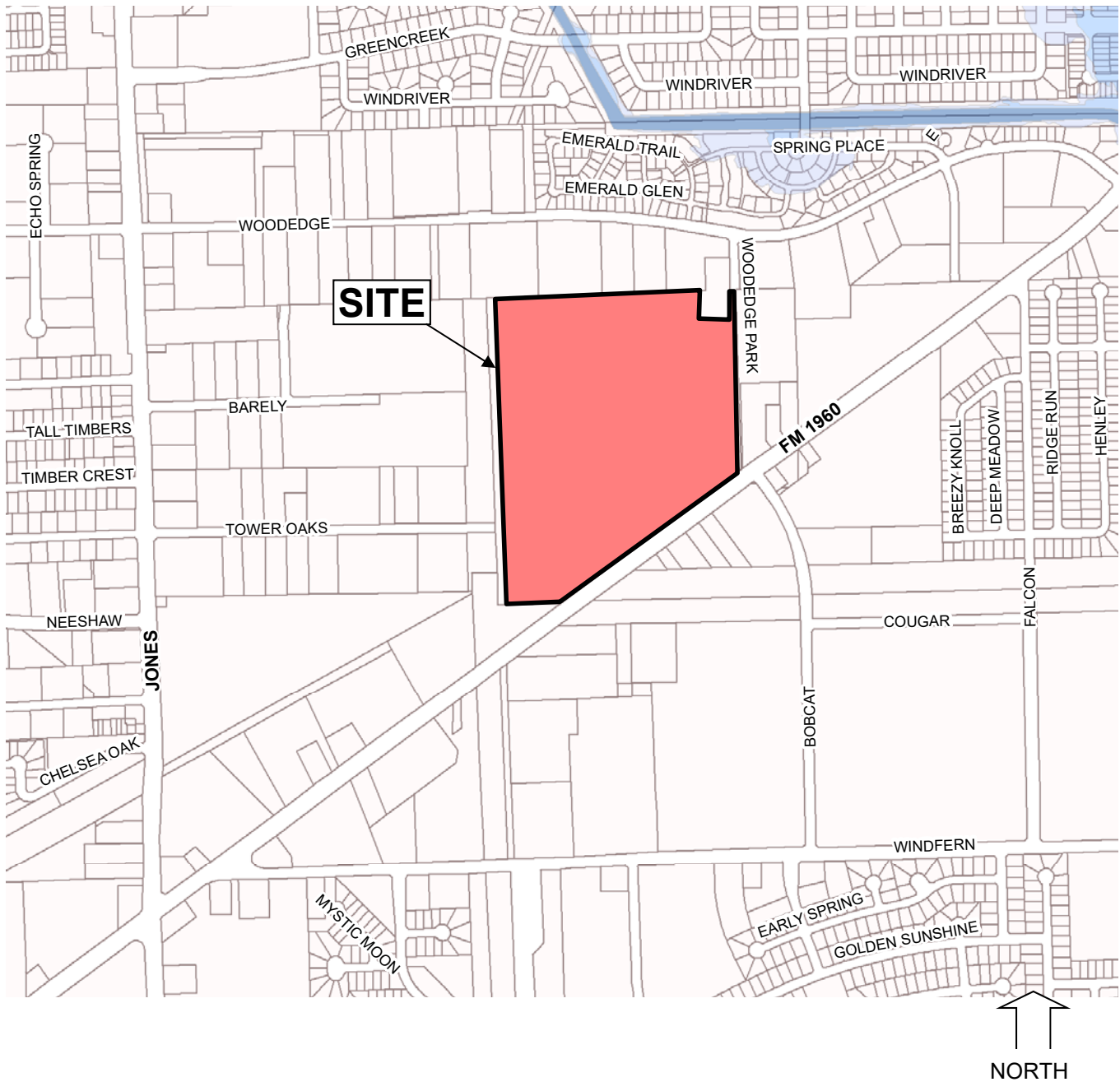
ITEM: 167

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Industrial at 1960 GP

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

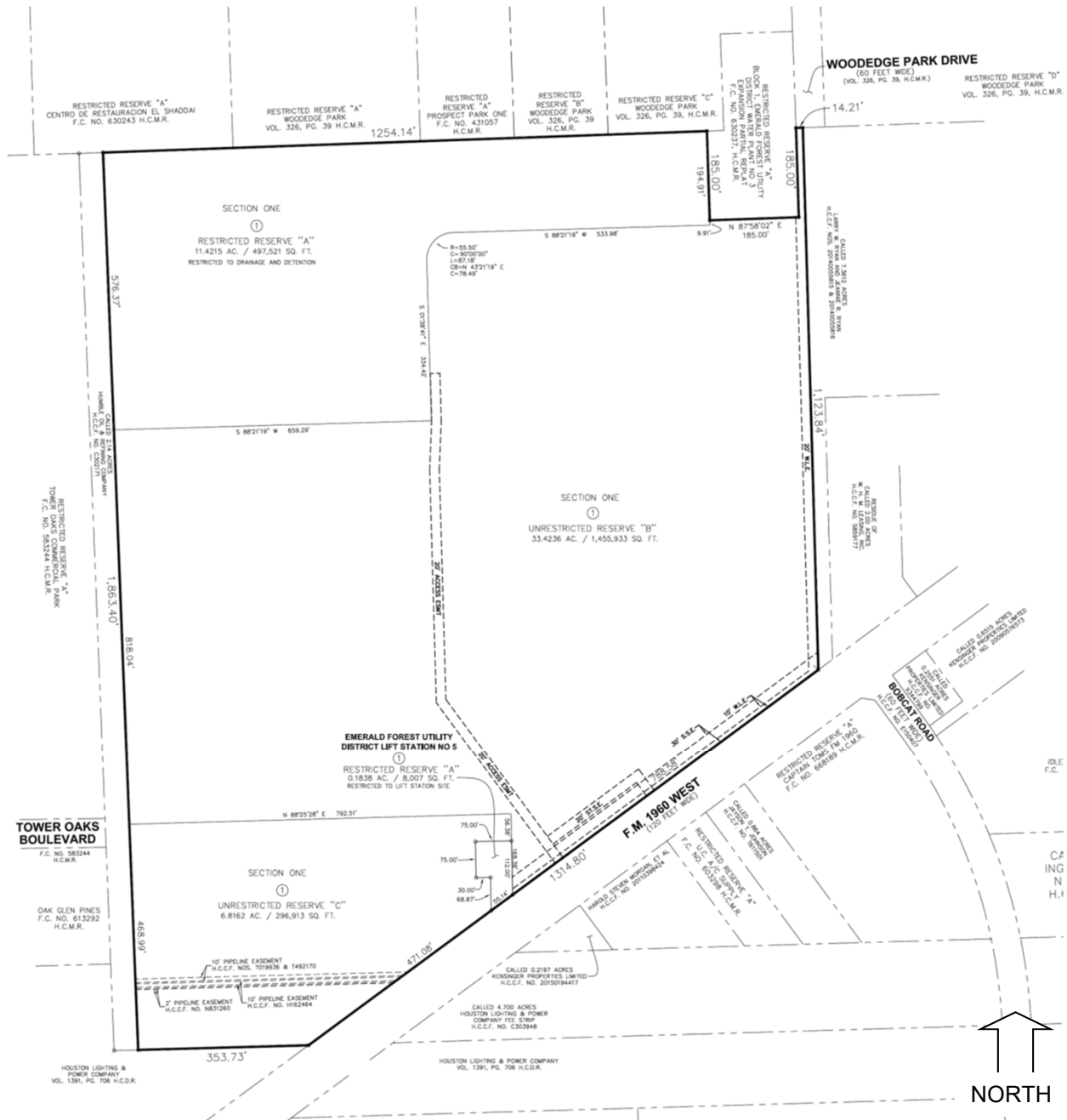
ITEM: 167

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Industrial at 1960 GP

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 167

Planning and Development Department

Meeting Date: 10/03/2019

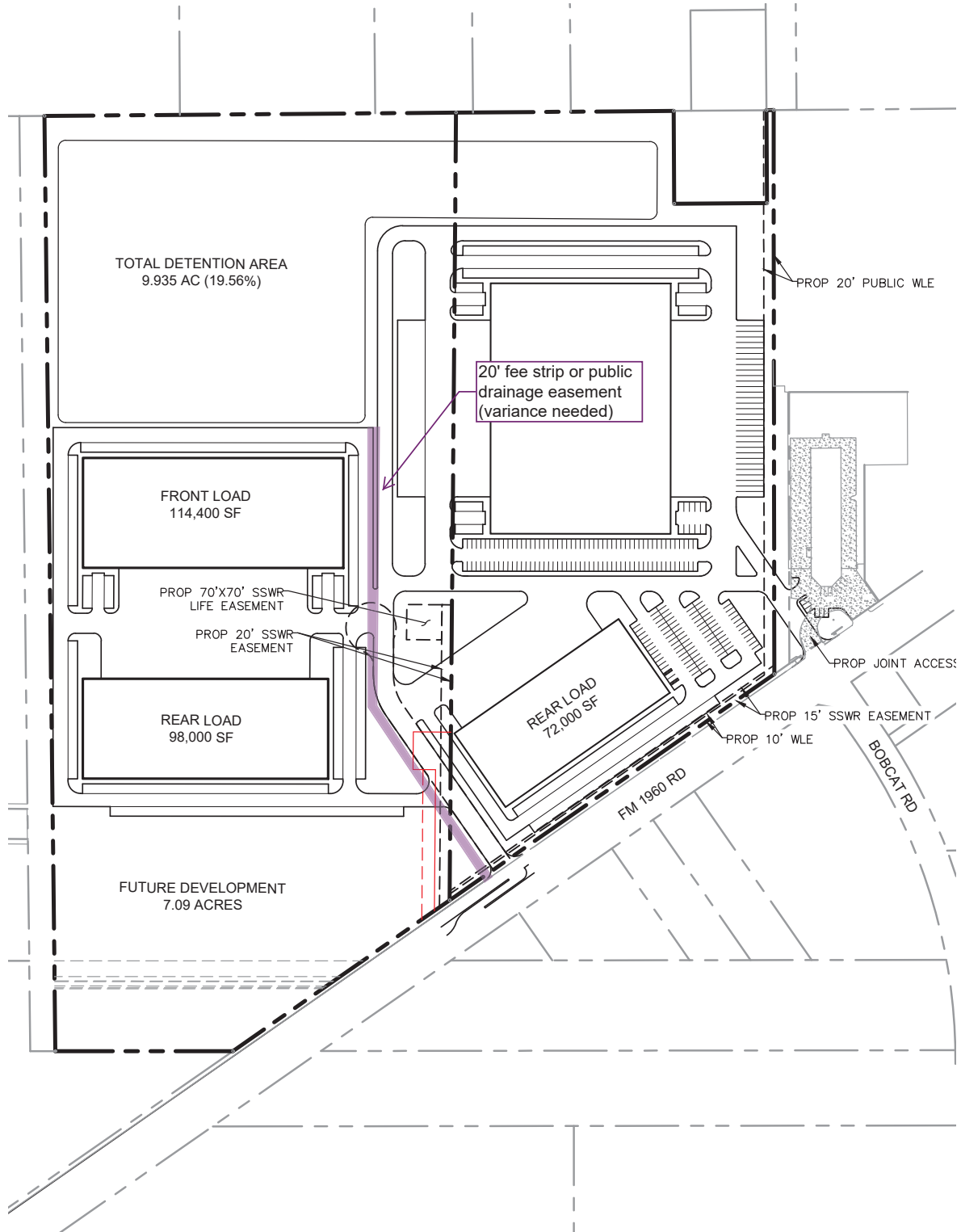
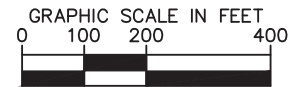
Subdivision Name: Industrial at 1960 GP

Applicant: Windrose



D – Variances

Aerial



OVERALL SITE
PLAN EXHIBIT
07/24/2019



Application Number: 2019-1740

Plat Name: Industrial at 1960 GP

Applicant: Windrose

Date Submitted: 09/23/2019

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:

A variance is requested to not dedicate a public street (not extending), nor terminate with a cul-de-sac Woodedge Park Drive and Tower Oaks Boulevards through the subject tract. To exceed 2,600 intersection spacing requirements by not providing a north-south public street through the subject site. To exceed 1,400 intersection spacing requirements by not providing an west-east public street through the subject site.

Chapter 42 Section: 127, 128, 134

Chapter 42 Reference:

42-127 Intersection of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128 Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; 42-134 Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

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

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

The 51.845 tract located along FM 1960 between Jones Road and Perry Road. The tract is located within the City of Houston ETJ, Harris County. The site is being proposed for warehouse/related uses and detention facilities for the Emerald Forest Utility District. The property is being platted as two unrestricted reserves, one drainage and detention reserve and one lift station. The project 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 non-accepted/below County standard condition street (Tower Oaks Blvd) west of the site. Neighbors along this street have expressed verbally being against connecting Tower Oaks Blvd to the GP site for traffic concerns, good existing traffic patterns working, and paving durability. Connecting a west-east street through the site will not improve traffic circulation and it will not be able to connect since there are developed and platted property east of the GP boundary. For Woodedge Park Drive, extending the street goes also against public policy as there are current structures in the street's connection point. The existing street network does carry all traffic around and the newly proposed GP site will not mix well with single-family uses to the north and it would be impractical to destroy current structures for connecting a street that is only 1 single-family lots in depth. For a north-south connection, there is a higher

likely of a connection through Spring Place Drive to the east of the site which is missing +/- 200' of ROW to being a true north-south connection.

(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 non-accepted/below County standard condition street (Tower Oaks Blvd) west of the site. Neighbors along this street have expressed verbally being against connecting Tower Oaks Blvd. The existing street network does carry all traffic around and the newly proposed GP site will not mix well with single-family uses to the north and it would be impractical to destroy current structures for connecting a street that is only 1 single-family lots in depth. For a north-south connection, there is a higher likely of a connection through Spring Place Drive to the east of the site which is missing +/- 200' of ROW to being a true north-south connection.

(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 Tower Oaks Blvd would contradict Plan Houston's Goal of "Safe, Secure Communities", as a street connecting from FM 1960 to the west would promote cut-through traffic to an inadequate and sub-standard street and will not improve traffic circulation. Adding a north-south connection via Woodedge Park Drive will not improve traffic circulation as a north-south connection to the east of the GP site is already existing and is a better more suitable connection for more mixing single-family and warehouse uses and traffic.

(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: 2019-1740

Agenda Item: 167

PC Action Date: 10/03/2019

Plat Name: Industrial at 1960 GP

Applicant: Windrose

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: **127, 128, 134**

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 (not extending), nor terminate with a cul-de-sac Woodedge Park Drive and Tower Oaks Boulevards through the subject tract. To exceed 2,600 intersection spacing requirements by not providing a north-south public street through the subject site. To exceed 1,400 intersection spacing requirements by not providing an west-east public street through the subject site. ;

Basis of Recommendation:

The site is located within Houston's ETJ, in Harris County, north of FM 1960, east of Jones Road, and west of Perry Road.

The applicant is requesting two variances: 1) to exceed intersection spacing by not extending nor terminating in a cul-de-sac Woodedge Park Drive and Tower Oaks Boulevard; and 2) for a reserve restricted to drainage and detention not to have frontage on a public right-of-way, but instead take access from a 20' access easement.

Staff's recommendation is to defer both applications per Harris County and for revised information.

Statement of Facts

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 168
Action Date: 10/03/2019
Plat Name: Industrial at 1960 Sec 1
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1746 C3P

Staff Recommendation:
Defer for further study and
review

Total Acreage:	51.6613	Total Reserve Acreage:	51.6613
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:	EMERALD FOREST UD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369P	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
088. Detention/drainage reserve shall have 20' frontage along at least one public street with a right-of-way not less than 50 feet. (Sec 42-190)
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)
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.
162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)
163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 168
Action Date: 10/03/2019
Plat Name: Industrial at 1960 Sec 1
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1746 C3P

Staff Recommendation:
Defer for further study and
review

The below comments were made by other agencies during this review period. These comments 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 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)
 - extend 14 foot sliver as public ROW for Woodedge Park Drive
 - show 10 foot building line from public ROW of Woodedge Park Drive
 - relocate waterline easement
 - shift north boundary for reserve C north and include tower oaks boulevard
- Plat has been deferred for applicant to coordinate with pipeline company to the west to determine if they would approve roadway easement over pipeline

Traffic:

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

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

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

City Engineer: WLE can't overlap with SSE and STM S E , which is not allowed. Missing B.L.

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

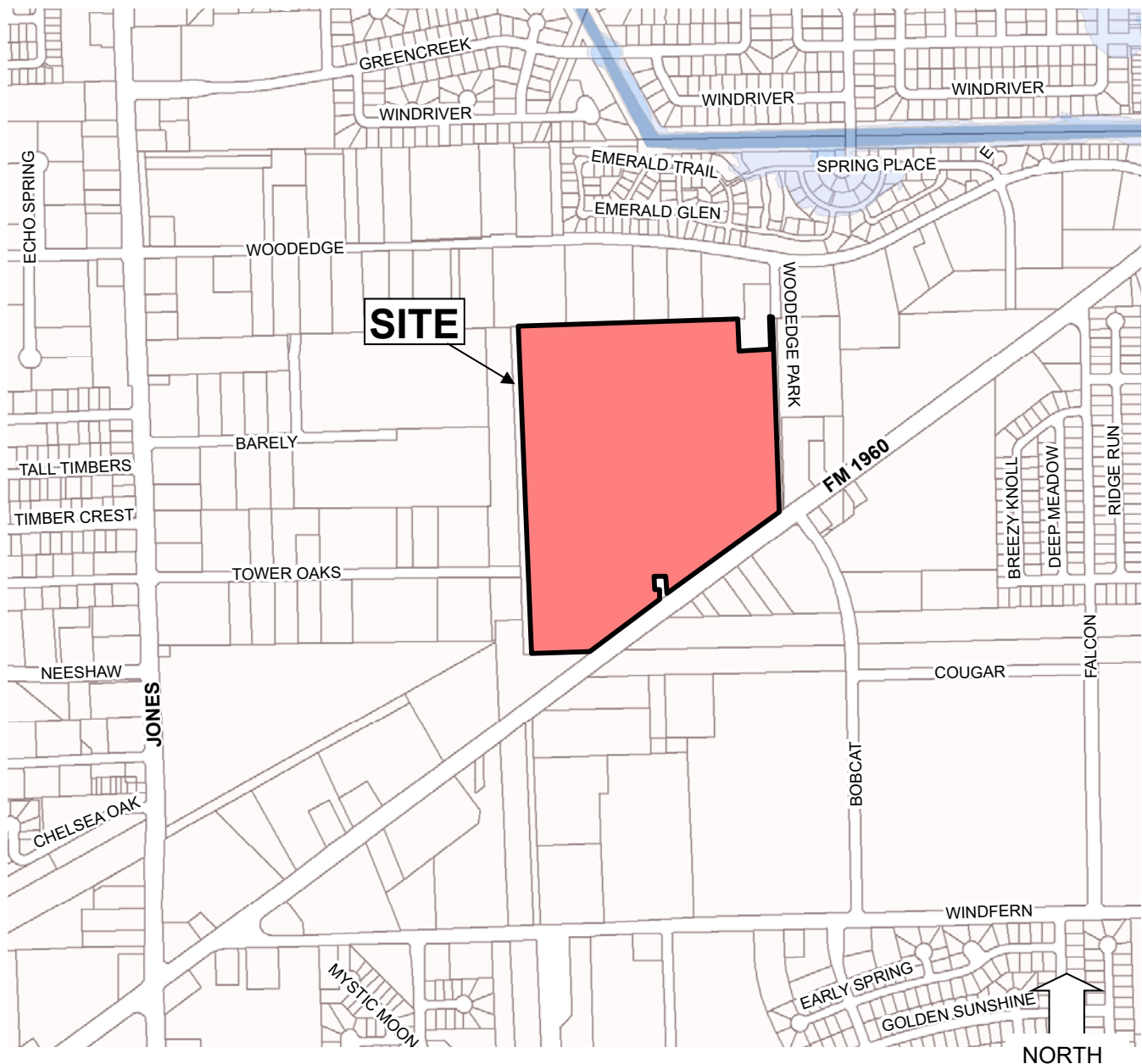
ITEM: 168

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Industrial at 1960 Sec 1

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

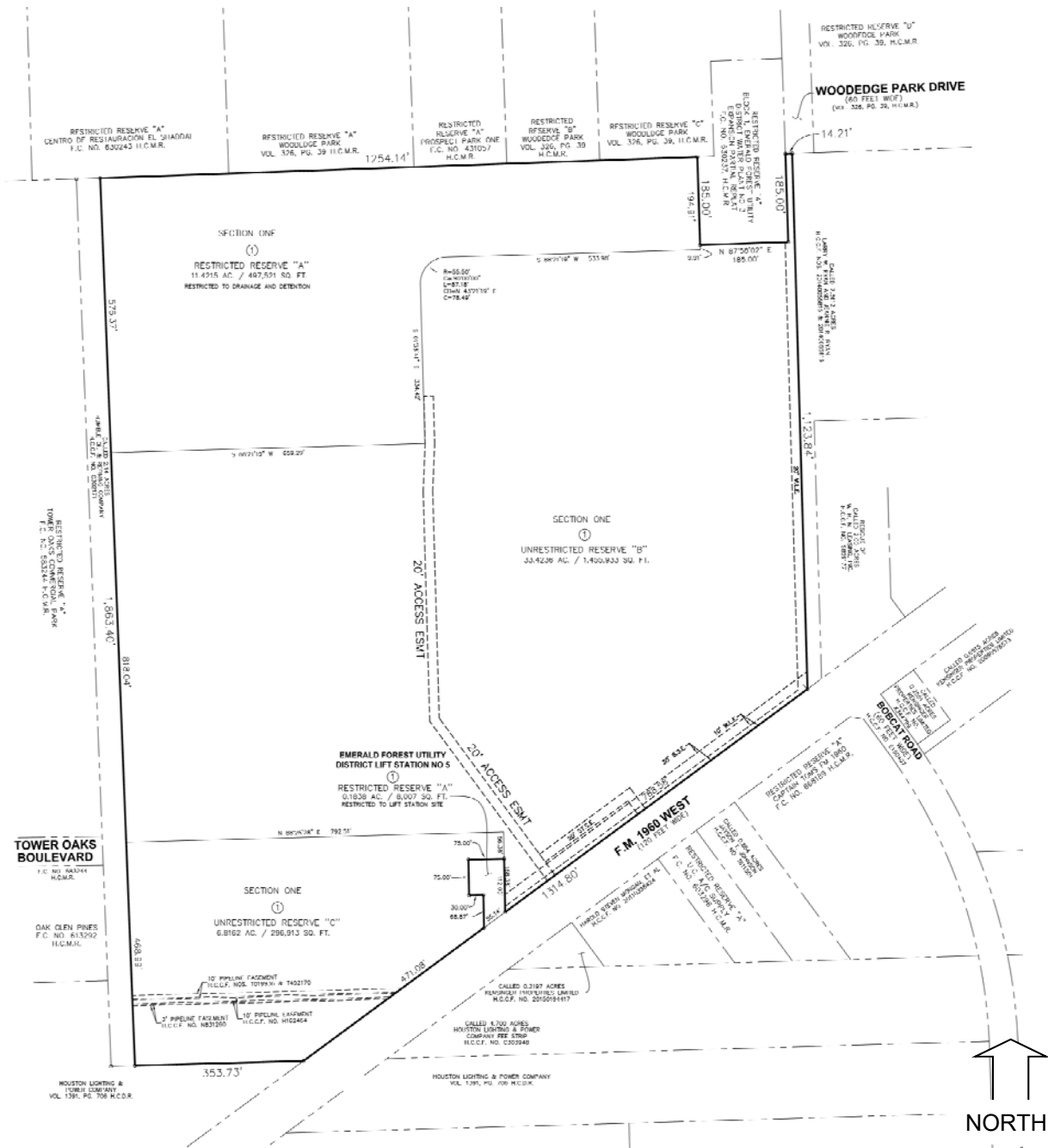
ITEM: 168

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Industrial at 1960 Sec 1

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 168

Planning and Development Department

Meeting Date: 10/03/2019

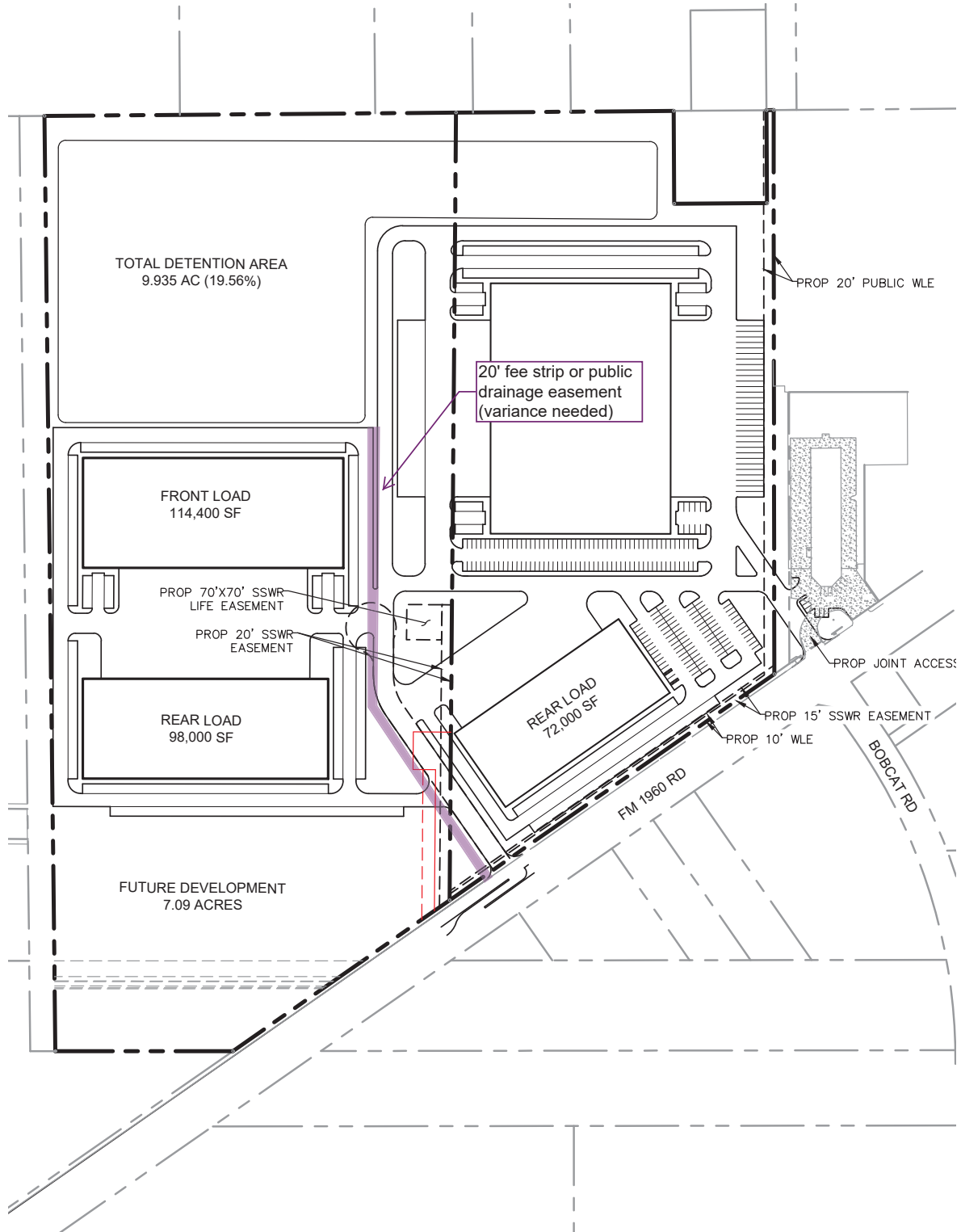
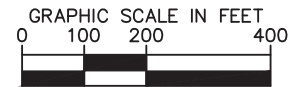
Subdivision Name: Industrial at 1960 Sec 1

Applicant: Windrose



D – Variances

Aerial



OVERALL SITE
PLAN EXHIBIT
07/24/2019



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1746

Plat Name: Industrial at 1960 Sec 1

Applicant: Windrose

Date Submitted: 09/23/2019

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:

A variance is requested for a drainage or detention reserve to have frontage via an access easement to FM 1960 instead of the required 20' public street frontage requirement.

Chapter 42 Section: 190

Chapter 42 Reference:

42-190 (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: 20' on public street for reserves restricted to drainage or detention.

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 51.845 tract located along FM 1960 between Jones Road and Perry Road. The tract is located within the City of Houston ETJ, Harris County. The site is being proposed for warehouse/related uses and detention facilities for the Emerald Forest Utility District. The property is being platted as two unrestricted reserves, one drainage and detention reserve and one lift station. The project will be developed into a multi-use facility of office and warehouses. The request is to have a reserve restricted to drainage and detention to have access via an access easement to FM 1960. After the engineering for the site was done, the drainage/detention reserve location is the most suitable for drainage. This is based on the topography for this particular use based on the unusual characteristics of the site. There is no access to this parcel of land, this reserve will be conveyed and recorded as detention reserve to the Emerald Forest M.U.D. in the future for their future expansion. Requesting to have frontage via the access easement will conform with the requirements and intent of Chapter 42 as access will be maintained and given from the site to the public R.O.W. FM 1960.

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

The circumstances supporting the variance is the natural grading of the land that makes this area for more suitable for detention reserve(s). The applicant is providing an access easement to comply as closest as possible to Chapter 42 and keeping the spirit of the ordinance from the site to FM 1960.

(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 detention reserve will have 20' of frontage via the access easement to public street FM 1960.

(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 detention/drainage reserve development, will be available therefore complying with the intent of the ordinance.

(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 maintaining the intent of the ordinance and also facilitating this project based on the existing topographic nature of the site.



Application No: 2019-1746

Agenda Item: 168

PC Action Date: 10/03/2019

Plat Name: Industrial at 1960 Sec 1

Applicant: Windrose

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: 190

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

A variance is requested for a drainage or detention reserve to have frontage via an access easement to FM 1960 instead of the required 20' public street frontage requirement. ;

Basis of Recommendation:

The site is located within Houston's ETJ, in Harris County, north of FM 1960, east of Jones Road, and west of Perry Road.

The applicant is requesting two variances: 1) to exceed intersection spacing by not extending nor terminating in a cul-de-sac Woodedge Park Drive and Tower Oaks Boulevard; and 2) for a reserve restricted to drainage and detention not to have frontage on a public right-of-way, but instead take access from a 20' access easement.

Staff's recommendation is to defer both applications per Harris County and for revised information.

Statement of Facts

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

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 169

Action Date: 10/03/2019

Plat Name: Ion Garage

Developer: William Marsh Rice University

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2019-1603 C2R

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	1.5217	Total Reserve Acreage:	1.5065
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	77004	493X	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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 09/24/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

Addressing: Existing address - 4111 Fannin Street.

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: 169

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: ION Garage (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.

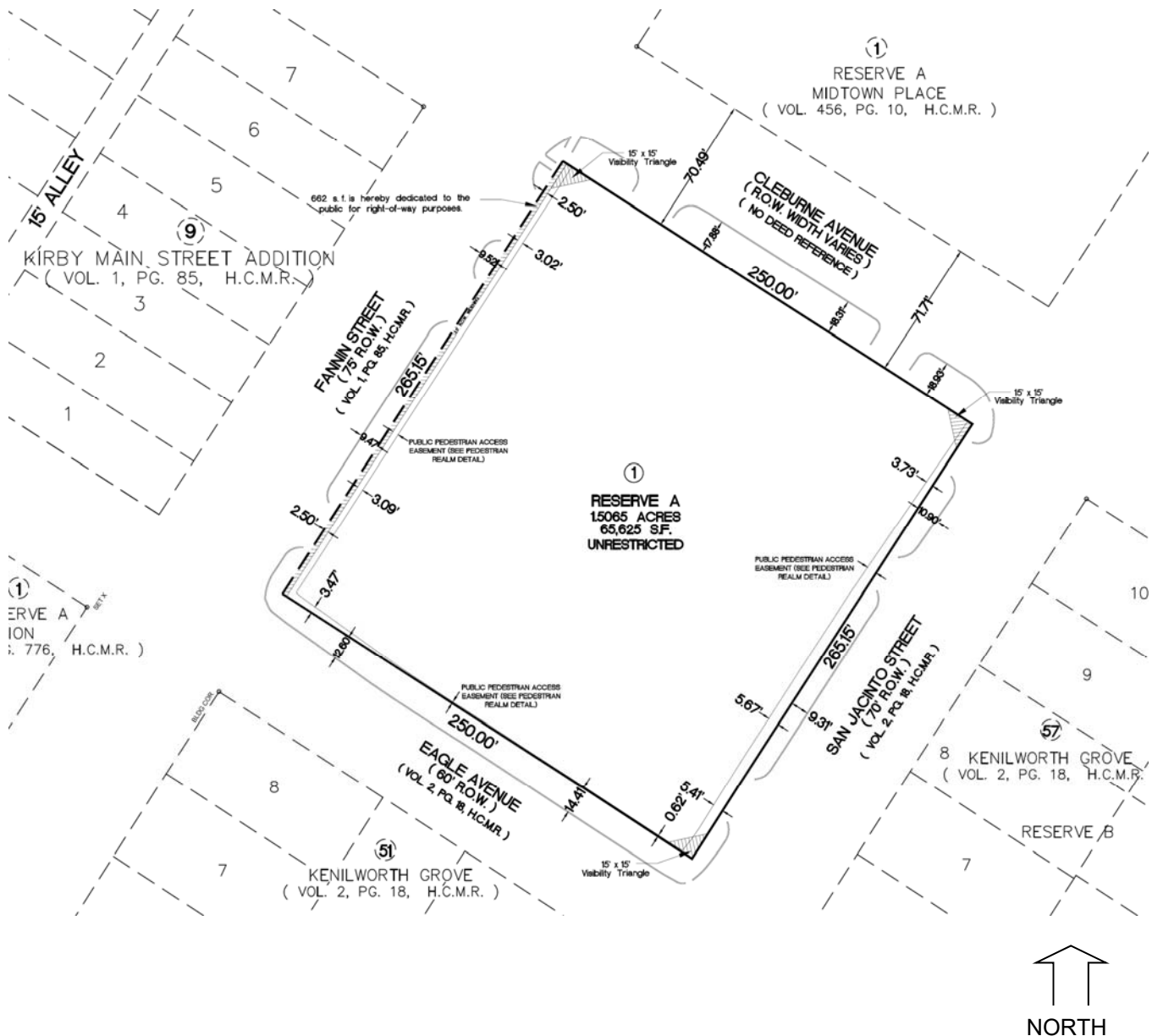


D – Variances

Site Location

Meeting Date: 10/03/2019

Applicant: Vernon G. Henry & Associates, Inc.



Subdivision

Houston Planning Commission

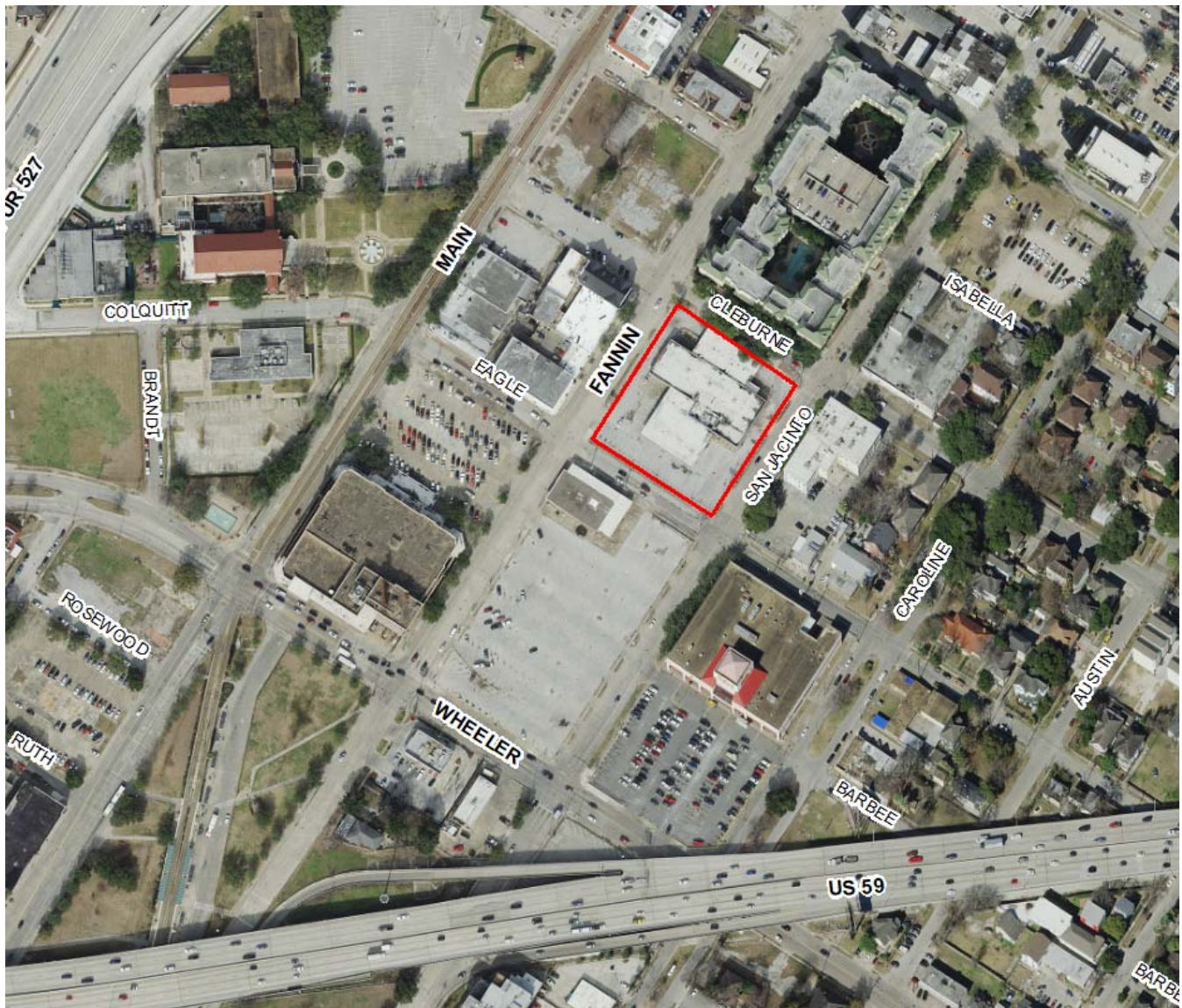
ITEM: 169

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: ION Garage (DEF 1)

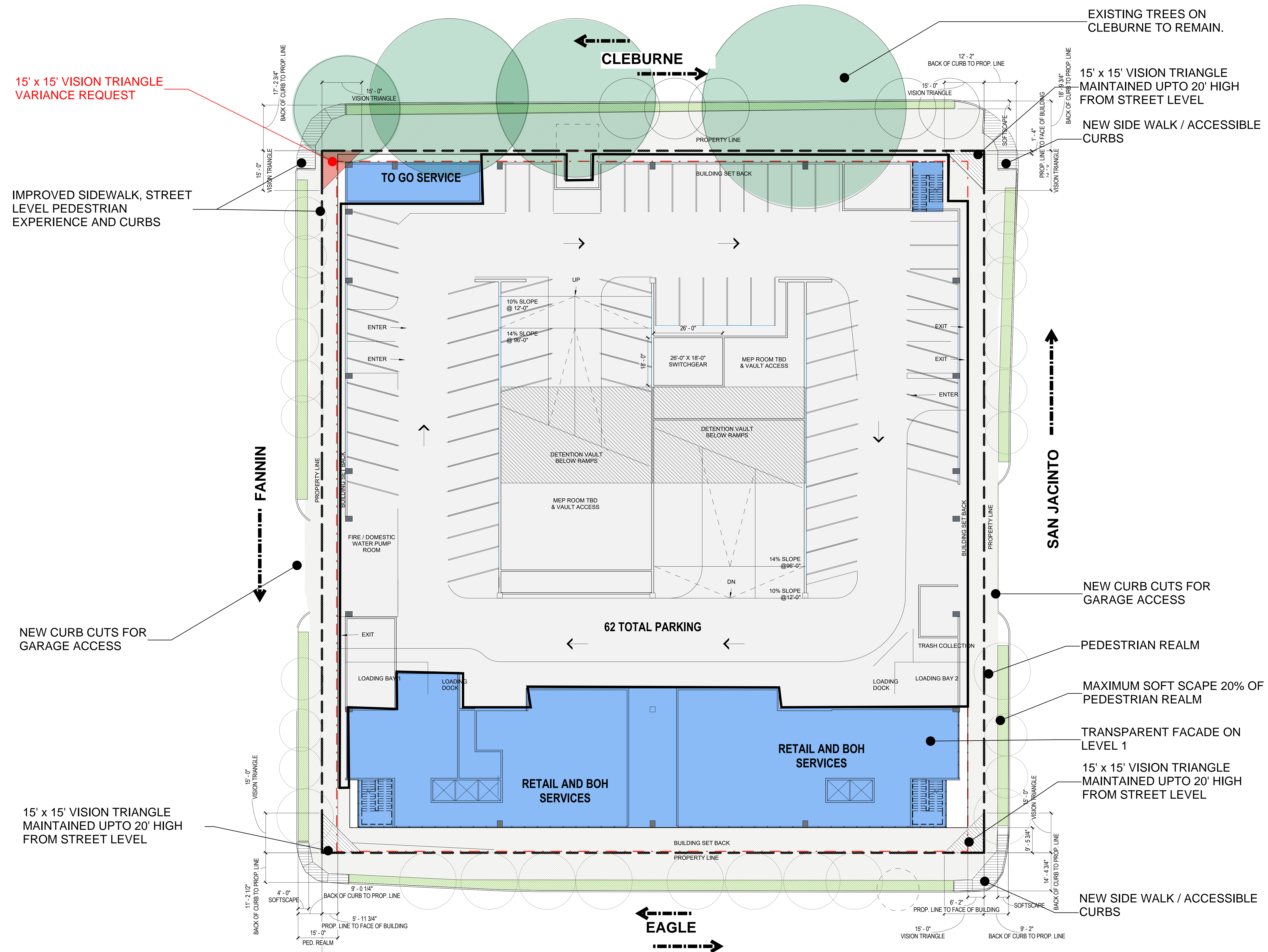
Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

SITE PLAN



LANDSCAPE PLAN

15' x 15' VISION TRIANGLE
VARIANCE REQUEST

IMPROVED SIDEWALK, STREET
LEVEL PEDESTRIAN
EXPERIENCE AND CURBS

NEW TREES - 1 FOR EVERY 30'
OF ROAD FRONTAGE
FANNIN
TOTAL REQUIRED - 10

NEW CURB CUTS FOR
GARAGE ACCESS

15' x 15' VISION TRIANGLE
MAINTAINED UPTO 20' HIGH
FROM STREET LEVEL

CLEBURNE

NEW TREES - 1 FOR EVERY 30'
OF ROAD FRONTAGE
CLEBURNE
TOTAL REQUIRED - 9

INCREASED PLANTER BASE
FOR EXISTING TREES
EXISTING TREES ON
CLEBURNE TO REMAIN.

15' x 15' VISION TRIANGLE
MAINTAINED UPTO 20' HIGH
FROM STREET LEVEL

NEW SIDE WALK / ACCESSIBLE
CURBS

NEW TREES - 1 FOR EVERY 30'
OF ROAD FRONTAGE
SAN JACINTO
TOTAL REQUIRED - 10

STREET FURNITURE

NEW CURB CUTS FOR
GARAGE ACCESS

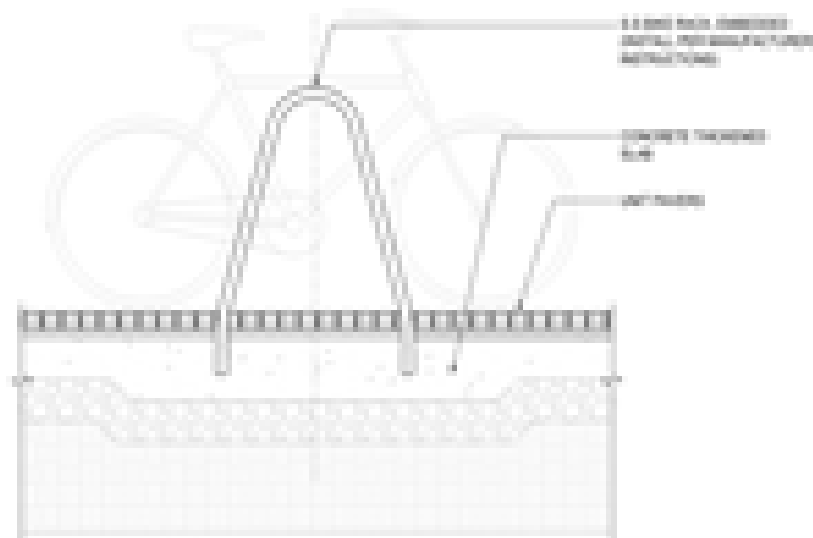
PEDESTRIAN REALM

MAXIMUM SOFT SCAPE 20% OF
PEDESTRIAN REALM

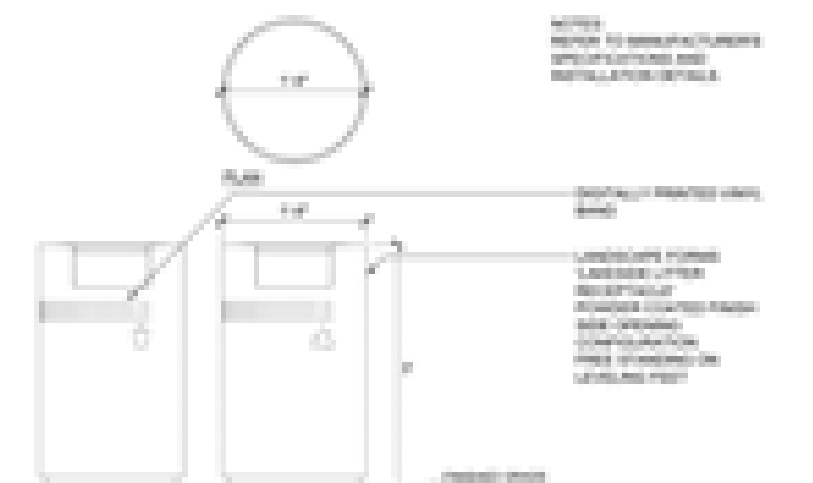
15' x 15' VISION TRIANGLE
MAINTAINED UPTO 20' HIGH
FROM STREET LEVEL

NEW SIDE WALK / ACCESSIBLE
CURBS

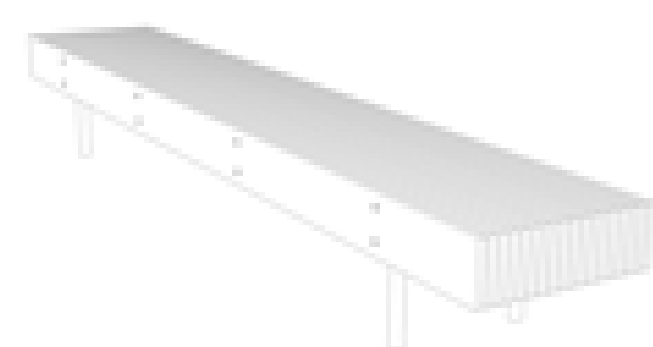
NEW TREES - 1 FOR EVERY 30'
OF ROAD FRONTAGE
EAGLE
TOTAL REQUIRED - 9



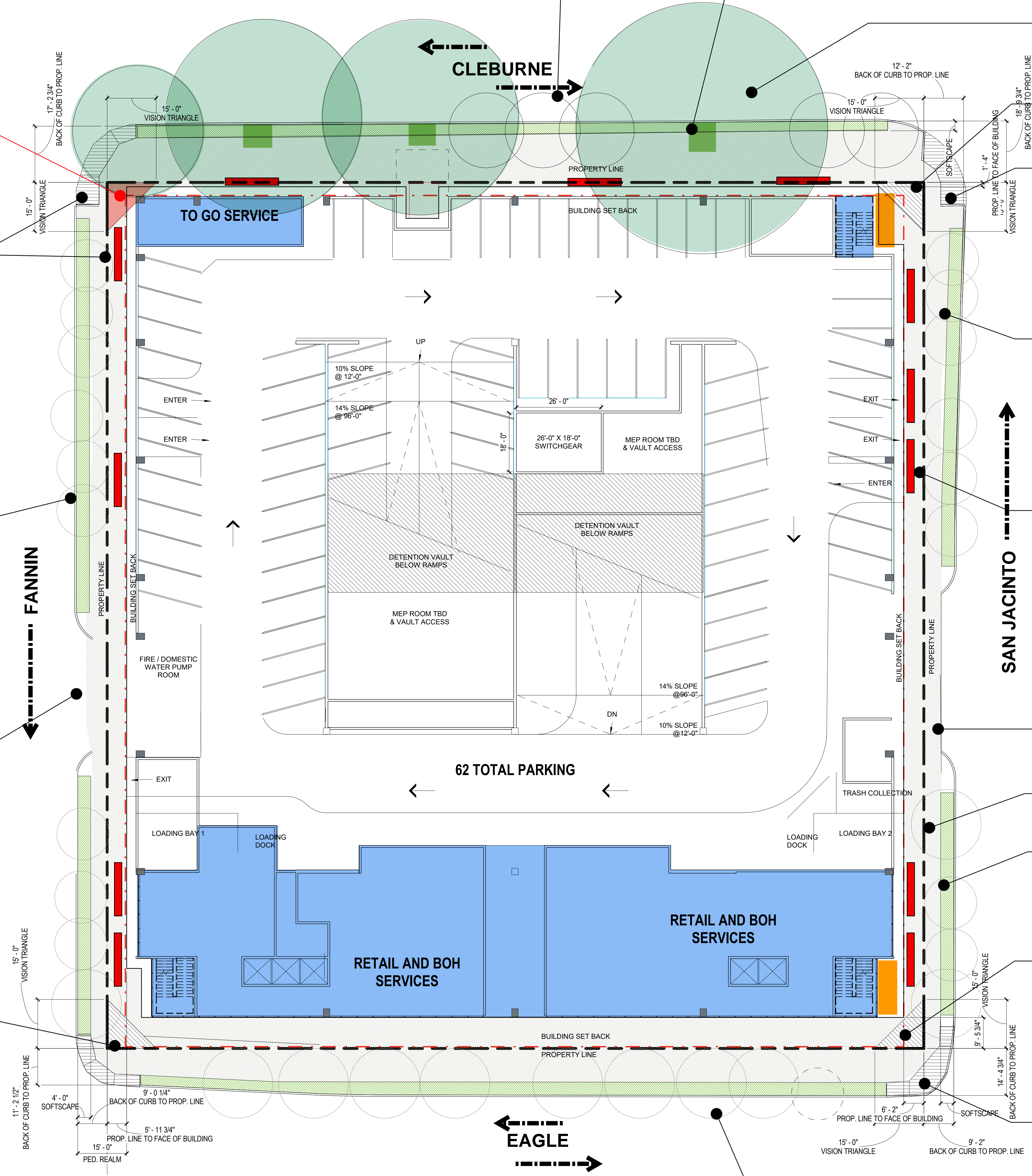
EXTERIOR BIKE RACK



TRASH BIN

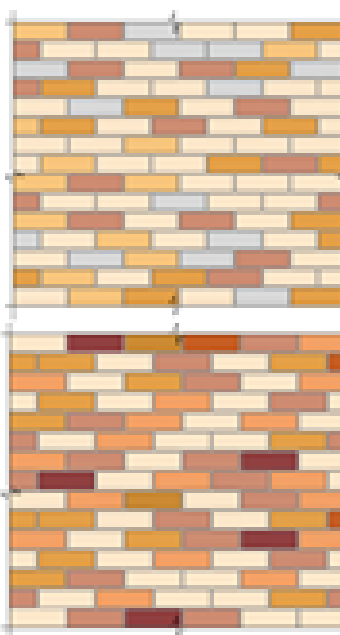


STREET FURNITURE



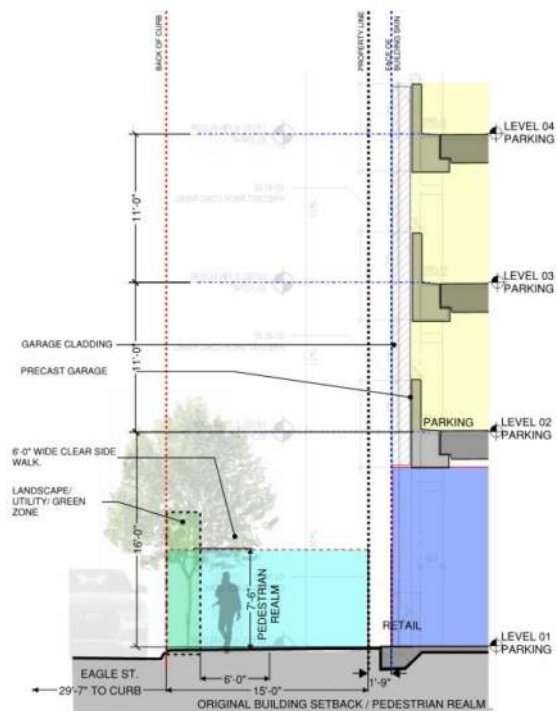
PAVING SCHEDULE	SYMBOL	TRAFFIC TYPE	SPECIFICATION
PAVER TYPE S1	[Symbol]	MANUFACTURER UNLOCK	PRODUCT: CORTASONE COLOR: LIGHT TAN CUSTOM COLOR PAVER SIZE: 7' 8\" x 2' 8\" x 2' 3\"
PAVER TYPE S2	[Symbol]	MANUFACTURER UNLOCK	PRODUCT: CORTASONE COLOR: BURNED CLAY SIZE: 7' 8\" x 2' 8\" x 2' 3\"
PAVER TYPE S3	[Symbol]	MANUFACTURER UNLOCK	PRODUCT: CORTASONE COLOR: TAN CUSTOM COLOR PAVER SIZE: 7' 8\" x 2' 8\" x 2' 3\"
PAVER TYPE S4	[Symbol]	MANUFACTURER UNLOCK	PRODUCT: CORTASONE COLOR: LIGHT ORANGE CUSTOM COLOR SIZE: 7' 8\" x 2' 8\" x 2' 3\"
PAVER TYPE S5	[Symbol]	MANUFACTURER UNLOCK	PRODUCT: CORTASONE COLOR: LIGHT ORANGE CUSTOM COLOR SIZE: 7' 8\" x 2' 8\" x 2' 3\"
PAVER TYPE S6	[Symbol]	MANUFACTURER UNLOCK	PRODUCT: CORTASONE COLOR: BURNED CLAY SIZE: 7' 8\" x 2' 8\" x 2' 3\"
PAVER TYPE S7	[Symbol]	MANUFACTURER UNLOCK	PRODUCT: CORTASONE COLOR: BURNED CLAY SIZE: 7' 8\" x 2' 8\" x 2' 3\"
PAVER TYPE S8	[Symbol]	MANUFACTURER UNLOCK	PRODUCT: CORTASONE COLOR: BURNED CLAY SIZE: 7' 8\" x 2' 8\" x 2' 3\"

BRICK PAVER SCHEDULE

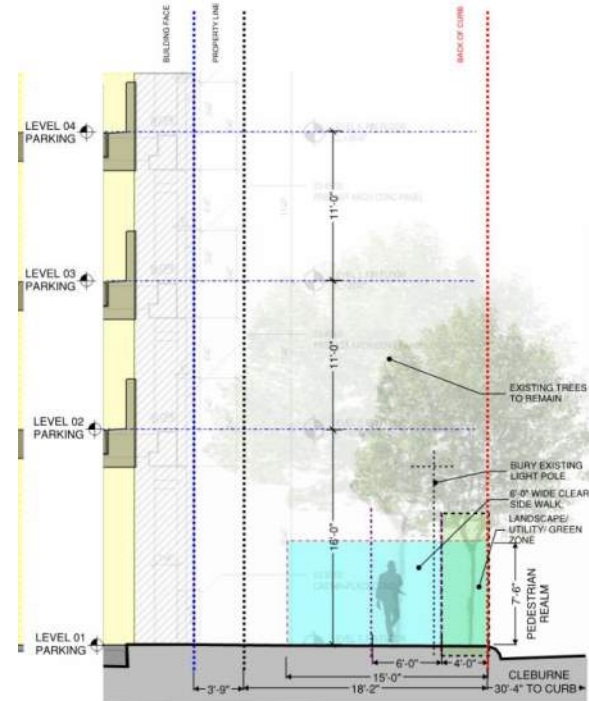


PAVER LAYOUT

PEDESTRIAN EXPERIENCE

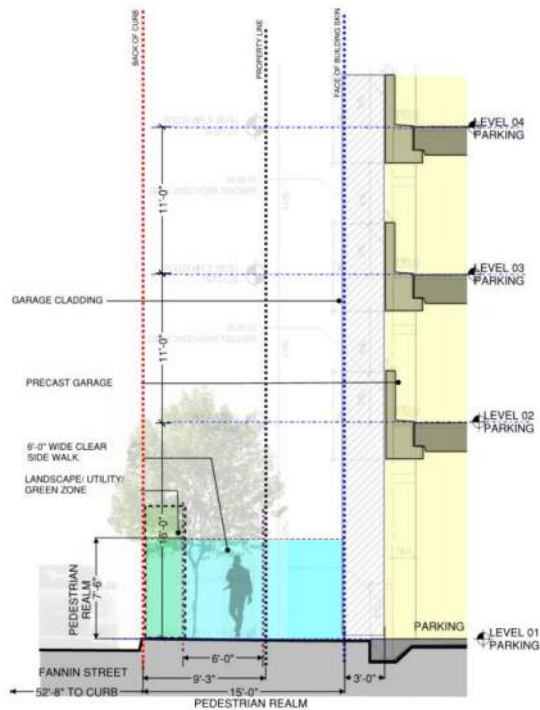


STREET SECTION AT EAGLE

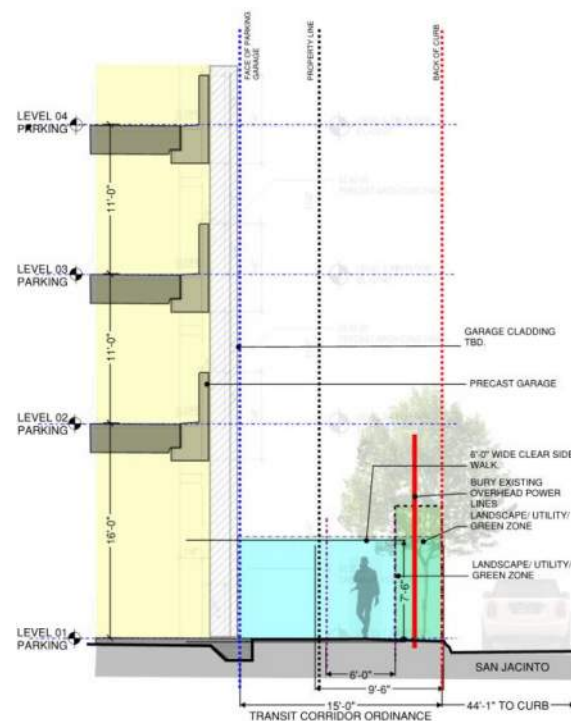


STREET SECTION AT CLEBURNE

PEDESTRIAN EXPERIENCE



STREET SECTION AT FANNIN



STREET SECTION AT SAN JACINTO

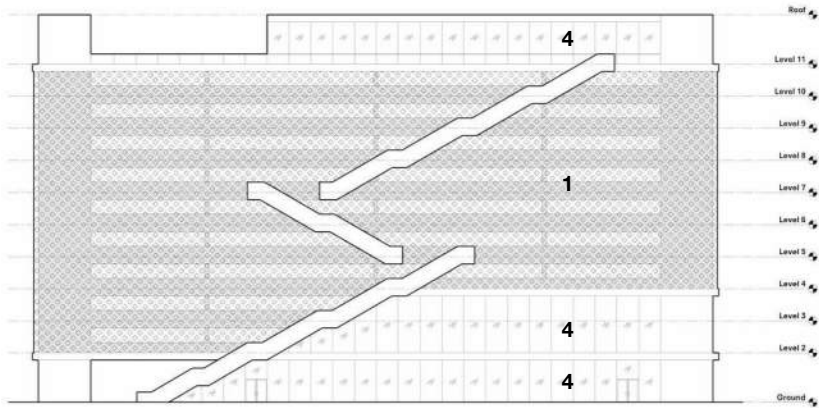
Facade Elevations

Legend

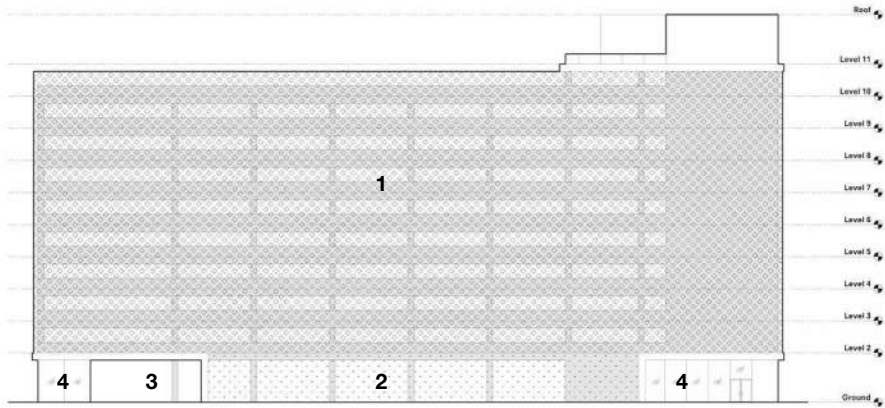
- Screen Facade
- Screen Facade with Minimum 30% Decorative Features
- Fenestration (Minimum 15% of Ground Floor Facade)

Sheet Notes

1. 20-70% open screen facade; see “Concept | Upper Level Screen Facade” slide for design intent
2. 20-70% open screen facade with added decorative features; see “Concept | Ground Level Decorative Feature” slides for design intent
3. Vehicle ingress / egress
4. Programmed area beyond



Eagle



Fannin

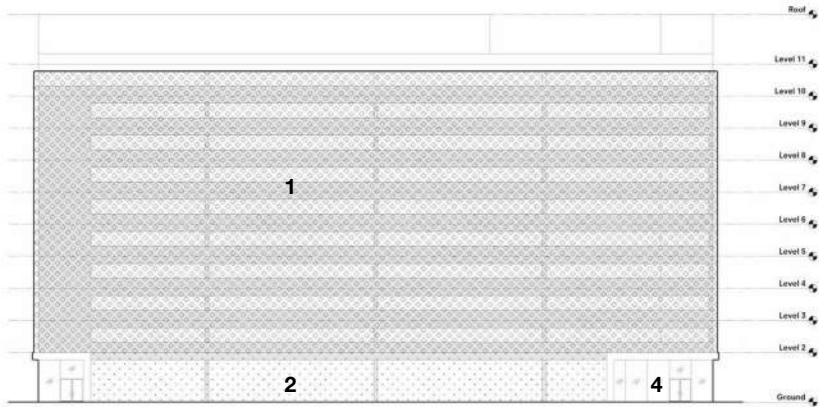
Facade Elevations

Legend

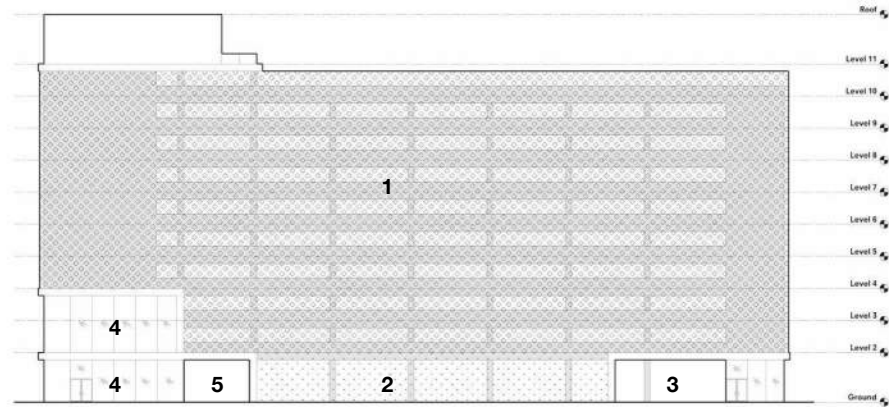
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- Screen Facade with Minimum 30% Decorative Features
- Fenestration (Minimum 15% of Ground Floor Facade)

Sheet Notes

1. 20-70% open screen facade; see “Concept | Upper Level Screen Facade” slide for design intent
2. 20-70% open screen facade with added decorative features; see “Concept | Ground Level Decorative Feature” slides for design intent
3. Vehicle ingress / egress
4. Programmed area beyond
5. Loading



Cleburne



San Jacinto

Facade Concept | Upper Level Screen Facade



Corten Steel



Anodized Aluminum



Precast Concrete



Masonry & Ceramic

Facade Concept | Ground Level Decorative Feature



Sculptural Facades





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2019-1603

Plat Name: Ion Garage

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/06/2019

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 Fannin Street to be treated as a transit corridor street; To not a visibility triangle at the corner of Cleburne and Fannin

Chapter 42 Section: 42-150; 42-161

Chapter 42 Reference:

42-150; 42-161

Statement of Facts

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

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

This is the site of the former Sears automotive shop and is within the boundary of the proposed Innovation District. Three of the four streets surrounding this block are designated as transit "A" streets. The developer would like to treat the fourth side, Fannin, as a transit corridor as well to create a consistent pedestrian realm around the entire block. The proposed parking garage will serve the previously approved Ion building (old Sears site) as well as other future area development. On the ground floor facing Eagle, there will be a transparent façade that wraps around the corner on both Fannin and San Jacinto. Where the transparency requirements are not being met by glazing, they will be satisfied openings in the screen wall system. On Eagle Avenue, there is 16'9" from the back of the curb to the building façade. Currently there are no trees on Eagle, but 3" caliper trees will be provided for every 30' of frontage. On San Jacinto, there is 15' from the back of the curb to the building façade. 3" caliper trees will be provided for every 30' of frontage. On Cleburne Avenue, there is approximately 21'11" from the back of the curb, but the pedestrian realm is not a consistent width. There are existing trees to be preserved on Cleburne. On Fannin Street, there is 15' from the back of the curb to the building façade. 3" caliper trees will be provided for every 30' of frontage. The distance between the building facades and the existing power lines will be sufficient to meet OSHA standards. The areas of the first floor of the parking garage that will not be initially used for retail will be used for parking as a temporary use until area redevelopment creates a market for additional ground floor active uses and/or the demand for parking diminishes. It will have a 16' ceiling height in order to accommodate such uses in the future. The view of the areas not being used for retail will be screened by a wall system that will allow natural ventilation for the garage. It will be architecturally significant and will limit pedestrian and driver views of parked cars within the garage. This screening will be replaced when active uses replace the parking. No visibility triangle is practically needed at the corner of Fannin Cleburne due to the direction of opposing traffic. The visibility triangle will be needed on the block to the north. Visibility triangles are being provided at the other three corners up to 20 feet in height. The pedestrian realms on all four streets will include safety buffers to shield the pedestrian from vehicular traffic, pavers on sidewalks greater than the required 6', and street furniture such as benches and trash receptacles. The pavers will be something other than normal brushed concrete.

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

The innovation district is proposed to be highly walkable and it is important that Fannin Street follow the same pedestrian realm design as the other three streets in order to accomplish this overarching goal. This site is in very close proximity to the transfer hub for both rail and bus routes.

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

The intent of this chapter is to promote transit-oriented development on/near designated transit corridors. Creating pleasant pedestrian experience is an integral part of encouraging transit usage.

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

Promoting walkability improves the public health safety and welfare. Area safety will be greatly increased by redevelopment.

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

Creating a safe and walkable area around the entire block is the reason for the variance. Walkability can best be accomplished by bringing buildings up closer to the street rather than requiring a 25' setback in a transit-oriented area.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1603

Agenda Item: 169

PC Action Date: 10/03/2019

Plat Name: Ion Garage

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 42-150; 42-161

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

To allow Fannin Street to be treated as a transit corridor street; To not a visibility triangle at the corner of Cleburne and Fannin;

Basis of Recommendation:

The site is located within the city limits along Fannin Street north of Wheeler. The applicant is proposing an unrestricted reserve to build a parking garage with future retail space on the ground floor along Eagle Street and requesting two variances. Variance one, to allow Fannin Street to be treated as a transit corridor street with a reduced building line of approximately 9.6 feet instead of the required 25 feet. Variance two, to remove the visibility triangle at the intersection of Fannin and Cleburne Street. Staff recommendation is to defer the application for two weeks to allow the applicant to provide new and revised information by Wednesday next week. Because this is the second deferral staff will like to make a brief presentation. The proposed site used to be the former Sears automotive shop which is no longer in service. The proposed garage will give service to the ION building and future development in the area. The applicant is opting into the transit corridor rules for Cleburne, Eagle and San Jacinto as they are classified as type A streets. The applicant would have included Fannin street but it is not classified as a type A street and instead is requesting a variance to keep a consistent pedestrian realm around the entire block. The pedestrian realms along the four streets vary from 15 to 21 feet. A minimum 3.5 feet safety buffer and 6-foot unobstructed sidewalk are being proposed around the development. 3-inch caliper trees are being proposed for every 30 feet of frontage. This concludes staff presentation. Staff recommendation is to defer the application for two weeks to allow the applicant to provide new and revised information by Wednesday next week.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
P.O. Box 1562
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September 12, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: ION Garage

REFERENCE NUMBER: 2019-1603

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along San Jacinto south of Alabama and east of Main 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 two variances, to allow Fannin Street to be treated as a transit corridor street with a reduced building line of approximately 9.6 feet instead of the required 25 feet. Variance two to not have a visibility triangle at the corner of Cleburne and Fannin.

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 19, 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.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 170
Action Date: 10/03/2019
Plat Name: Krishnalaya
Developer: Chinmaya Mission Houston
Applicant: Maverick Engineering
App No/Type: 2019-1604 C3R

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

Total Acreage:	17.5060	Total Reserve Acreage:	15.8190
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77099	528Y	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection 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. (Sec 42-161)

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. (Chapter 42)

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

059.1. Acreage in title and on plat must match at recordation. (Sec 42-41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

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

159. Provide centerline tie.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 170
Action Date: 10/03/2019
Plat Name: Krishnalaya
Developer: Chinmaya Mission Houston
Applicant: Maverick Engineering
App No/Type: 2019-1604 C3R

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

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

Fort Bend Engineer: As this is located wholly within City of Houston limits, Fort Bend County has no jurisdiction to review this plat.

City Engineer: Detention is required.No building is allowed within any public utilities easement.Abandon 20' Access easement and 15'X25' COH ESMT.

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

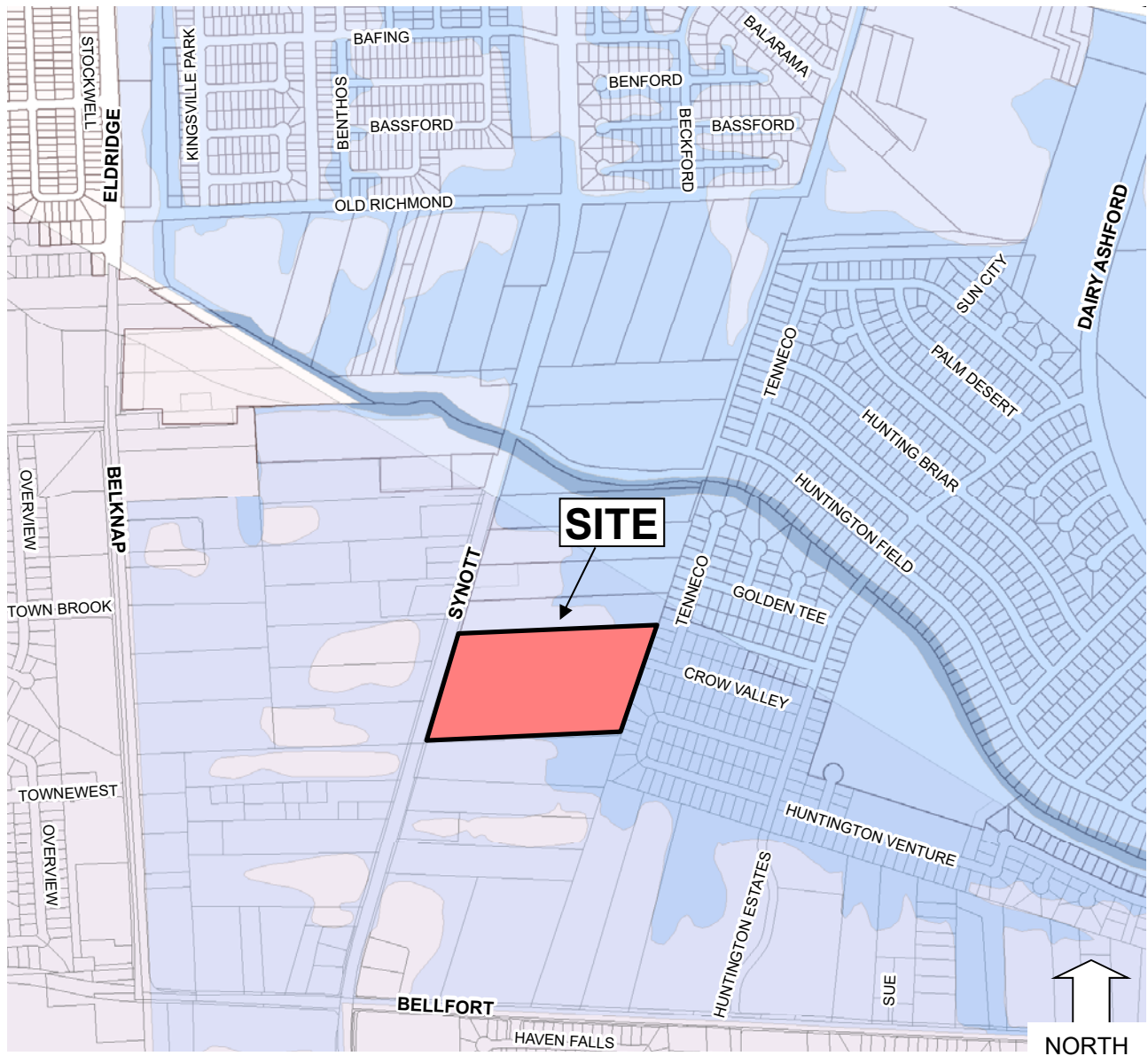
ITEM: 170

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Krishnalaya

Applicant: Maverick Engineering



D – Variances

Site Location

Houston Planning Commission

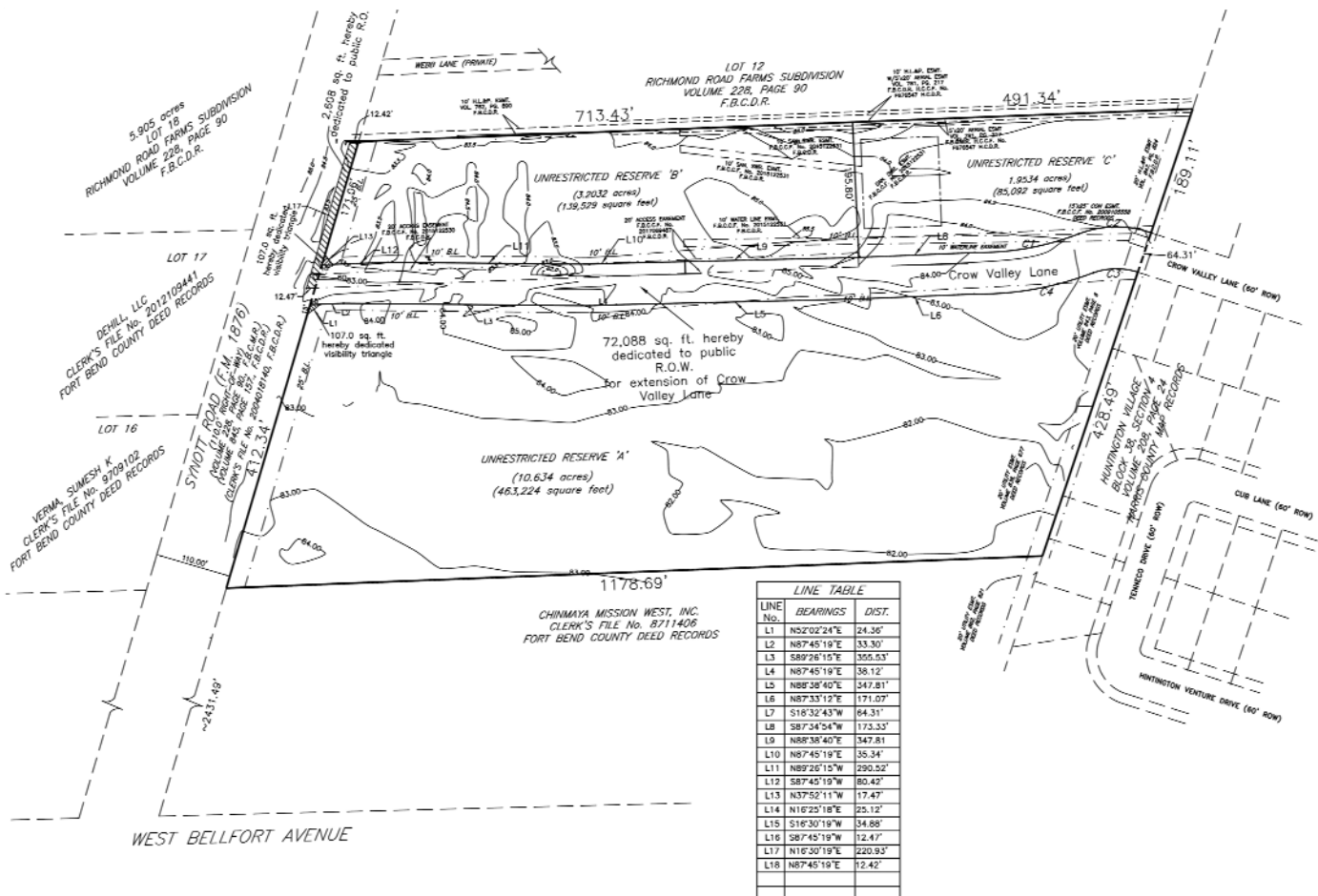
ITEM: 170

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Krishnalaya

Applicant: Maverick Engineering



D – Variances

Subdivision

Houston Planning Commission

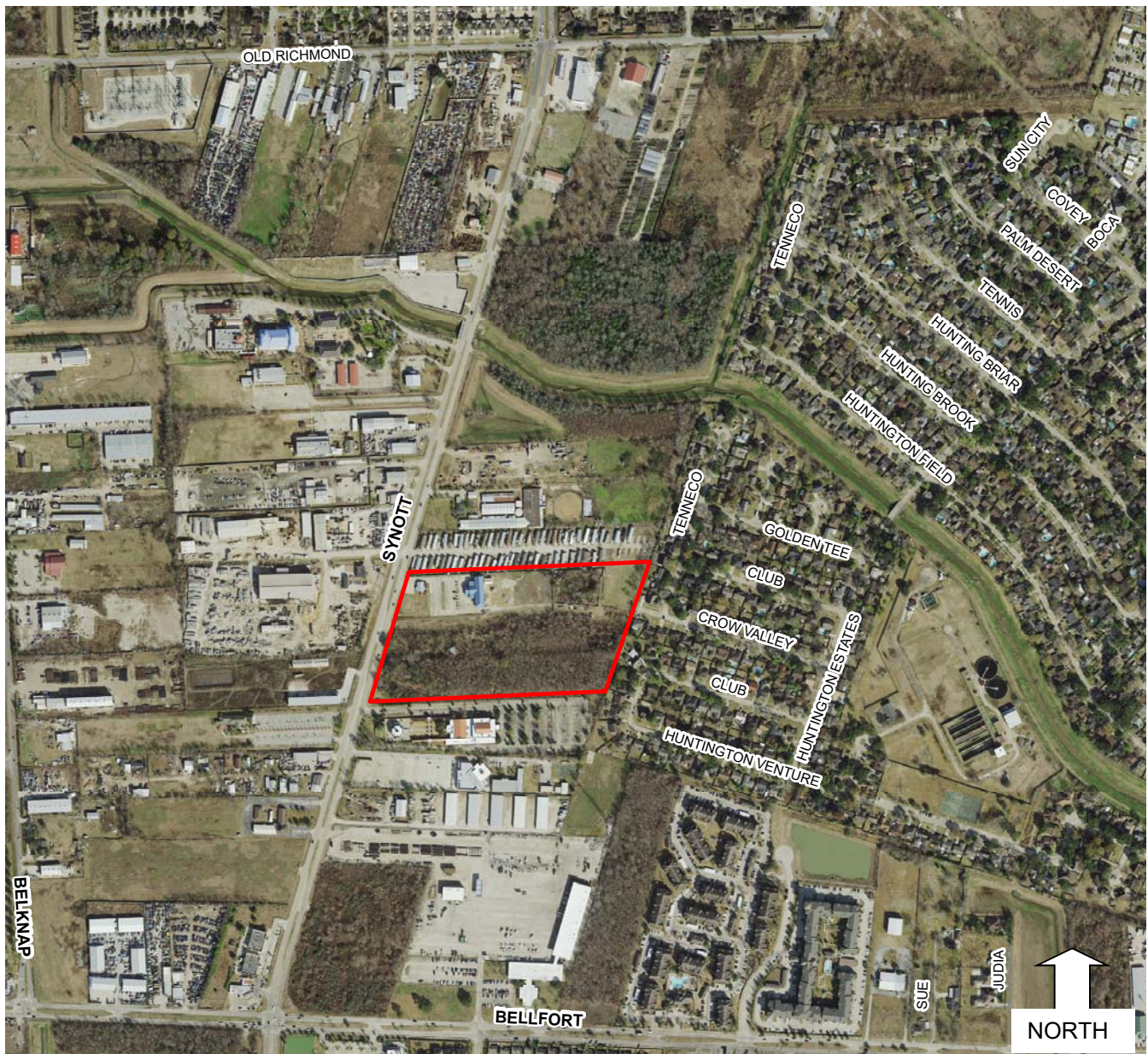
ITEM: 170

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Krishnalaya

Applicant: Maverick Engineering



D – Variances

Aerial



Application Number: 2019-1604

Plat Name: Krishnalaya

Applicant: Maverick Engineering

Date Submitted: 09/06/2019

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 avoid dedicating 60 feet public right-of-way for a north-south street to meet the 1400 feet internal circulation street.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

The proposed subdivision is located between Synott Road (FM 1876) – 110-foot R.O.W. to the west, Huntington Village subdivision, Block 38, Section Four (Vol. 14, Pg. 9 H.C.M.R.) to the East, fully developed Chinmaya Mission West Facility to the South and fully developed Mobile Home Park (Lot 12) to the North. Dedicating a 60-foot north-south right-of-way, as required by ordinance (Chapter 42-128) will not provide any feasibility for use as a future street. Properties to the south are all developed all the way to West Belfort Avenue. To the north is a mobile home park, fully developed which would not allow use of the tract as through street. Further north is Kegan's Bayou which would not be feasible to cross without exorbitant costs of building a bridge. Beyond the bayou is a fully developed Church Property along Old Richmond Road. The proposed Krishnalaya subdivision plat consists of 17.506 acres of land divided into three Reserves – Reserve 'A' 'B' and 'C'. These Reserves have three different owners. The owner, Robert Mandala, of proposed Unrestricted Reserve 'C', 1.89 acres, will be seriously affected by cutting a north-south street through the property, rendering this Reserve unusable for any kind of development. The Owner of the proposed Unrestricted Reserve 'A' (Lot 14) would also be affected in their future development due to substantial loss of land. Also, splitting the tract into small, unusable sections of land on either side of the street, and will most likely result in difficulty for drainage and detention requirements. Extension of Crow Valley Lane has already been taken from these properties. In reality, a future north-south street will provide access to nowhere except across two of these three proposed Reserves. All three proposed Reserves will be adversely affected due to re-orientation of detention facility and/or availability of acreage for detention purposes. These owners will face enormous obstacles and may be irreparably harmed by enforcement of this ordinance. roject.

(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;

A 60-foot dedication in north-south direction through Unrestricted Reserves 'A' and 'C' will result in reduction in the size of the future development in order to meet drainage, detention, mitigation, right-of-way and parking requirements of the City ordinance, which will substantially affect the usability of the land and financial viability of any future project.

(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. Imposition of the terms, rules, conditions, policies and standards of this chapter have created hardships and loss of use that significantly impact the intent of the future development and could not have been anticipated.

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

By providing a 60-foot east-west dedication for extension of Crow Valley Lane from Huntington Village Subdivision to Synott Road (FM 18976), the intent and general purposes of this chapter will be preserved and maintained. By extending existing Crow Valley Lane to existing Synott Road, public will have north-south access through Synott Road (FM 1876) which is less than 1200 feet from the east property line of the proposed plat.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed dedication of a 60-foot north-south street going nowhere will not serve any public interest.

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

The proper and best use of land for future development as determined by market conditions is the sole justification of the request for variance. The overriding justification is loss of use of the land for its highest and best use.



Application No: 2019-1604

Agenda Item: 170

PC Action Date: 10/03/2019

Plat Name: Krishnalaya

Applicant: Maverick Engineering

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

Chapter 42 Sections: 42-128

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

To avoid dedicating 60 feet public right-of-way for a north-south street to meet the 1400 feet internal circulation street. ;

Basis of Recommendation:

The property is located in Houston's corporate limits, in Fort Bend County, east of Synott Road and north of W Belfort Avenue. The applicant is requesting a variance to not provide a north-south public street through the subject site. Staff is in support of the request.

The distance between Synott Road and Huntington Estates Drive is about 2,180'. Per the ordinance, the applicant is required to dedicate a north-south public street through the site to address minimum 1400' intersection spacing. However, the subject property is bounded by existing developments. Therefore, the required north-south public street cannot extend further north and south due to these existing physical conditions.

Granting of the variance would not be injurious to public safety as the proposed plat is dedicating an east-west public street. This east-west public street will improve the overall traffic circulation in the area and would provide adequate access to the proposed reserves and adjacent areas.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The distance between Synott Road and Huntington Estates Drive is about 2,180'. Per the ordinance, the applicant is required to dedicate a north-south public street to address minimum 1400' intersection spacing. However, the subject property is bounded by existing developments and recorded subdivisions, therefore, the required north-south street cannot extend further north or south due to these existing physical conditions. Overall, the proposed plat is dedicating an east-west public street that will help to improve the overall traffic circulation in this area.

(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 bounded by recorded subdivisions and existing developments. These conditions were not created by the applicant.

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

The proposed east-west public street will meet and preserve the intent of the ordinance as it would help to improve the overall traffic circulation.

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

The required north-south street cannot extend north or south due to existing physical conditions. However, the proposed plat is dedicating an east-west public street that will provide frontage to the proposed reserves and access to the site and adjacent areas.

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

Granting of the variance is based on the existing physical characteristics of the surrounding areas.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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September 25, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Krishnalaya

REFERENCE NUMBER: 2019-1604

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the east side of Synott Road, south of Keegans Bayou and north of W. Bellfort Avenue. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Maverick Engineering, the applicant, has filed the request on behalf of Chinmaya Mission Houston, the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing by not providing a north south street through the subject site. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 3, 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 Bhupen Patel with Maverick Engineering at 713-271-1941. You may also contact Chad Miller with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar 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: 171
Action Date: 10/03/2019
Plat Name: Kuykendahl Tract GP
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1640 GP

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

Total Acreage:	95.6043	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250S	ETJ

Conditions and Requirements for Approval

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24)

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)

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)

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132)

For Your Information:

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

Harris County Flood Control District: Call out all channel designators and recording information. mmh

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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

County has no objections to variance

Houston Planning Commission

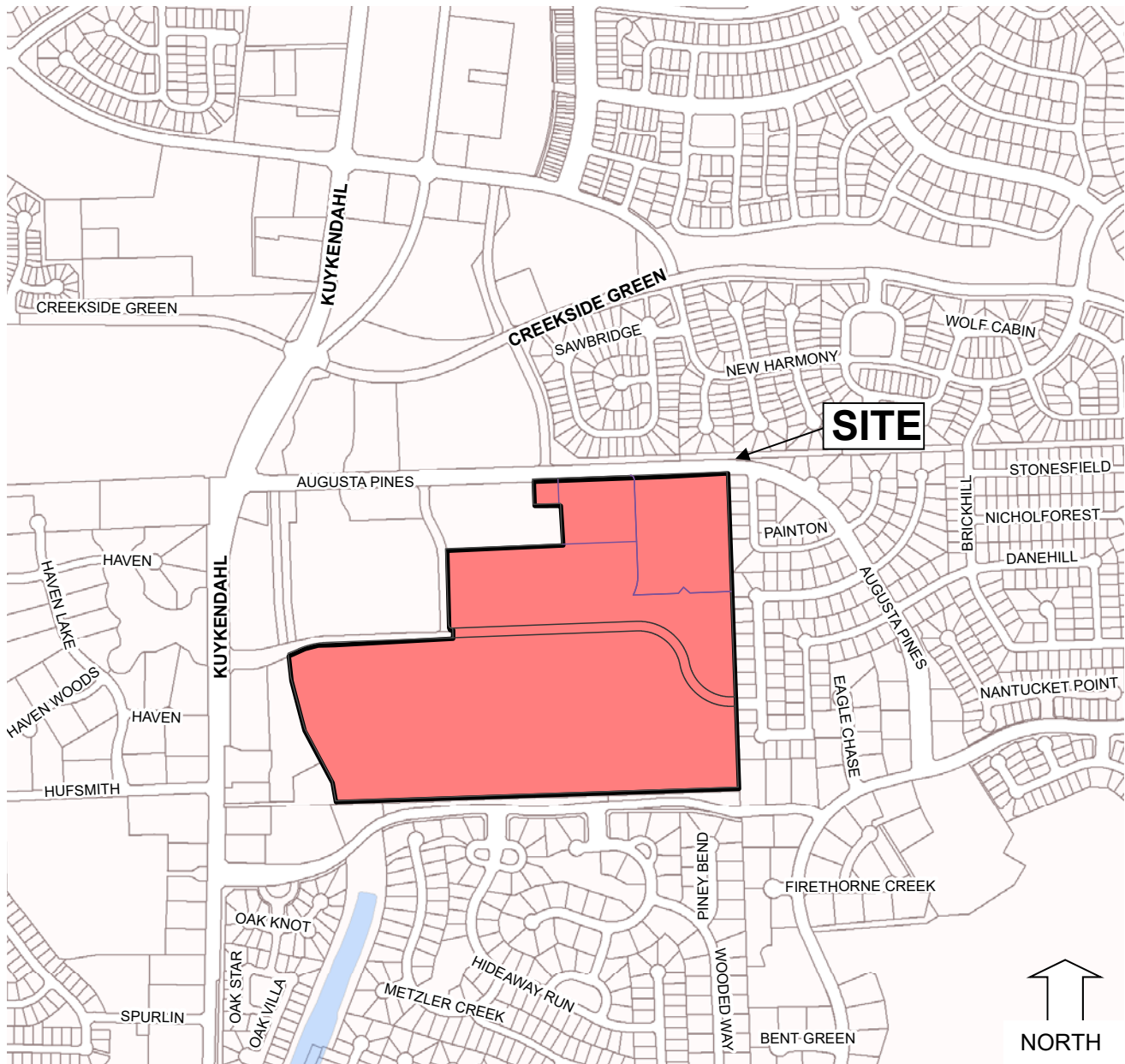
ITEM: 171

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Kuykendahl Tract GP (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

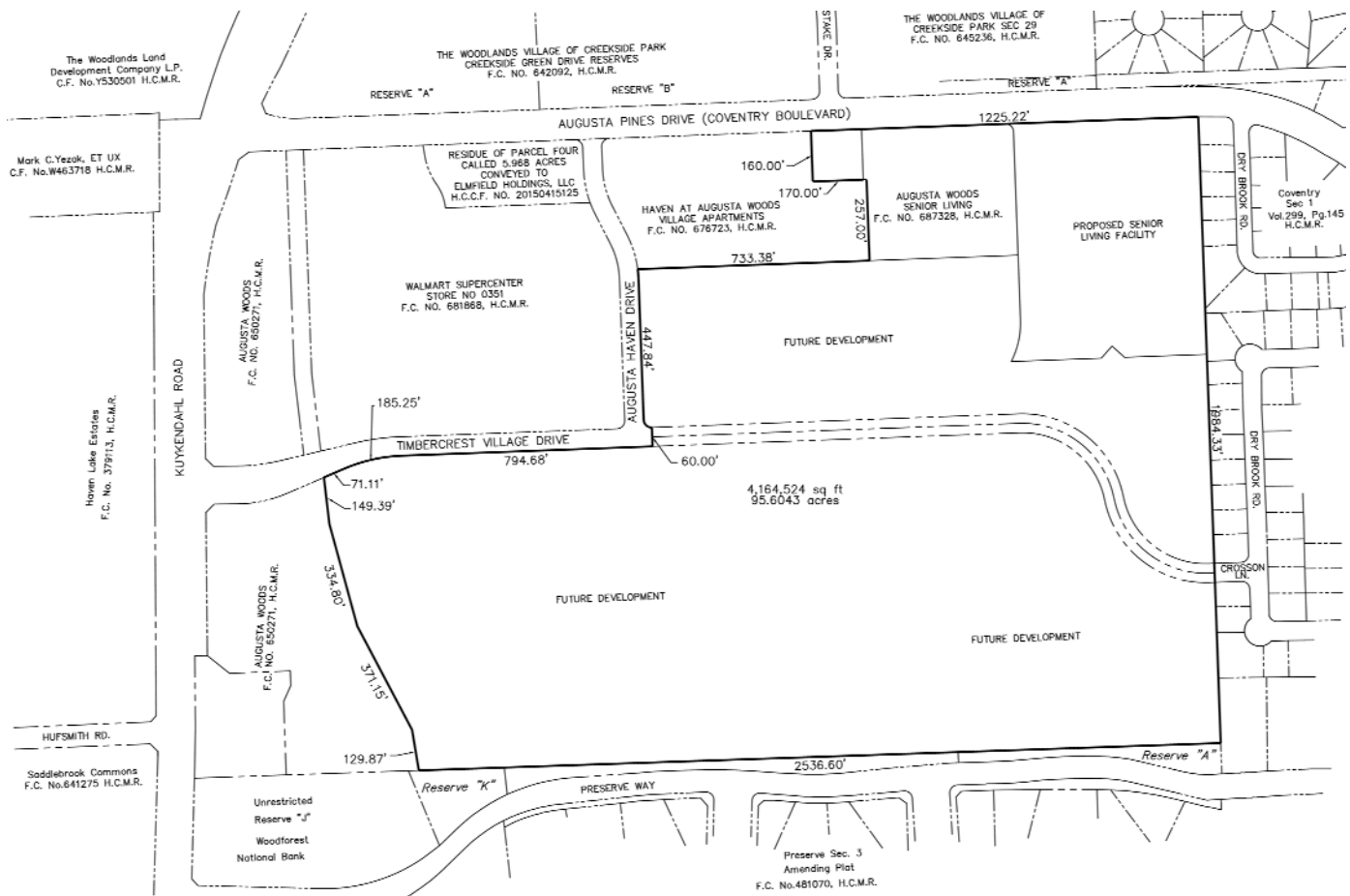
ITEM: 171

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Kuykendahl Tract GP (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 171

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Kuykendahl Tract GP (DEF 1)

Applicant: Windrose



D – Variances

Aerial



Application Number: 2019-1640

Plat Name: Kuykendahl Tract GP

Applicant: Windrose

Date Submitted: 09/09/2019

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:

A variance is to exceed intersection spacing by not having a second north-south connection within the GP boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

(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 Major Thoroughfare Kuykendahl and local street Augusta Pines. The property owner is a mixed-use regional shopping experience for the last developing section of the nearby The Woodlands master planned community. The proposed land uses include shopping center, retail, senior living housing and others. Based on how the commercial master planned development is laid out, all properties have proper frontage on a public street. Requesting not to have an additional north-south connection is imperative for this particular site. The site meets the city's requirements of "one or more collector street of a general plan connecting with another collector street" to circulate traffic for most of the collector like street Timbercrest Village/Crosson Lane. Strict application would make this project infeasible as requiring additional north-south local street connections through the GP will not drastically improve traffic circulation in the area, with its existing grid pattern.

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant but based on the layout surrounding the mixed-use regional shopping center with platted property to the east and variances not to provide any connection to the south (given by Planning Commission previously). An additional north-south connection within the GP boundary will not drastically improve traffic circulation in the area, with its existing grid pattern.

(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 as the site meets the city's requirements of "one or more collector street of a general plan connecting with another collector street" to circulate traffic for most of the collector like street Timbercrest Village/Crosson Lane.

(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 based on how the commercial master planned development is laid out, all properties have proper frontage on a public street. Additionally, a second north-south street through the GP boundary will not improve public safety.

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

Economic hardship is not the sole justification of the variance, but the requirements of Chapter 42 “one or more collector street of a general plan connecting with another collector street” to circulate traffic for most of the collector like street Timbercrest Village/Crosson Lane is.



Application No: 2019-1640

Agenda Item: 171

PC Action Date: 10/03/2019

Plat Name: Kuykendahl Tract GP

Applicant: Windrose

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)

A variance is to exceed intersection spacing by not having a second north-south connection within the GP boundary.;

Basis of Recommendation:

The property is located in Houston's ETJ, in Harris County, south of Creekside Green Drive and east of Kuykendahl Road.

The applicant is requesting a variance to exceed intersection spacing by not providing a north-south public street within the GP boundary. Staff is in support of the request.

Kuykendahl Tract GP proposes a development with multiple uses including shopping center, retail, senior living, etc. The distance between Augusta Haven Drive and Dry Brook Drive is about 2,050'. Per the ordinance, a north-south public street is required to address minimum 1400' intersection spacing.

Immediately to the south, Planning Commission granted a variance for Preserve Sec 1 subdivision to not provide a north-south public street. Therefore, the required north-south public street would not significantly improve the overall traffic circulation as it cannot be extended further south due to this existing subdivision.

Granting of the variance would not be injurious to public safety and traffic circulation will be addressed by the adjacent street pattern. Harris County Engineering Department poses no objections to the request. Staff's recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

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

(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 Augusta Haven Drive and Dry Brook Drive is about 2,050'. The applicant is required to provide a north-south public street within the GP development to address minimum 1400' intersection spacing. However, this required street cannot be extended further south due to an existing subdivision. Planning Commission granted a variance for Preserve Sec 1, located immediately south, to not provide a north-south public street.

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

Immediately to the south, Planning Commission granted a variance for Preserve Sec 1 to not provide a north-south public street. Therefore, the required north-south street cannot be extended further south due to this existing subdivision.

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

Traffic circulation will be addressed by the adjacent street pattern.

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

Granting of the variance would not be injurious to public safety and the required street would not significantly improve the overall traffic circulation. Traffic circulation will be addressed by the adjacent street pattern.

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

The public street cannot be extended further south due to an existing subdivision in order to improve the overall traffic circulation. This is the justification for granting the requested variance .



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 172
Action Date: 10/03/2019
Plat Name: Augusta Pines Senior Living
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No/Type: 2019-1646 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.1158	Total Reserve Acreage:	10.1158
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	250S	ETJ

Conditions and Requirements for Approval

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 172
Action Date: 10/03/2019
Plat Name: Augusta Pines Senior Living
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No/Type: 2019-1646 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

Addressing: Londontown Drive may currently go through reserve, and may need to abandon portion of it.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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 . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

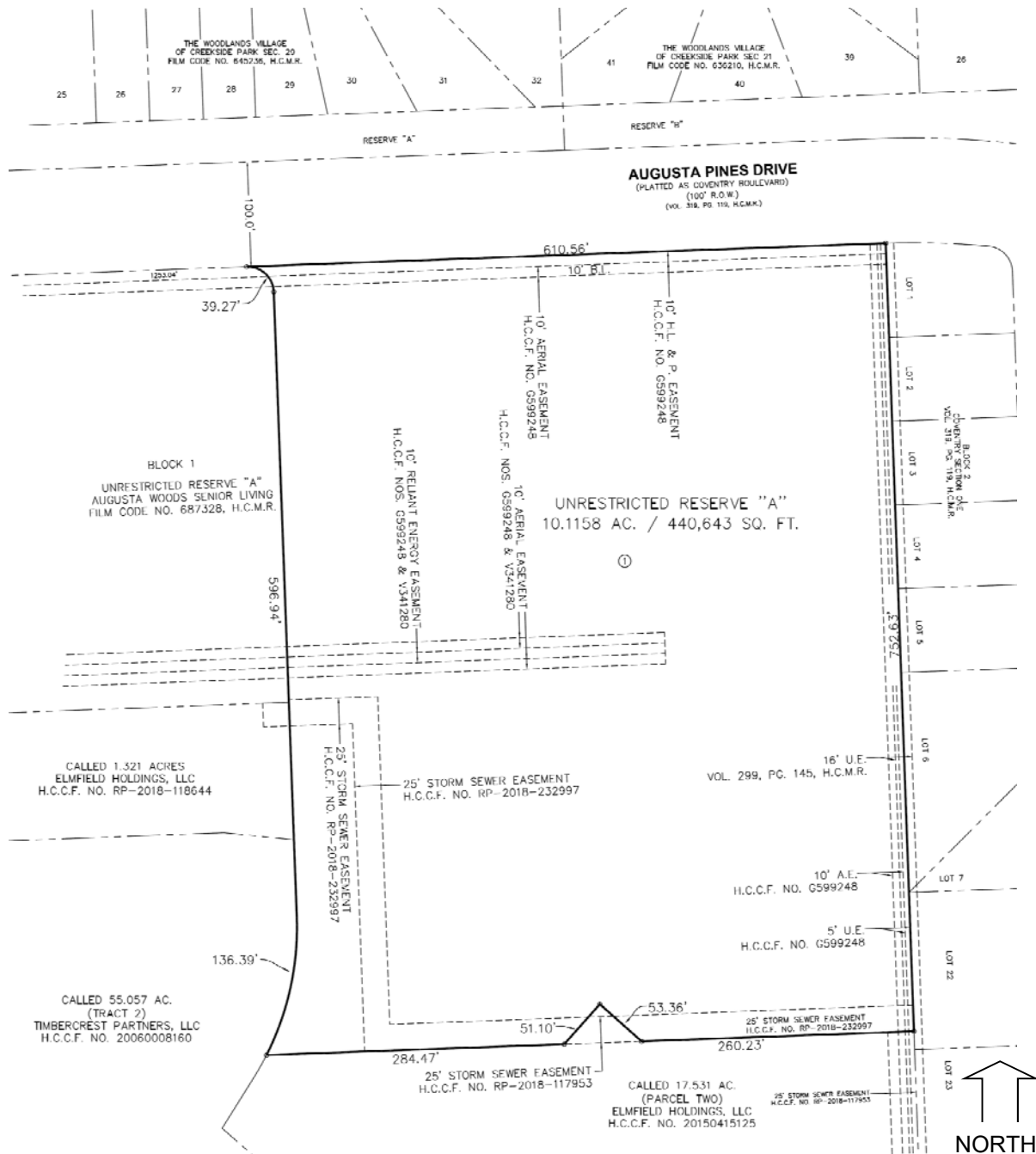
Limited scope TIA will be required to determine driveway locations, median opening and left turn lane requirements along Augusta Pines Drive at the time the property is ready for development. (HC-Permit regs)

Verify that all streets have been abandoned

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

Meeting Date: 10/03/2019

Applicant: Windrose



Subdivision



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 173
Action Date: 10/03/2019
Plat Name: Landmark Industries Tracts GP
Developer: Landmark Industries
Applicant: BGE, Inc. - Katy
App No/Type: 2019-1694 GP

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

Total Acreage:	1124.4000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	405M	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)

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)

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

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. (Sec 42-128)

143.2. Measure from ROW edge to ROW edge to accurately measure intersection spacing. (Sec 42-126)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (Sec 42-127)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 173
Action Date: 10/03/2019
Plat Name: Landmark Industries Tracts GP
Developer: Landmark Industries
Applicant: BGE, Inc. - Katy
App No/Type: 2019-1694 GP

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 - There may be a need for extra drainage ROW. Need to label channels U102-00-00 and U102-06-00 at the southern 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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

County has no objections to variance as there is no frontage road along SH 99

Coordinate with HCFCD to determine if any additional drainage easements are required for section plats

Provide INO letter at recordation for affected section plats (.TLGC-242.001h)

Show approximate location of Vervain street from Lantana Sec 5 plat. Redesign detention location

show street pattern for two stub streets

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

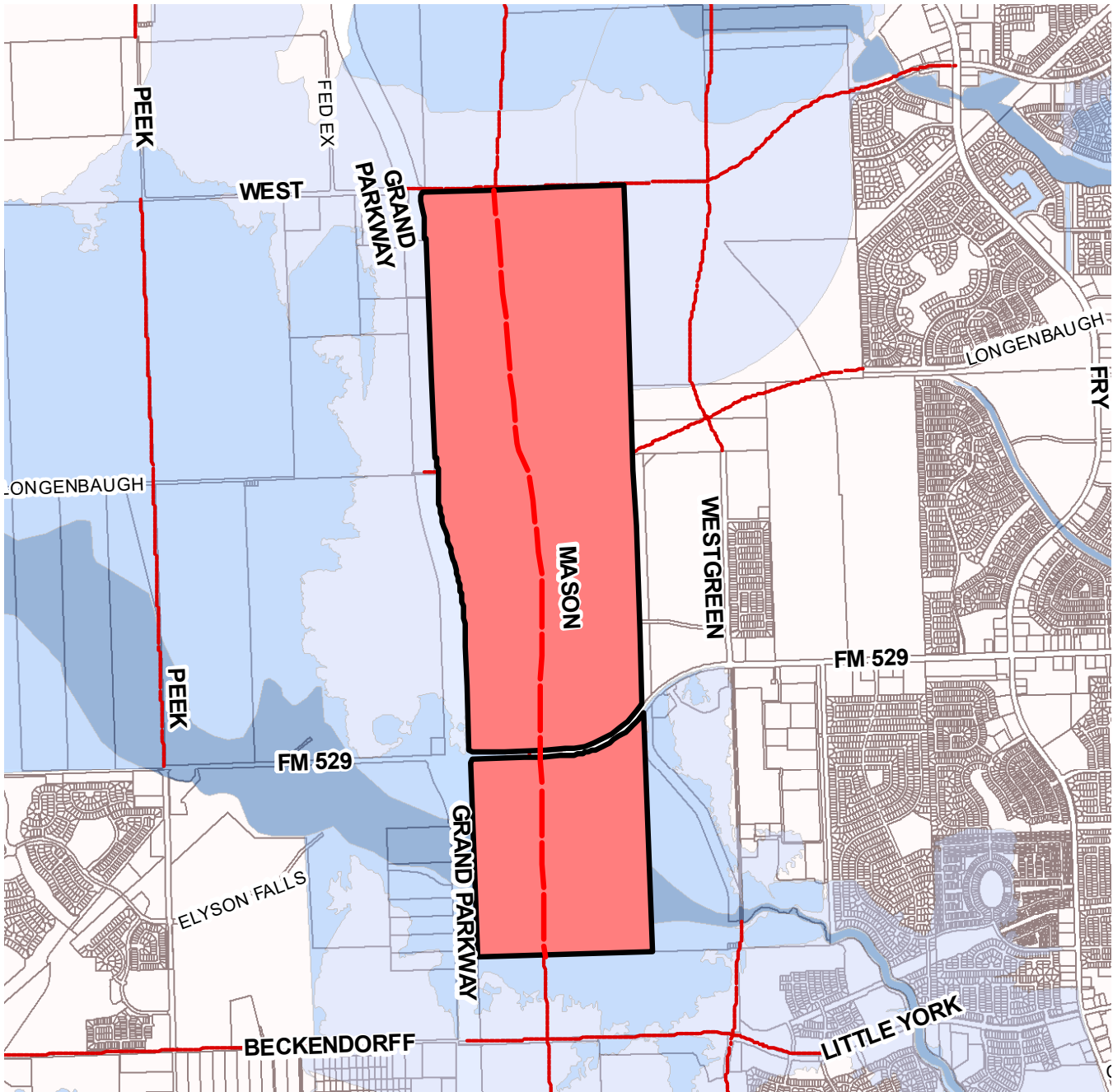
ITEM: 173

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Landmark Industries Tracts GP

Applicant: BGE, Inc. - Katy



D – Variances

Site Location

Houston Planning Commission

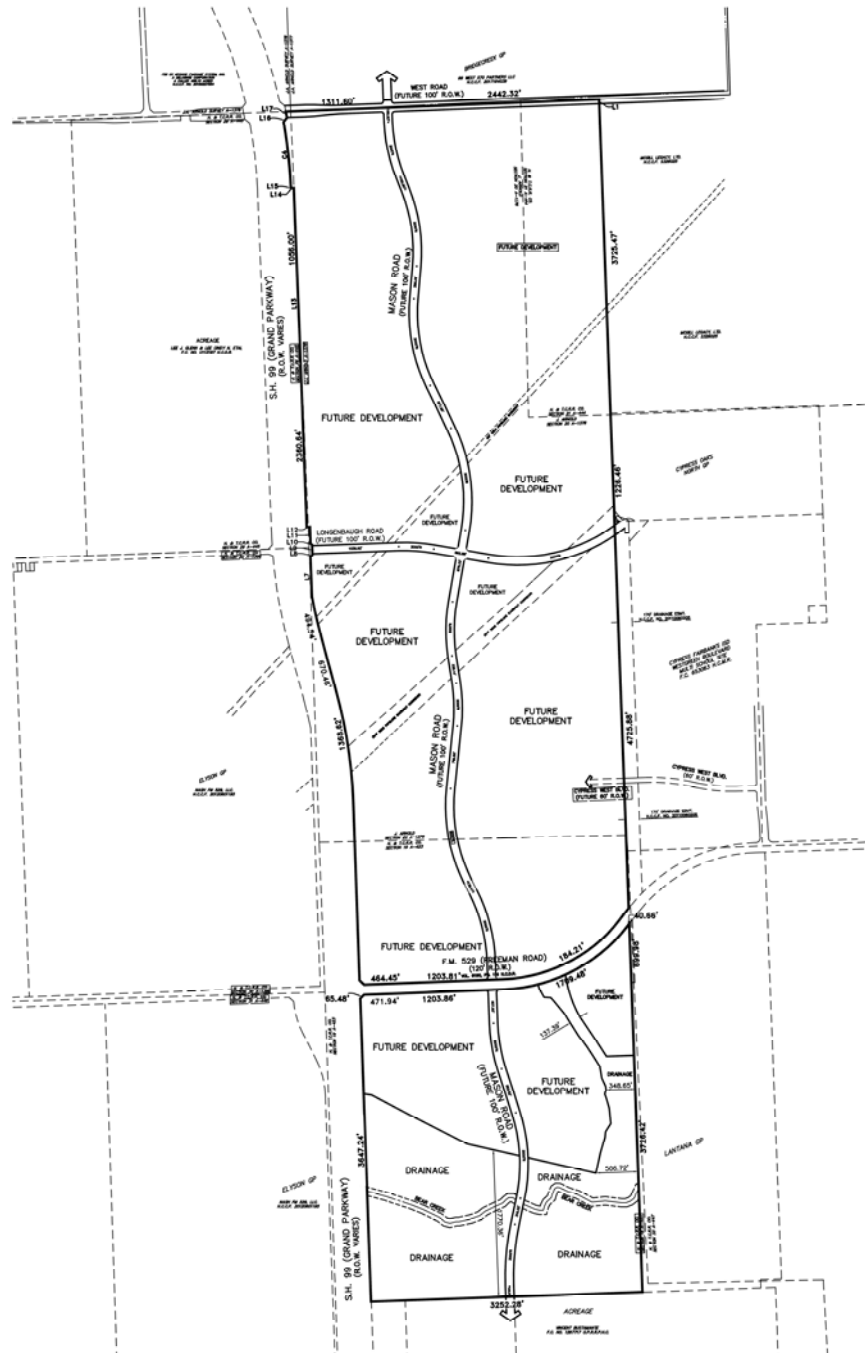
ITEM: 173

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Landmark Industries Tracts GP

Applicant: BGE, Inc. - Katy



D – Variances

Subdivision

Houston Planning Commission

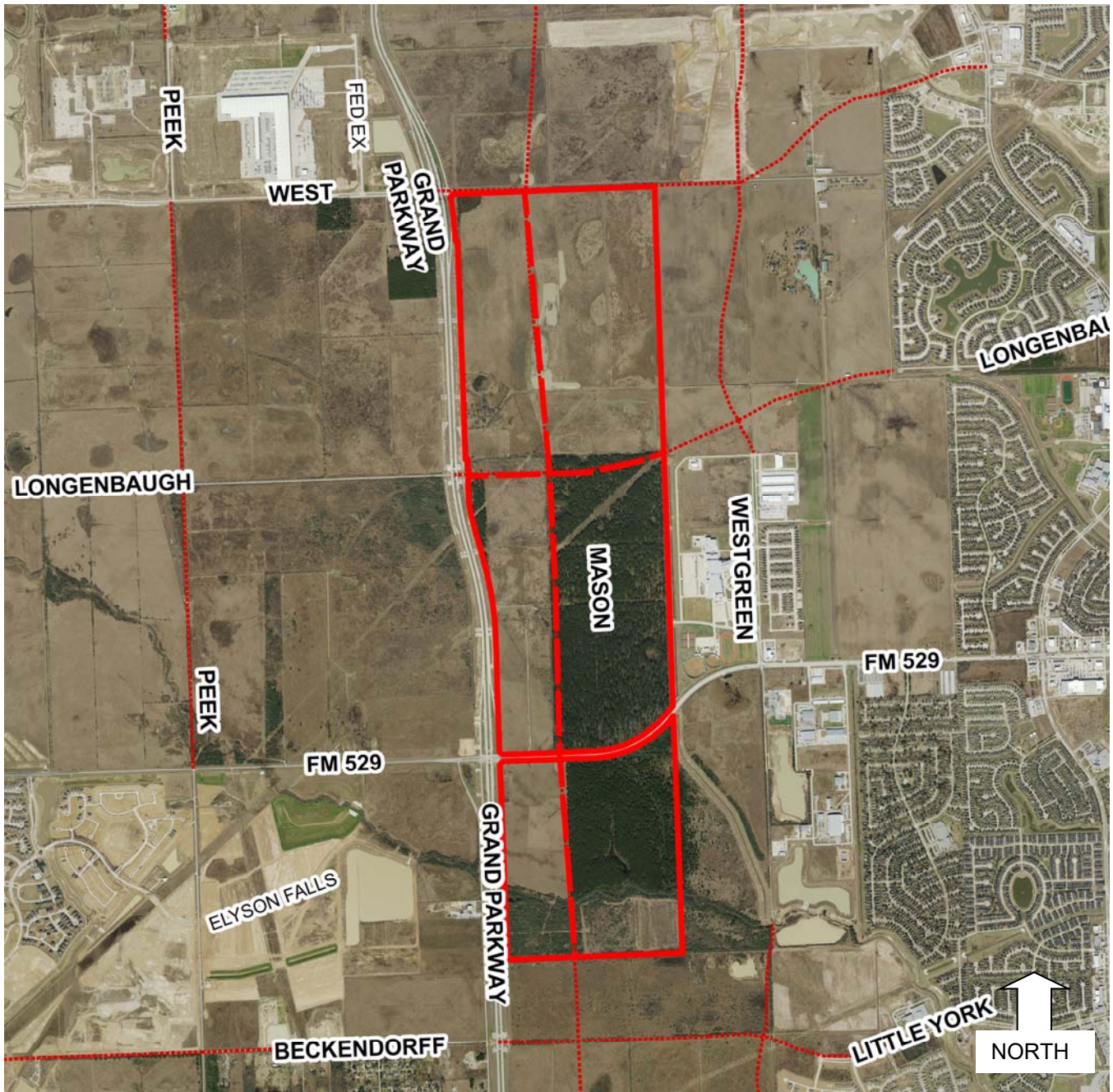
ITEM: 173

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Landmark Industries Tracts GP

Applicant: BGE, Inc. - Katy



D – Variances

Aerial



Application Number: 2019-1694

Plat Name: Landmark Industries Tracts GP

Applicant: BGE, Inc. - Katy

Date Submitted: 09/20/2019

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 an intersection spacing length of $\pm 5,300$ -feet along the western property boundary between West Road and Longenbaugh Road, and to allow an intersection spacing length of $\pm 5,200$ -feet along the western General Plan boundary between Longenbaugh Road and F.M. 529, and to allow an intersection spacing length of $\pm 3,650$ -feet along the western General Plan boundary from F.M. 529 to the southern boundary of the General Plan.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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 $\pm 1,124.4$ acre tract, the proposed Landmark Industries Tracts General Plan, is generally located east of the Grand Parkway (S.H. 99), and south of future West Road, and along both the north and south sides of F.M. 529. An east-west connection to the Grand Parkway (S.H. 99) is not possible as access is denied to the Grand Parkway for the entire length of the subject tract, with the exception of the already established major thoroughfare locations, which have been respected by the proposed general plan. Please refer to the enclosed TxDOT parcel surveys reflecting the access denied notation.

(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 not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon TxDOT's access denied requirement along Grand Parkway (S.H. 99).

(3) The intent and general purposes of this chapter will be preserved and maintained;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Sufficient circulation is to be provided by Mason Road, West Road, Longenbaugh Road, F.M. 529, and the Grand Parkway.

(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. Adequate circulation will be provided by Mason Road, West Road, Longenbaugh Road, F.M. 529, and the Grand Parkway.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The justification for the variance is access is denied to the Grand Parkway for the entire length of the tract.



Application No: 2019-1694

Agenda Item: 173

PC Action Date: 10/03/2019

Plat Name: Landmark Industries Tracts GP

Applicant: BGE, Inc. - Katy

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)

To allow an intersection spacing length of $\pm 5,300$ -feet along the western property boundary between West Road and Longenbaugh Road, and to allow an intersection spacing length of $\pm 5,200$ -feet along the western General Plan boundary between Longenbaugh Road and F.M. 529, and to allow an intersection spacing length of $\pm 3,650$ -feet along the western General Plan boundary from F.M. 529 to the southern boundary of the General Plan.;

Basis of Recommendation:

The property is located in Houston's ETJ, in Harris County, east of Grand Parkway, south of West Road and north of Beckendorff Road. The applicant is requesting three variances to exceed intersection spacing along the western GP boundary. Staff is in support of the requests.

The western GP boundary measures about 14,300'. Per the ordinance, the applicant is required to provide multiple east-west public streets to address minimum 2,600' intersection spacing along the western GP boundary. The western GP boundary abuts Grand Parkway (SH 99), a controlled-access highway with no feeder roads or property access. Access to Grand Parkway is denied for the entire length of the subject GP, except for the established major thoroughfares. Therefore, strict application of the ordinance would create an impractical development as the required east-west local streets are not permitted to connect to Grand Parkway. Overall, traffic circulation will be addressed by Grand Parkway and by the established major thoroughfares West Road, Mason Road, Longenbaugh Road and FM 529. Additionally, the proposed general plan is still required to address intersection spacing, between the northern and southern GP boundaries east of Mason Road, to ensure adequate internal traffic circulation.

Staff's recommendation is to grant the requested variances and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance requires the applicant to address minimum 2600' intersection spacing along the western GP boundary. The western GP boundary abuts Grand Parkway (SH 99), a controlled-access highway with no feeder road(s) or property access. Access to Grand Parkway is denied for the entire length of the subject property, except for the established major thoroughfares. Therefore, the applicant is unable to provide local east-west public streets to meet the ordinance along the western GP boundary and is requesting multiple variances to allow three excessive intersections.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Grand Parkway is a controlled access highway with no feeder road(s). This is an existing condition not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Traffic circulation will be addressed by Grand Parkway and by the established major thoroughfares Mason Road, West Road, Longenbaugh Road and FM 529. Additionally, the proposed general plan is still required to address minimum intersection spacing, between the northern and southern GP boundaries east of Mason Road, to ensure adequate internal traffic circulation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variances will not be injurious to public safety as traffic circulation will be addressed by Grand Parkway and by the established major thoroughfares Mason Road, West Road, Longenbaugh Road and FM 529. Additionally, the proposed general plan is still required to provide adequate internal traffic circulation.

(5) Economic hardship is not the sole justification of the variance.

Access to Grand Parkway is denied along the entire length of the subject general plan. Economic hardship is not the sole justification of the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 174
Action Date: 10/03/2019
Plat Name: Montgomery County Emergency Services District no 8 Fire Station no 1
Developer: Montgomery County ESD No 8
Applicant: Weisser Engineering Company
App No/Type: 2019-1505 C2R

Staff Recommendation:
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.7180	Total Reserve Acreage:	1.4450
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:	MC MUD 19
County	Zip	Key Map ©	City / ETJ
Montgomery	77380	252S	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. (Chapter 42)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41)

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)

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.

PWE Utility Analysis: Approved

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 174

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Montgomery County Emergency Services District No 8 Fire Station No 1 (DEF 1)

Applicant: Weisser Engineering Company



D – Variances

Site Location

Subdivision

Houston Planning Commission **ITEM: 174**

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Montgomery County Emergency Services District No 8 Fire Station No 1 (DEF 1)

Applicant: Weisser Engineering Company



D – Variances

Aerial



Application Number: 2019-1505

Plat Name: Montgomery County Emergency Services District No 8 Fire Station No 1

Applicant: Weisser Engineering Company

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:

The specific variance being sought is to not dedicate land along a right-of-way of insufficient width to ultimately plat both tracts as an Unrestricted Reserve. To also receive the five (5) foot strip of land previously dedicated in the plat of Aspen Gardens.

Chapter 42 Section: 121,190

Chapter 42 Reference:

42-121 a. The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law. 42-190 a. A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. Unrestricted reserve 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The area within the proposed Unrestricted Reserve will be a fire station providing life-saving services and enhancing the quality of life for the surround community. The Montgomery County Emergency Services District (ESD) property fronts along Volunteer Lane (50-foot Right-of-Way). Volunteer Lane is a dead-end road terminating at Municipal Utility District No 19's wastewater and water treatment facility. Volunteer Lane doesn't provide area circulation, and the only other entity that uses Volunteer Lane besides the MUD district is the Fire Station. The portion of the ESD's property that was previously platted had dedicated a 5-foot strip of land along Volunteer Lane, which Montgomery county had never recognized and taken ownership of as per the county attorney's office and made evident by the Resolution Approving Disclaimer and Authorizing James Noack, Commissioner Precinct 3, To Sign and Deliver Disclaimer of Interest, recorded in the commissioners meeting minutes on May 14th, 2019. Montgomery County has now provided a disclaimer of the approximately 1000 square feet (5-foot strip of land). The ESD would also like to not dedicate any portion of the previously unplatted land, since it will be needed for their future use by lifesaving equipment. (ie. Fire Trucks) If the tract could be platted as an Unrestricted reserve, it would satisfy Chapter 42 requirements.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The area within the proposed Unrestricted Reserve will be a fire station providing life-saving services and enhancing the quality of life for the surround community. The Montgomery County Emergency Services District (ESD) property fronts along Volunteer Lane (50-foot Right-of-Way). Volunteer Lane is a dead-end road terminating at Municipal

Utility District No 19's wastewater and water treatment facility. Volunteer Lane doesn't provide area circulation, and the only other entity that uses Volunteer Lane besides the MUD district is the Fire Station. The portion of the ESD's property that was previously platted had dedicated a 5-foot strip of land along Volunteer Lane, which Montgomery county had never recognized and taken ownership of as per the county attorney's office and made evident by the Resolution Approving Disclaimer and Authorizing James Noack, Commissioner Precinct 3, To Sign and Deliver Disclaimer of Interest, recorded in the commissioners meeting minutes on May 14th, 2019. Montgomery County has now provided a disclaimer of the approximately 1000 square feet (5-foot strip of land). If allowed to use the previously dedicated strip of land, then a request for a reduced building line would not be needed. If the tract could be platted as an Unrestricted reserve, it would satisfy Chapter 42 requirements.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general intent and purpose of this chapter would be maintained. The community would not benefit by the widening of Volunteer Lane that dead-ends at the MUD 19 facility. The community would benefit from a new Fire Station. Volunteer Lane is a dead-end road terminating at Municipal Utility District No 19's wastewater and water treatment facility. Volunteer Lane doesn't provide area circulation, and the only other entity that uses Volunteer Lane besides the MUD district is the Fire Station. An Unrestricted Reserve will have access and frontage via Volunteer Lane.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public health, safety or welfare. Volunteer Lane is a dead-end road terminating at Municipal Utility District No 19's wastewater and water treatment facility. Volunteer Lane doesn't provide area circulation, and the only other entity that uses Volunteer Lane besides the MUD district is the Fire Station. Montgomery county had never recognized and taken ownership of a strip of land previously dedicated to the public for the purposes of widening Volunteer Lane. As per the county attorney's office, a Resolution Approving Disclaimer of the previously dedicated tract of land to the public and Authorizing James Noack, Commissioner Precinct 3, To Sign and Deliver Disclaimer of Interest, recorded in the commissioners meeting minutes on May 14th, 2019. There is adequate access to the Unrestricted Reserve via Volunteer Lane to gain entrance to the services offered without compromise to the safety and welfare of the public.

(5) Economic hardship is not the sole justification of the variance.

The conditions supporting the variance are the existing physical characteristics of the site. Volunteer Lane is a dead-end road terminating at Municipal Utility District No 19's wastewater and water treatment facility. Volunteer Lane doesn't provide area circulation, and the only other entity that uses Volunteer Lane besides the MUD district is the Fire Station. The community would benefit from a new Fire Station. Economic hardship is not the sole justification of the variance.



Application No: 2019-1505

Agenda Item: 174

PC Action Date: 10/03/2019

Plat Name: Montgomery County Emergency Services District no 8 Fire Station no 1

Applicant: Weisser Engineering Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 121,190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The specific variance being sought is to not dedicate land along a right-of-way of insufficient width to ultimately plat both tracts as an Unrestricted Reserve. To also receive the five (5) foot strip of land previously dedicated in the plat of Aspen Gardens.;

Basis of Recommendation:

The property is located in Houston's ETJ, in Montgomery County, north of Rayford Road and west of Interstate Highway 45.

The applicant is requesting a variance to not dedicate 5' of right-of-way for Volunteer Lane and to allow the proposed reserve to have frontage on a 50' wide public street. Staff is in support of the requests.

The subject site is a partial replat of Aspen Gardens subdivision, which previously dedicated 5' for the widening of Volunteer Lane. Volunteer Lane is a 50' wide public street and 443' long that terminates at an existing water plant. This street was created mainly to provide access to the adjacent MUD properties.

Volunteer Lane is not needed to address intersection spacing and this street cannot be extended further east due to an existing restricted reserve. Granting of the variance would still meet the intent of the ordinance as the existing street does not provide for traffic circulation and the subject tract and adjacent properties will have adequate access to a public street.

Additionally, Commissioner Precinct 3 approved a resolution to allow the applicant to not dedicate 5' for the widening of Volunteer Lane. 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 subject site is a partial replat of Aspen Gardens subdivision, which previously dedicated 5' for the widening of Volunteer Lane. Volunteer Lane is a 50' wide public street and 443' long that terminates at an existing water plant. This street was created mainly to provide access to the adjacent MUD properties. Commissioner Precinct 3 also approved a resolution to allow the applicant to not dedicate 5' for the widening of Volunteer Lane. Overall, Volunteer Lane cannot be extended further east and does not provide for traffic circulation.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Commissioner Precinct 3 also approved a resolution to allow the applicant to not dedicate 5' for the widening of Volunteer Lane.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Volunteer Lane is a 50' wide public street and 443' long that terminates at an existing water plant. This street was created mainly to provide access to MUD properties. Granting of the variance would still meet the intent of the ordinance as this street is not needed for intersection spacing and does not provide for traffic circulation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The subject tract and adjacent properties would still have access to a public street.

(5) Economic hardship is not the sole justification of the variance.

Commissioner Precinct 3 approved a resolution to allow the applicant to not dedicate 5' for the widening of Volunteer Lane. Volunteer Lane is a dead-end street that does not provide for traffic circulation and is not needed for intersection spacing.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 175
Action Date: 10/03/2019
Plat Name: Oak Village Plaza
Developer: Vernon Henry and Associates
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1683 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	11.7620	Total Reserve Acreage:	11.6100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450W	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. (Chapter 42)

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. (Recd_pkg.doc)

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)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 175

Action Date: 10/03/2019

Plat Name: Oak Village Plaza

Developer: Vernon Henry and Associates

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2019-1683 C2R

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this project. When applying please attach a copy of the proposed re-plat to the WCR application. Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active 6-inch water line located along the north side of the site. For easement requirements over the existing water line please contact the Office of City Engineers or for the abandonment/relocation of the water line contact the Joint Referral Committee.

Addressing: An additional local road, BASKING DRIVE, may exist in Tract 2, Frost and Settegast First Addition, running from South of property line North to Hanka Drive.

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@ridemetro.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 8683 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.

City Engineer: Detention is required.

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

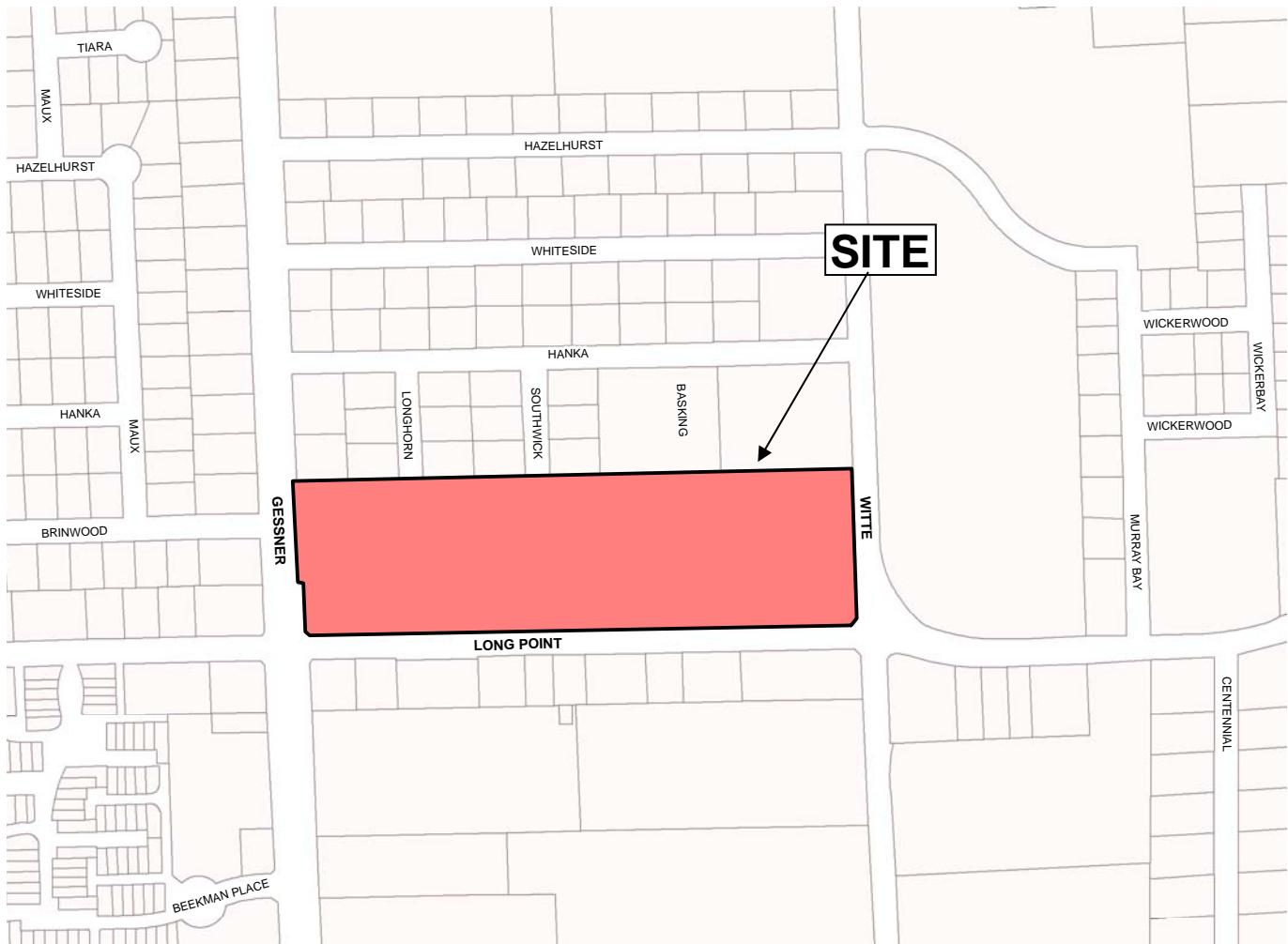
ITEM:175

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Oak Village Plaza

Applicant: Vernon G. Henry & Associates, Inc



D – Variances

Site Location

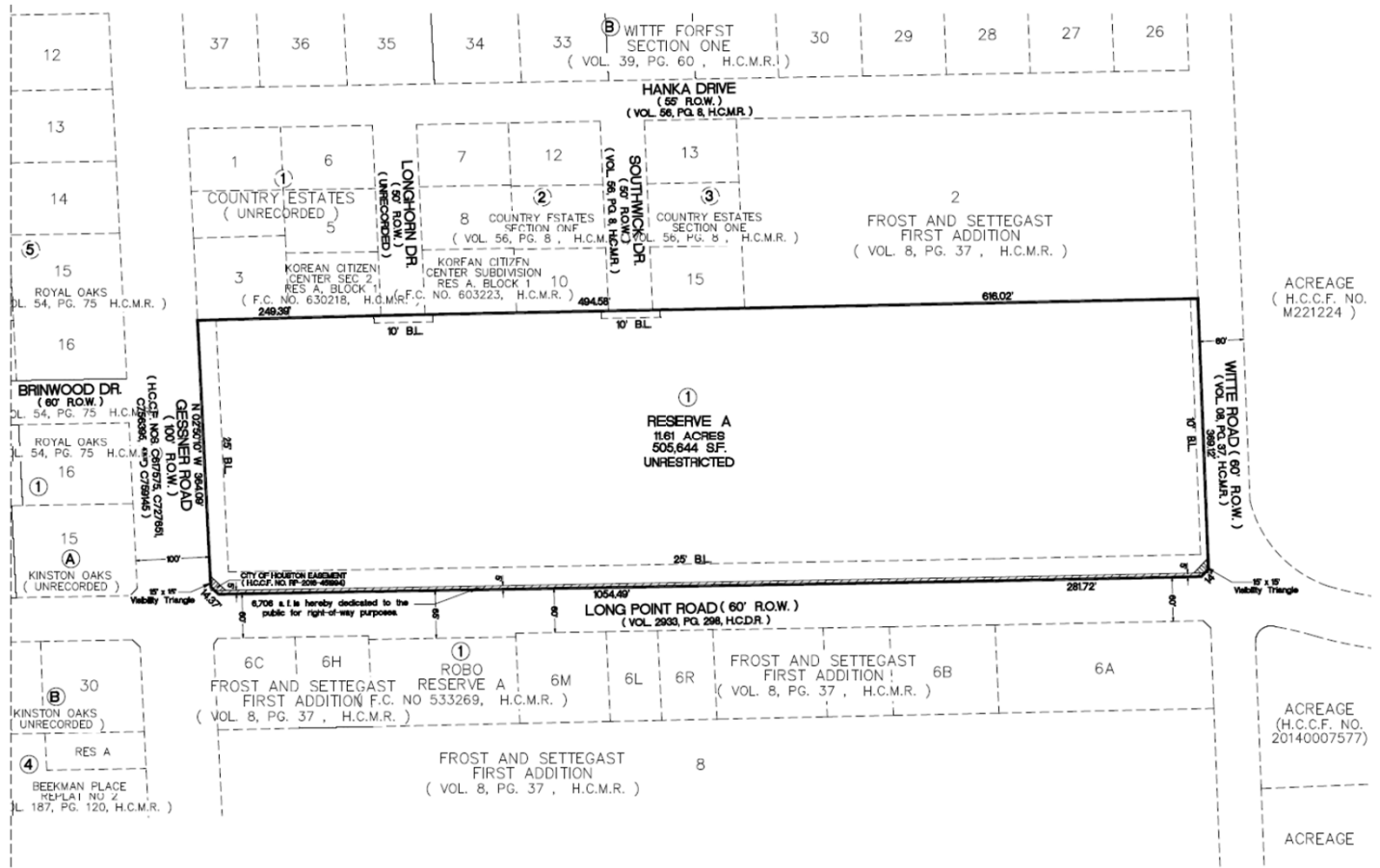
Houston Planning Commission ITEM: 175

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Oak Village Plaza

Applicant: Vernon G. Henry & Associates, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 175

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Oak Village Plaza

Applicant: Vernon G. Henry & Associates, Inc



D – Variances

Aerial



Application Number: 2019-1683

Plat Name: Oak Village Plaza

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/20/2019

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:

Not to extend or terminate with a cul-de-sac for Longhorn Drive and Southwick Drive.

Chapter 42 Section: 134

Chapter 42 Reference:

42-134.- Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without the means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

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 is the site of a shopping center and automotive service garage built in 1962 and 1972, respectively. The owner would like to replat the entire property into one reserve. The property is fronted by Gessner to the west, Long Point to the south, and Witte Road to the east. Gessner and Long Point are both major thoroughfares and Witte Road is a minor collector street. The owner is proposing to not extend or terminate with a cul-de-sac the two streets that currently stub into the northern boundary of the shopping center. Southwick Drive, which was platted as a part of Country Estates Sec 1 in 1957, is only three lots deep and connects to the east/west road Hanka Drive. This street and its adjacent lots on each side of the right of way have been in the same configuration since their inception in 1957. Longhorn Drive is also only 3 lots deep. However, the two lots at the end of Longhorn Drive (adjacent to the north boundary of the site) have since been converted into reserves for the Korean Senior Citizens Center. Longhorn Drive was created as a part of Country Estates, which is an unrecorded subdivision. Neither Longhorn Drive nor Southwick Drive are required by Chapter 42 for intersection spacing since the northern boundary of the property is approximately 1,360 feet, which is less than the required 1,400 in Chapter 42. These streets are not needed for circulation or require for intersection spacing. There are no current plans for redevelopment of the property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This site was developed prior to the passage of Houston's first development ordinance in 1982. Therefore it does not conform to today's standards. Requiring the developer to extend the streets or terminate with cul-de-sacs would put the existing shopping center in public right of way and would be contrary to sound public policy.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter to ensure that adequate circulation is maintained. Circulation remains adequate.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By not requiring street extensions for Longhorn and Southwick, cut through traffic will not be created on these residential streets. The senior citizens center at the end of Longhorn Drive will also be safer by keeping the residential and commercial traffic separate.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the fact that the shopping center is existing and was developed prior to the passage of Chapter 42. Extending the streets or terminating with cul-de-sacs does not make sense from the standpoint of the shopping center owner or the users adjacent to Longhorn and Southwick.



Application No: 2019-1683

Agenda Item: 175

PC Action Date: 10/03/2019

Plat Name: Oak Village Plaza

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: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to extend or terminate with a cul-de-sac for Longhorn Drive and Southwick Drive.;

Basis of Recommendation:

The site is located in Houston's city limits, north of Long Point, east of Gessner Road and west of Witte Road. The applicant is requesting a variance to not extend or terminate Longhorn Drive and Southwick Drive with a cul-de-sac. Staff is in support of the request.

The subject site is currently being used for commercial purposes. The applicant is re-platting a portion of Lots 4 and 6 out of Frost & Settagast First Addition, recorded in 1927, to create one unrestricted reserve. At this time, the applicant has no plans to re-develop the site.

However, there are two existing stub streets located at the northern plat boundary that must be extended into the site to meet Sec 42-134. If these streets are extended into the property, it would bisect the existing structure and would create non-standard intersections along major thoroughfare Long Point Road. The distance between Gessner Road and Witte Road along Long Point Road is about 1,300'. These stub streets are not needed to address minimum intersection and would not improve the overall traffic circulation in the area. Overall, traffic circulation is already addressed by the existing street pattern and the subject site has adequate access and frontage on multiple public streets.

Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The distance between Gessner Road and Witte Road along Long Point Road is about 1300'. Extending the existing stub streets into the site would bisect the existing building and would create non-standard intersections along major thoroughfare Long Point Road. The extension of the streets are not needed to address minimum intersection spacing and would not significantly improve the overall 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 subject tract is a partial re-plat of Frost and Settagast First Addition recorded in 1927. The existing stub streets along the northern plat boundary were created in or after 1957. These stub streets were not created by the applicant and are not needed for intersection spacing.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The distance between Gessner Road and Witte Road along Long Point Road is about 1300'. The extension of the stub streets are not required to address minimum intersection spacing and would not significantly improve the overall traffic circulation. Traffic circulation is already addressed by the adjacent street pattern.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Traffic circulation is already addressed by the adjacent street pattern. The subject property has adequate access to three different public streets.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The extension of the stub streets are not needed to address minimum intersection spacing.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
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Houston, Texas 77251-1562

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September 25, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Oak Village Plaza

REFERENCE NUMBER: 2019-1683



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and north of Long Point Road between Gessner Road and Witte Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Vernon Henry and Associates, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend or terminate Longhorn Drive and Southwick Drive with a cul-de-sac. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 3rd, 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 Henry and Associates 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 176
Action Date: 10/03/2019
Plat Name: Parkway Market
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-1666 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	5.5628	Total Reserve Acreage:	5.5628
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:	H FB C MUD 5
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	485K	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. (Chapter 42)

059.1. Acreage in title and on plat must match at recordation. (Sec 42-41)

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. (Sec 42-45)

Legal description in title and on plat must match at recordation. (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.

Fort Bend Engineer: 1.) Submit FP to FBC for formal review

2.) This does not constitute a formal review by FBC as not all review comments are provided in this portal

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Grand Parkway Assn: some areas along this segment of SH99 had scenic easements dedicated that restricted the size and proximity of signs or structures. has the applicant researched the parcel and can affirm there is no such easement? if there is such, they should note the restrictions. a sample for the parent tract of Falcon Point is attached and another.

Houston Planning Commission

ITEM: 176

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Parkway Market (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Meeting Date: 10/03/2019

Applicant: Windrose



Subdivision

Houston Planning Commission

ITEM: 176

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Parkway Market (DEF 1)

Applicant: Windrose



D – Variances

Aerial



Application Number: 2019-1666

Plat Name: Parkway Market

Applicant: Windrose

Date Submitted: 09/09/2019

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:

A variance is sought for to allow two unrestricted reserves without frontage on a public street.

Chapter 42 Section: 190

Chapter 42 Reference:

"Tracts for non-single-family use—Reserves", paragraph (c) states, "Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve – Unrestricted; Type of Street or Shared Driveway – public street; Minimum Street or Shared Driveway Frontage – 60 feet"

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property is located in the extra-territorial jurisdiction of the City of Houston in Fort Bend County. It is located near the intersection of Bayhill Boulevard and the Grand Parkway. The property owner is proposing a shopping center in the ever-growing Katy Area, replatting a platted reserve into three (3) different reserves. The shopping center pads are located on a reserve fronting the Grand Parkway meeting Chapter 42 standards & requirements. In Fort Bend County, subdividing of a recorded property by metes and bounds is not allowed, thus requiring a replat be submitted. Based on how the commercial master planned development is laid out, all properties will not have public street frontage. However, the intent and general purposes of the ordinance will be maintained as the subject tract will have access to the public street, Grand Parkway, from a mutual reciprocal and non-exclusive easement to the recording of this plat, see attached exhibit. Strict application would make this project infeasible due to the existence of structures that wouldn't allow for proper frontage of a reserve along a public street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant but based on the layout of the commercial master plan of the larger site and the rules of Fort Bend County requiring a replat to subdivide property instead of metes and bounds.

(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 as recorded mutual reciprocal and non-exclusive easement to ingress and egress to the subject tract and other sites as they develop.

(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 site will function like all commercial shopping centers using driveways and access easements to funnel vehicular traffic.

(5) Economic hardship is not the sole justification of the variance.

The granting of the variance will not be injurious to the public health, safety or welfare as the site will function like all commercial shopping centers using driveways and access easements to funnel vehicular traffic.



Application No: 2019-1666

Agenda Item: 176

PC Action Date: 10/03/2019

Plat Name: Parkway Market

Applicant: Windrose

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)

A variance is sought for to allow two unrestricted reserves without frontage on a public street.;

Basis of Recommendation:

The property is located in Houston's ETJ, in Fort Bend County, west of Grand Parkway and north of Bay Hill Boulevard. The applicant is requesting a variance to allow proposed reserves to have frontage and access via an access easement instead of the required public street. Staff is in support of the request.

The applicant is proposing to develop a shopping center and is also planning to subdivide a recorded reserve into three reserves. Two of these proposed reserves will not have frontage on a public street, therefore, a non-exclusive access easement was created to provide access to these proposed reserves. Chapter 42 allows subdivision of a recorded reserve by metes and bounds. However, the applicant is still required to re-plat in order to meet Fort Bend County's platting requirements.

Granting of the variance would help the applicant to continue to develop the site and would still meet and preserve the intent of the ordinance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Chapter 42 allows subdivision of a recorded reserve by metes and bounds. However, a re-plat is still required in order to meet Fort Bend County's platting regulations.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Chapter 42 allows subdivision of a recorded reserve by metes and bounds. However, a re-plat is still required in order to meet Fort Bend County's platting regulations.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant proposes to subdivide a recorded reserve into three reserve and a non-exclusive access easement was created to provide access to two proposed reserves.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Chapter 42 allows subdivision of a recorded reserve by metes and bounds. The applicant submitted a re-plat application to meet Fort Bend County's platting requirements.

(5) Economic hardship is not the sole justification of the variance.

Chapter 42 allows subdivision of a recorded reserve by metes and bounds. The applicant submitted a re-plat application to meet Fort Bend County's platting requirements.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 177
Action Date: 10/03/2019
Plat Name: Point Heights
Developer: 5802 North Main LP
Applicant: M2L Associates, Inc.
App No/Type: 2019-1615 C2R

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	1.0800	Total Reserve Acreage:	1.0522
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	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	77009	453S	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (42)

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (42, 44)

187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (42, 44)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add the following notes: 1. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

2. The Planning Commission granted a variance to allow a 10' building line along Cavalcade Street & a 5' building line along N Main Street subject to specific conditions on 10/03/2019. 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.

3. Vehicular access to N Main Street is hereby denied

Conditions of approval:

1.6' unobstructed sidewalks along Cavalcade and Kern & 7' unobstructed sidewalk along N Main

2. No driveway access to N Main

3. Remove all existing curb cuts that are not being used as shown on the site plan

4. Coordinate with Metro on the existing bus shelter

5.3" caliper street trees

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 177

Action Date: 10/03/2019

Plat Name: Point Heights

Developer: 5802 North Main LP

Applicant: M2L Associates, Inc.

App No/Type: 2019-1615 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 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 water/wastewater reservation application will address point of connection for water and wastewater.

Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@ridemetro.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 6077 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.

City Engineer: Detention is required.

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: 177

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Point Heights (DEF 1)

Applicant: M2L Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

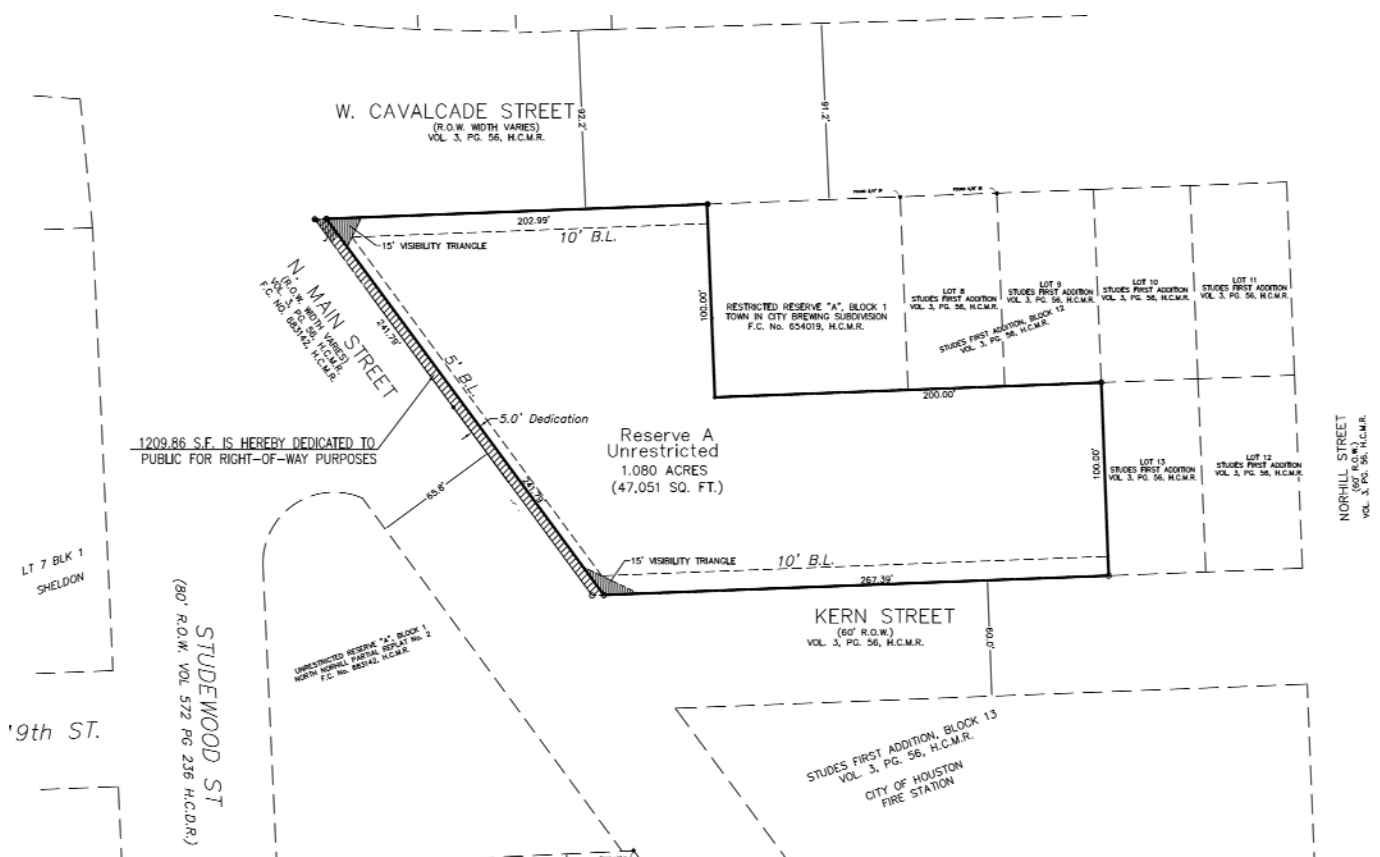
ITEM: 177

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Point Heights (DEF 1)

Applicant: M2L Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 177

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Point Heights (DEF 1)

Applicant: M2L Associates, Inc.



D – Variances

Aerial





- SITE PLAN GENERAL NOTES:**
- FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
 - ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT; U.N.O.
 - REPAIR ANY DAMAGE TO EXISTING SITE CONDITIONS DUE TO CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE SITE DRAINAGE ON SLOPES OF HOUSE AND ON THE PROPERTY TO ENSURE NO STANDING WATER.
 - STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
 - TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF HOUSTON CODE OF ORDINANCES SEC. 33-126 (STREET TREES), SEC. 33-127 (PARKING LOT PLANTING OF TREES AND SHRUBS) AND SEC. 33-129 (GENERAL PLANTING STANDARDS). TREES MUST BE LARGE SPECIES AS LISTED IN CHAPTER 33 APPENDIX A-1 (LARGE TREES FOR HOUSTON) WITH 1.5" MIN. CALIPER. TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH EXISTING UTILITIES, ROADWAYS, SIDEWALKS OR STREETLIGHTS.

PLANTING CALCULATIONS:

STREET TREES
1 PER 30FT OF FRONTAGE

FRONTAGE	REQUIRED	PROVIDED
207' ON CALVACADE	6.9	7
245' ON N. MAIN	8.2	8
217' ON KERN ST.	7.2	7

SHRUBS
10 PER STREET TREES

STREET TREES	REQUIRED	PROVIDED
7 ON CALVACADE	70	70
8 ON N. MAIN	80	80
7 ON KERN	70	70

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(PH) 713-520-7745

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5802 N. MAIN STREET
HOUSTON, TEXAS 77009

ARCHITECT Romulo Cisneros

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APPROVAL. PERMITTING OR
CONSTRUCTION

ENGINEER

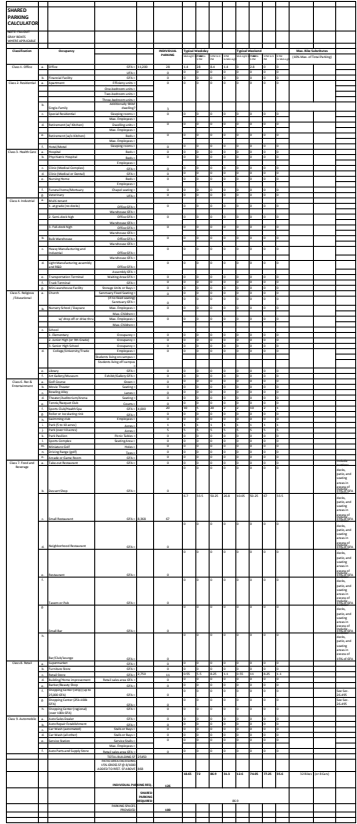
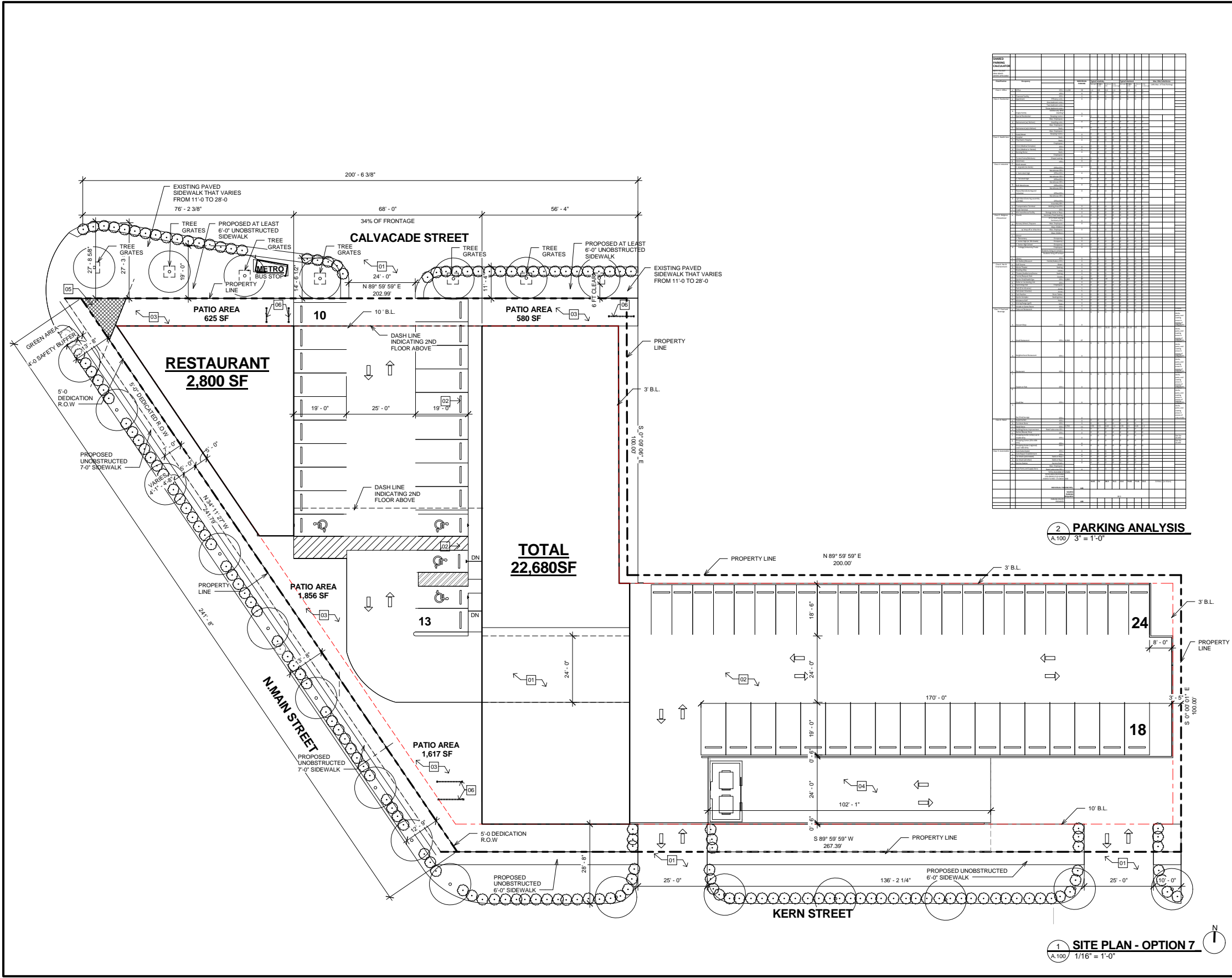
REVISIONS

No.	Description	Date

DATE ISSUED: SEPTEMBER 04, 2019

SHEET:

A.100



2 PARKING ANALYSIS
A.100 3" = 1'-0"

1 SITE PLAN - OPTION 7
A.100 1/16" = 1'-0"

SITE PLAN GENERAL NOTES:

1. FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT, U.N.O.
3. REPAIR ANY DAMAGE TO EXISTING SITE CONDITIONS DUE TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE SITE DRAINAGE ON SIDES OF HOUSE AND ON THE PROPERTY TO ENSURE NO STANDING WATER.
5. STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, AND OVERALL APPEARANCE TO THE NEIGHBORHOOD.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
7. TREES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF HOUSTON CODE OF ORDINANCES SEC. 33-126 (STREET TREES), SEC. 33-127 (PARKING LOT PLANTING OF TREES AND SHRUBS) AND SEC. 33-129 (GENERAL PLANTING STANDARDS) TREES MUST BE LARGE SPECIES AS LISTED IN CHAPTER 33 APPENDIX A-1 (LARGE TREES FOR HOUSTON) WITH 1.5" MIN. CALIPER. TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH EXISTING UTILITIES, ROADWAYS, SIDEWALKS OR STREETLIGHTS

PLANTING CALCULATIONS:

STREET TREES

1 PER 30FT OF FRONTAGE

FRONTAGE	REQUIRED	PROVIDED
207' ON CALVACADE	6.9	7
246' ON N. MAIN	8.2	8
217' ON KERN ST.	7.2	7

SHRUBS

10 PER STREET TREES

STREET TREES	REQUIRED	PROVIDED
7 ON CALVACADE	70	70
8 ON N. MAIN	80	80
7 ON KERN	70	70

PROPOSED TREES : 3" CALIPER TREES
PROPOSED SHRUBS: JAPANESE BOXWOOD

SITE PLAN KEYED NOTES:

- 01 DRIVE WAY
- 02 GARAGE PARKING
- 03 PATIO AREA
- 04 RAMP TO GARAGE 2ND LEVEL
- 05 15' VISIBILITY TRIANGLE
- 06 BIKE RACKS

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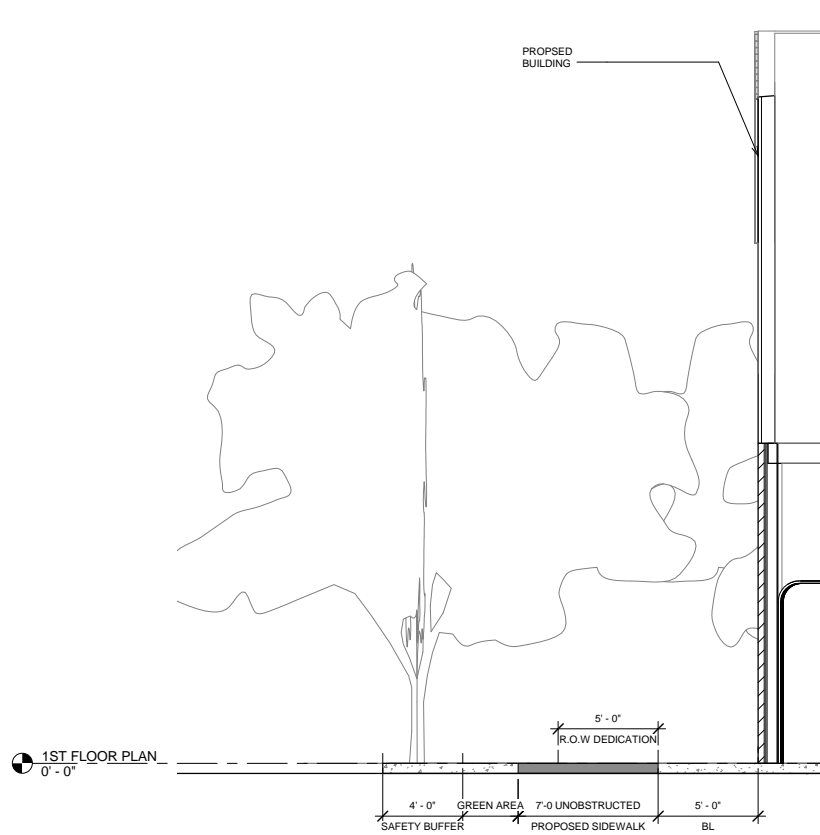
ENGINEER

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No.	Description	Date

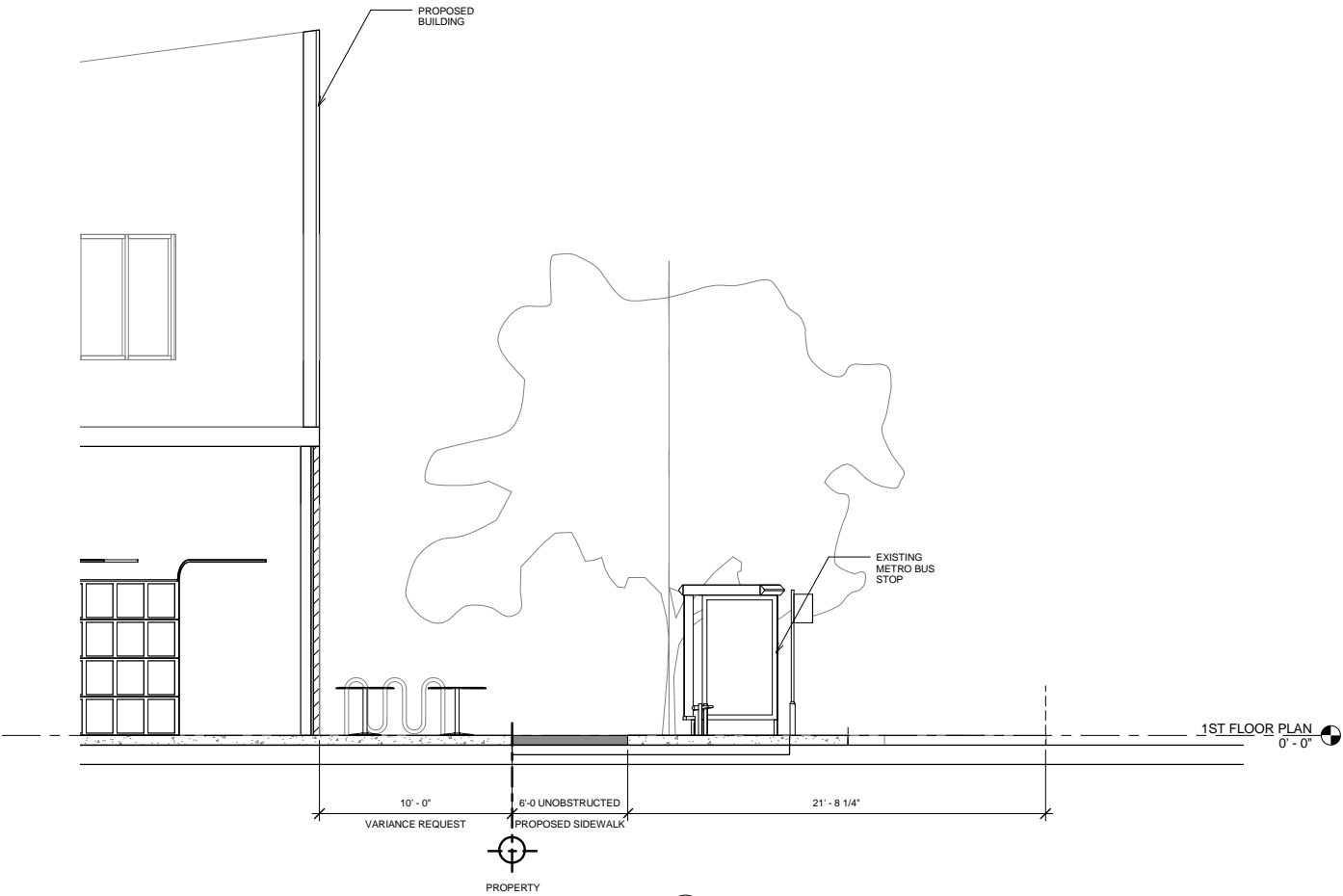
DATE ISSUED: SEPTEMBER 04, 2019

SHEET:

A.100



2 CROSS SEC. OF BUILDING ON N. MAIN
A.104 1/4" = 1'-0"



1 CROSS SEC. OF BUILDING FROM CALVACADE
A.104 1/4" = 1'-0"

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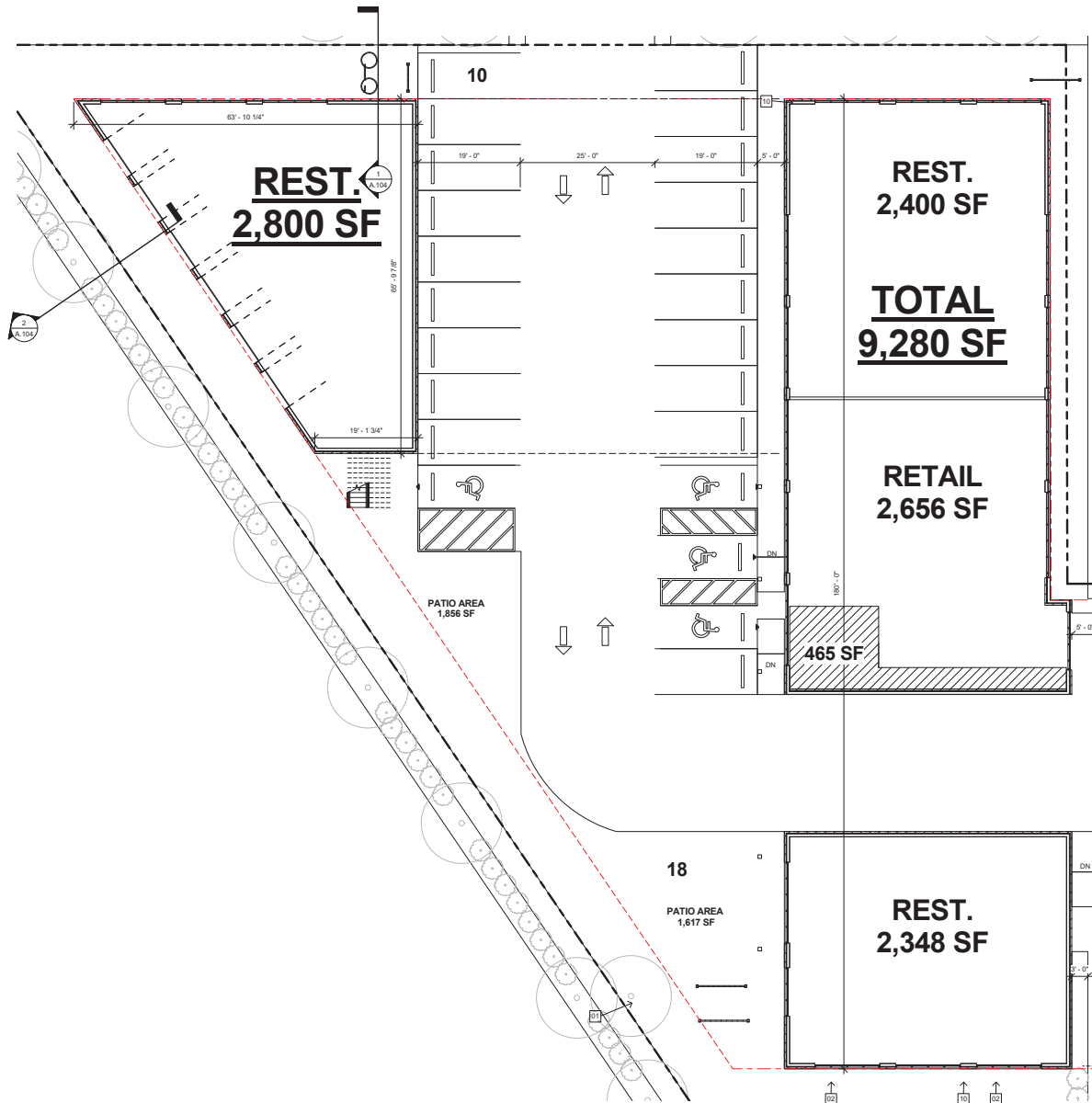
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A.104



1 1ST FLOOR PLAN - OPTION 7
A.200 1" = 10'-0"



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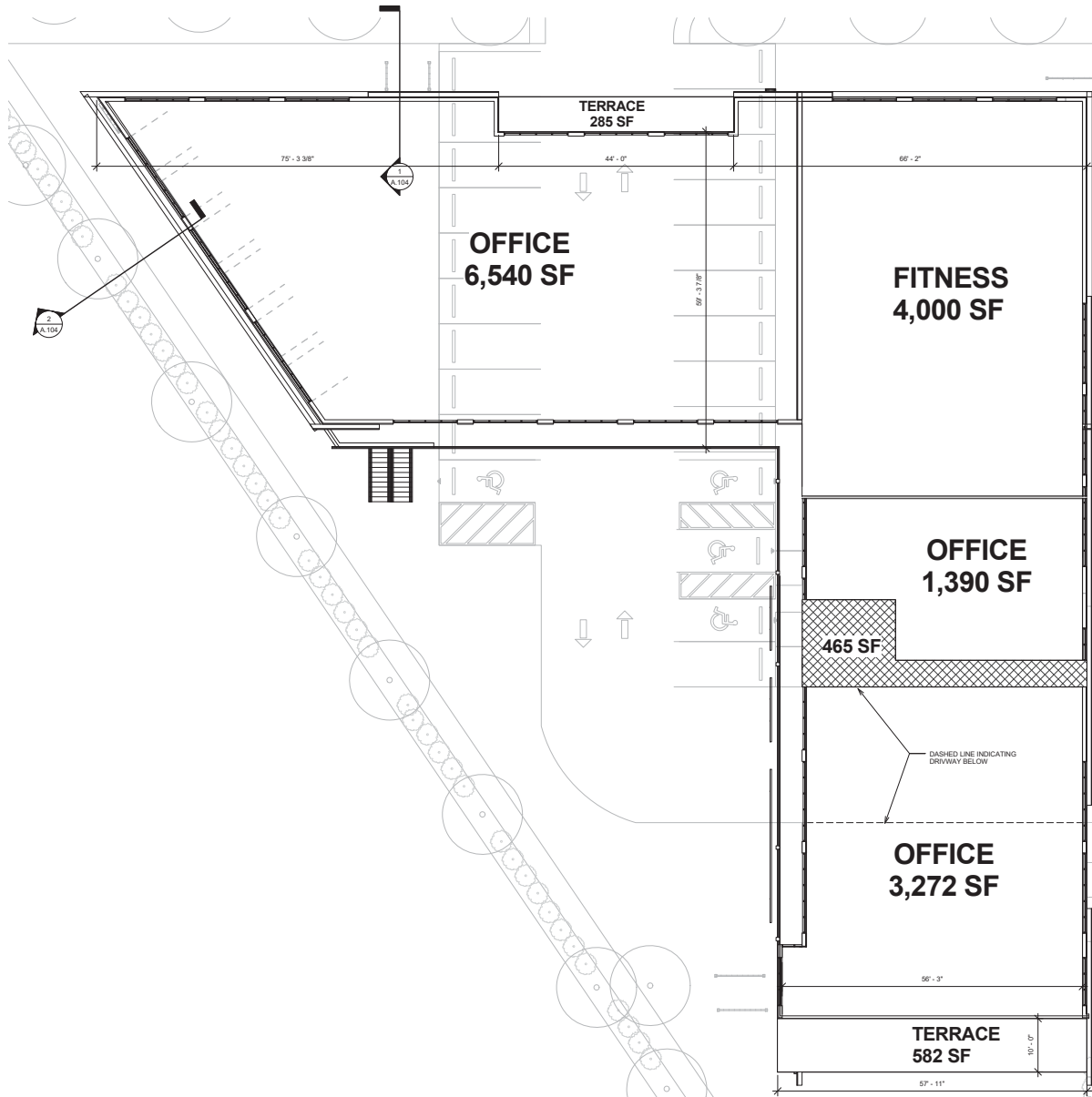
ENGINEER

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A.200



2ND FLOOR - OPTION 7
1" = 10'-0"

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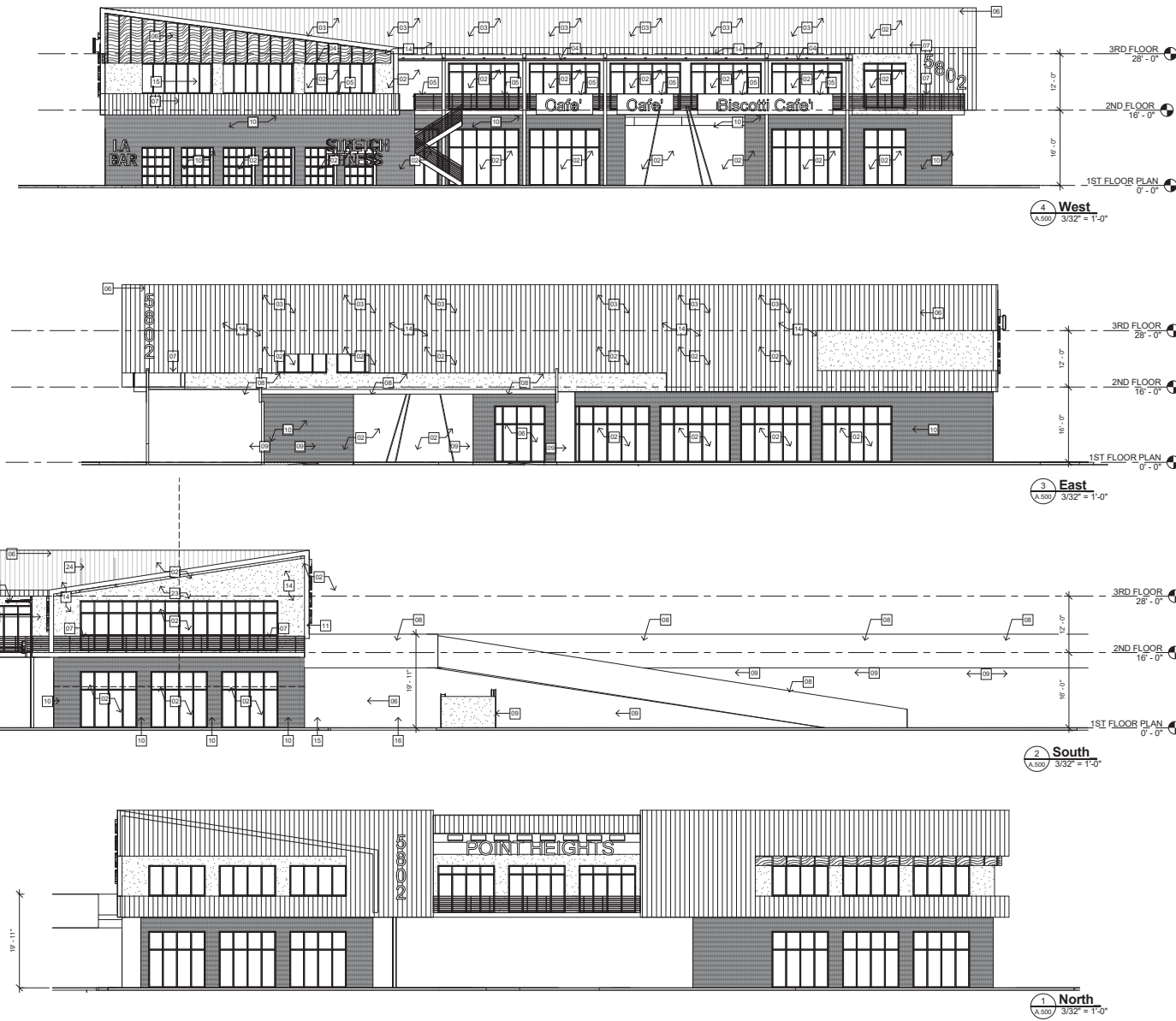
ENGINEER

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No.	Description	Date

DATE ISSUED: SEPTEMBER 04, 2019

SHEET:

A.201



- EXTERIOR ELEVATION GENERAL NOTES:**
1. FIELD VERIFY ALL DIMENSION PRIOR TO BEGINNING NEW CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, CENTERLINE OR EDGE OF STRUCTURAL MEMBER, OR CENTERLINE OF OBJECT, U.N.O.
 3. STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED, IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS & OVERALL APPEARANCE TO THE NEIGHBORHOOD.
 4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION & NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.
 5. DOOR LOCATION TO BE 4" FROM NEAREST INTERSECTING WALL, OR CENTERED ON WALL IT RESIDES, U.N.O.
 6. THE ARCHITECT OR ENGINEER SHALL NOT BE LIABLE FOR ANY CHANGES MADE BY THE OWNER, CONTRACTOR, CONSTRUCTION PROCESS, WITHOUT A LETTER OF APPROVAL FROM THE ARCHITECT OR ENGINEER OF RECORD. THE ARCHITECT ENGINEER RESERVES THE RIGHT OF APPROVAL OF SUCH CHANGES.
 7. ALL GLAZING IN DOORS TO BE HUMAN IMPACT RESISTANT PER ANSI Z97.1-1975.
 8. REFER TO A700 SERIES FOR FINISH SCHEDULE. DOOR SCHEDULE, DOOR/WINDOW TYPES, DOOR/WINDOW DETAILS, & PARTITION TYPES.
 9. ALL DOWNSPOUTS ARE TO HAVE STANDARD CONCRETE SPLASHBLOCKS PROVIDED AT TERMINATION OF DOWNSPOUT.
- EXTERIOR KEYED GENERAL NOTES:**
- 01 BERRIDGE STANDING SEAM METAL ROOF 24"
 - 02 ALUMINUM STOREFRONT GLASS SYSTEM WITH DOUBLE PANE GLASS
 - 03 SCHEDULED WINDOWS
 - 04 WOOD TRELLIS
 - 05 TENANT SIGNAGE
 - 06 STANDING SEAM METAL PANELS 24"
 - 07 METAL CABLE RAILING 42" HEIGHT
 - 08 PRECAST WALL PANEL PER STRUCTURAL
 - 09 GARAGE COLUMN
 - 10 STACKED BOND BRICK
 - 11 SCHEDULED DOOR
 - 12 SIMULATED WOOD SLATS
 - 13 STAIR TOWER
 - 14 STUCCO ON 6" METAL STUD @ 16" O.C.
 - 15 ACCESS OPENING
 - 16 STEEL METAL STAIRS WITH 36" HT. METAL RAILINGS & 42" GUARD RAILS
 - 17 1/4" SLOPED TPO ROOF WITH FIRE RETARDANT TREATED WOOD SOFFIT AND R-30 INSULATION
 - 18 SLANTED WOOD COLUMN
 - 19 RUSTIC METAL MONUMENT SIGNAGE TOWER
 - 20 CABLE TO HOLD THE TOWER
 - 21 SECTIONAL OVERHEAD DOOR ALUMINUM & GLASS
 - 22 WOODEN DECK
 - 23 WOODEN PANEL
 - 24 METAL MESH

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10000 Katy Freeway, Suite 1000, Houston, TX 77054

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HOUSTON, TEXAS 77009

ARCHITECT Romulo Cisneros

NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

ENGINEER

REVISIONS		
No.	Description	Date

DATE ISSUED: SEPTEMBER 04, 2019

SHEET:

A.500



Application Number: 2019-1615

Plat Name: Point Heights

Applicant: M2L Associates, Inc.

Date Submitted: 09/08/2019

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 reduced building line along W. Cavalcade on the northern boundary from 25 ft Building Line to 10ft Building Line and along North Main on the western boundary from 25 ft Building Line to a 5ft Building line.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Building Line - Major Thoroughfare

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 property abuts West Cavalcade Street (a 90' Boulevard Major Thoroughfare r.o.w. of sufficient width) on the north, North Main (a 65' Major Thoroughfare needing 5 feet additional width) on the West, Houston Fire Station 15 and Kern Street (60' local street) on the south. The property is bordered on the east by Restricted Reserve A Block 1, Town in City Brewing Subdivision and Lot 13 Block 12 Studes First Addition. The orientation of the oddly-shaped City of Houston ROW along West Cavalcade and the acute triangular shape of the property at the intersection will negatively impact the use of the land at the street intersection (five street intersection) and prevents application of the intent of the Performance Standards (See Aerial).

(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 ROW along Cavalcade curves away from the property and creates an unusually wide sidewalk, averaging 18 feet along the north property boundary. A 25-foot setback creates an overall dimension of over 40-feet from building to curb. Walkability is achieved by pushing the Buildings closer to the street. Every structure on this block of Cavalcade is set between a 5-foot and 12-foot setback. (Attachment A) No consistent street scape is achieved with this 25-foot setback requirement. Additionally the abutting North Main Street includes a triangular median with a "u" turn lane creating circulation that could create unsafe crossing for pedestrians walking in front of this development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The curvature of Cavalcade is an existing condition and the ROW width, which is determining the setback depth, is a condition based upon the fact that there is an approximately 20-foot esplanade between the four lanes of the street and not a factor of traffic volume or velocity. (See Photos) Both conditions, the esplanade and wide sidewalk are existing conditions preventing application of the performance standards affecting the pedestrian realm and creating a safe pedestrian inviting space that encourages walkability. Also the abutting North Main Street and triangular median with a "u" turn lane creating circulation that could create unsafe crossing for pedestrians walking in front of this development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and purpose of this chapter will be enhanced and greatly improved by the variance approval as the street frontage will be consistent with the neighborhood, adjacent structures and surrounding retail centers. All fourteen (14) adjacent structures are set at a ten-foot, or less, setback distance. Along W. Cavalcade abutting this property is an on-street Bike lane and METRO Shelter and Stop. The proposed north elevation along W. Cavalcade will include both buildings, drive access, landscape, Bike parking, patio seating and other pedestrian furnishing not just parking as typically provided under these circumstances. (See Rendering) This development will Provide the 5 ft dedication on North Main and by allowing a 5 ft building line Setback, the proposed building will be 18.5' from the curb and in concert with the pedestrian realm created by the reduced building line.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

On the contrary, the granting of the variance will enhance the walkability, safety and pedestrian ambiance of the neighborhood as also seen across North Main with retail closer to the Street at North Main and W. Cavalcade. (see Retail Photo)

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not a consideration of this variance.



Application No: 2019-1615

Agenda Item: 177

PC Action Date: 10/03/2019

Plat Name: Point Heights

Applicant: M2L Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To provide reduced building line along W. Cavalcade on the northern boundary from 25 ft Building Line to 10ft Building Line and along North Main on the western boundary from 25 ft Building Line to a 5ft Building line.;

Basis of Recommendation:

The site is located at the intersections of W. Cavalcade Street, N Main Street and Kern Street in Houston's Corporate Limits. The applicant is requesting a 10' building line along W Cavalcade Street and a 5' building line along N Main Street in lieu of the required 25' building lines for a new retail commercial development. Staff is in support of the request. The applicant is proposing a new commercial retail center that will include restaurant space, retail, office and a recreation facility. The structure will be two stories in height and have a two-story parking garage at the rear of the site, located along Kern Street.

The pedestrian realm along Cavalcade will range from 21' to 37', which includes a minimum 6' unobstructed sidewalk and safety buffer. Also, there will be additional sidewalk space along Cavalcade due to the curvature of the street and the variable width pedestrian realm. Along N Main Street, the pedestrian realm will be approximately 19' and will accommodate a 7' unobstructed sidewalk and 6' safety buffer. The applicant is also providing a 6' unobstructed sidewalk along Kern Street, a local street.

The proposed building lines are consistent with existing development in the area, including original structures and newer development. The proposed active uses on the ground level, including building and patio space, and with the parking set interior or behind the development, provides for a more urban walkable development that does not encourage automobile use. Staff would like to note that during the deferral period, the applicant removed access from N Main Street, which further enhances the walkability of the site. Therefore, staff recommends granting the requested variances and approving the plat subject to the following conditions:

1. 6' unobstructed sidewalks along Cavalcade and Kern & 7' unobstructed sidewalk along N Main
2. No driveway access to N Main
3. Remove all existing curb cuts that are not being used as shown on the site plan
4. Coordinate with Metro on the existing bus shelter
5. 3" caliper street trees

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 has a unique configuration that has three right of way frontages and is located in the "greater heights" neighborhood. Providing the active uses closer to the right of way encourages walkability rather than automotive. By placing the structures within the interior of the site with parking along the right of ways, would be 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 subject property has a unique configuration and by providing the strictures closer to the right of way, produces a more urban walkable development.

(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 visibility triangle will not be hindered and the distance from the back of curbs to the structure will be a minimum of 19'. The applicant is also providing 6'/7' unobstructed sidewalks and safety buffers.

(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 distance from the back of curb ranges from 19' along N Main to 37' along Cavalcade. In addition, the applicant is providing a 6' unobstructed sidewalk along Cavalcade and Kern and a 7' unobstructed sidewalk along N Main.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification as a more urban style development that promotes walkability is the main reasoning. In addition, the site configuration is also part of the justification.



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

September 12, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Point Heights

REFERENCE NUMBER: 2019-1615

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located N Main Street between W Cavalcade Street and Kern 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.

M2L Associates, Inc, the applicant, has filed the request on behalf of 5802 North Main LP, the developer of the subject site. The applicant is requesting a variance to allow a reduced 10' building line along W Cavalcade Street instead of the required 25' building line. 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 19th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Karen Rogers with M2L Associates, Inc. at 713-722-8897. You may also contact 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: 178
Action Date: 10/03/2019
Plat Name: Rivas Premium
Developer: Copperfield Surveying
Applicant: COPPERFIELD SURVEYING
App No/Type: 2019-1519 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	2.5000	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	77447	323G	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.(210)

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)

063. All appropriate engineering and surveying data shall be shown. (42 & 44). Identify the line distances as L1, L2 etc.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples and shall match the title at recordation.

185.3. Appendix A: Add single family paragraph in the dedicatory language and add single family plat notes.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications available on the website.

194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications available on the website.

Add long replat paragraph as this is a replat. (Chapter 212)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 178
Action Date: 10/03/2019
Plat Name: Rivas Premium
Developer: Copperfield Surveying
Applicant: COPPERFIELD SURVEYING
App No/Type: 2019-1519 C2R

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Harris Engineer:

This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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 . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

County has no objections to variance

PWE Utility Analysis: Approved

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 178

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Rivas Premium (DEF 1)

Applicant: Copperfield Surveying



D – Variances

Site Location

Houston Planning Commission

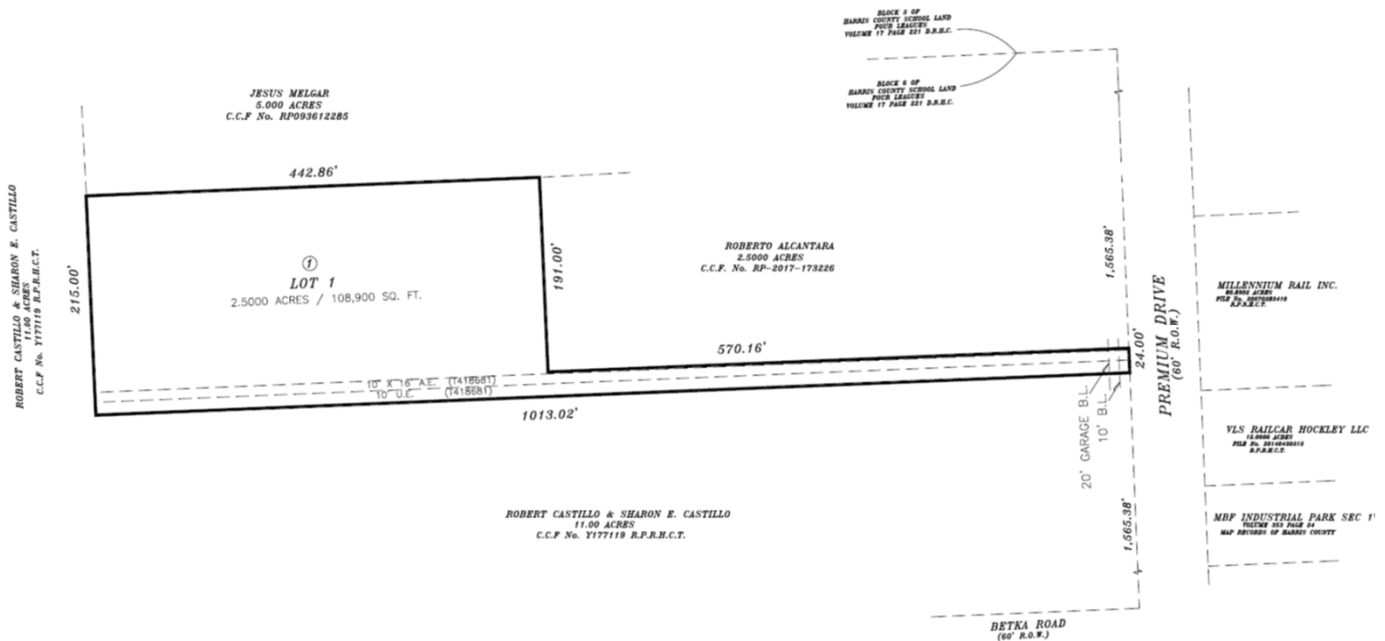
ITEM: 178

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Rivas Premium (DEF 1)

Applicant: Copperfield Surveying



D – Variances

Subdivision

Houston Planning Commission

ITEM: 178

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Rivas Premium (DEF 1)

Applicant: Copperfield Surveying



D – Variances

Aerial



Application Number: 2019-1519

Plat Name: Rivas Premium

Applicant: COPPERFIELD SURVEYING

Date Submitted: 08/25/2019

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 exceed minimum 1400' intersection spacing along Premium Drive by not providing an east-west public street through the subject site.

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

Each local street shall intersect with a street that meets the requirements of subsection (c) at least every 1,400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

A 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. A variance if granted would allow the owner to design a more practical exit to Premium Drive without the hardship of forcing an east west road design in an undersized parcel of land that would destroy the integrity of his overall use of this property. The exit to Premium Drive from this plat is more than 1,400 feet from the nearest intersection. The subject owner would not be able to safely design an east west road due to the unusual shape of this subject plat, the exit frontage being only 24 feet as is at this time, the owner has no option in widening the frontage to allow for a proper east west road per minimum standards. Additionally, the placement of an East-West road on our proposed plat would make the entrance to the nearest North-South road (Premium Drive) unsafe, we are considering the history of traffic speeds and accidents in this area, therefore we would like a variance to allow a private gravel driveway more typically seen in this area and used by the adjoining property owners, this variance would allow us to create the safest possible access to Premium Drive.

(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 a variance is not the result of a hardship created, it is a safety concern with the placement of an undersized east-west road on our plat that would make the entrance to the nearest north-south road (premium drive) unsafe.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and the general purposes of this chapter will be preserved if this variance to the east west road is granted.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance to the east west road requirement will not be injurious to the public health, safety or welfare to any persons and would not impede or endanger any adjoining property owner.

(5) Economic hardship is not the sole justification of the variance.

We would like to state that the request for a variance if not due to any economic hardship, we are affirming our belief this variance will allow a private and safe private drive.



Application No: 2019-1519

Agenda Item: 178

PC Action Date: 10/03/2019

Plat Name: Rivas Premium

Applicant: COPPERFIELD SURVEYING

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128(a)(1)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed minimum 1400' intersection spacing along Premium Drive by not providing an east-west public street through the subject site.;

Basis of Recommendation:

Subject site is located along and west of Premium Drive and north of Betka Road in Harris County. The applicant is requesting a variance to exceed intersection spacing along Premium Drive by not providing an east-west street through the site.

Staff is in support of the variance.

Site is bounded by major thoroughfares Betka Road to the south and Kickapoo Road to the west and local streets Old Washington Road to the north and Premium Drive to the east. The distance between Old Washington Road and Betka Road along Premium Drive is about 4500'. Strict application of the ordinance requires an east-west public street through the tract to address minimum 1400' intersection spacing. Premium Drive acts as a collector in this area and Planning Commission granted a variance on an other tract Auz Reserves, south of this plat.

The applicant is proposing a single family lot that fronts on Premium Drive. This area has low density development and currently all of the tracts have frontage and access to public streets. Requiring an additional east-west street is contrary to sound public policy as it will not significantly impact traffic circulation. Harris County Engineering Department has no objection to this variance.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The applicant is proposing one single family lot and strict application of the ordinance is contrary to sound public policy as the east-west street will not significantly impact traffic circulation and this area has low density development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are the due the existing street grid and the low density development in the area. An additional east-west street will not have significant impact on traffic circulation.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter is preserved by the existing street grid and an additional east-west street will not significantly impact traffic circulation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

All the adjacent tracts are currently developed with low density uses and have frontage and access to a public street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance. Existing street grid is the justification for granting the variance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 179
Action Date: 10/03/2019
Plat Name: Sprint Tidwell GP
Developer: Poarch/Swinbank LLC
Applicant: Texas Engineering And Mapping Company
App No/Type: 2019-1584 GP

Staff Recommendation:
Defer for further study and
review

Total Acreage:	101.0600	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	456A	City

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. (Sec 42-24(b)(1))

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))

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. (Sec 42-24(f))

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PWE Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.
In the floodplain, need drainage plan. B.L. is missing.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Please provide applicable Park Notes.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

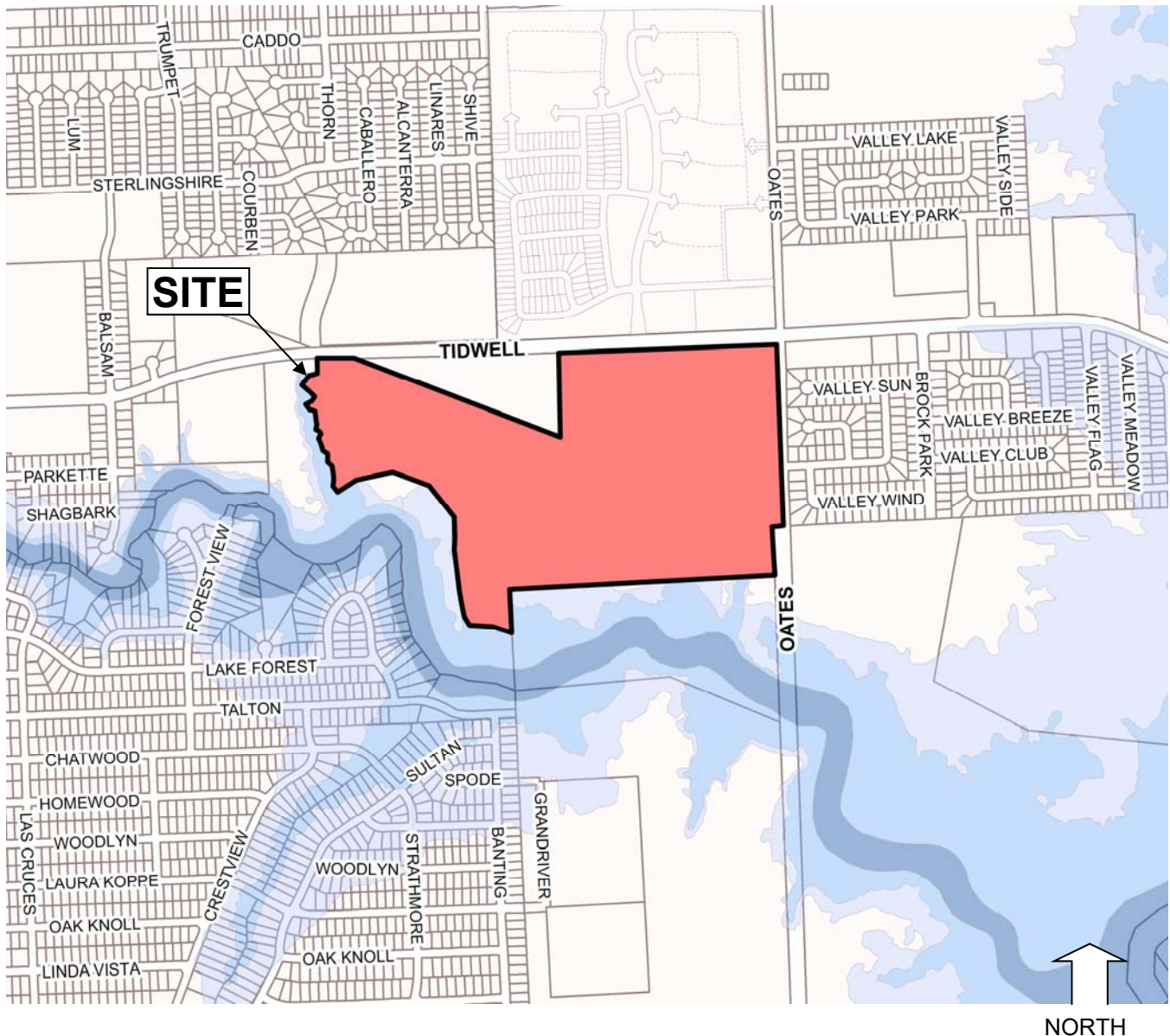
ITEM: 179

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Sprint Tidwell GP (DEF 1)

Applicant: Texas Engineering And Mapping Company



D – Variances

Site Location

Meeting Date: 10/03/2019

Applicant: Texas Engineering And Mapping Company

LINE TABLE

LINE	BEARING	DISTANCE
L17	N 38°11'14" W	55.99'
L18	N 08°14'35" E	55.31'
L19	N 08°18'21" W	75.00'
L20	N 17°51'14" W	14.62'
L21	N 57°32'50" W	30.49'
L22	N 24°00'36" W	15.90'
L23	N 02°55'02" E	52.13'
L24	N 55°00'40" W	41.63'
L25	N 14°07'35" W	40.64'
L26	N 23°49'30" W	58.20'
L27	N 31°56'38" E	36.09'
L28	N 34°41'01" W	22.37'
L29	N 58°24'39" W	24.26'
L30	N 09°33'19" E	27.98'
L31	N 07°17'27" W	96.47'
L32	N 51°27'27" W	26.71'
L33	S 89°45'34" W	20.75'
L34	N 34°43'07" W	46.83'
L35	N 63°53'09" E	33.46'
L36	N 44°44'34" E	29.11'
L37	N 38°53'42" E	23.09'
L38	N 43°15'29" W	61.31'
L39	N 52°07'42" W	74.29'
L40	N 37°11'11" E	87.35'
L41	N 78°20'32" E	61.79'

Houston Planning Commission

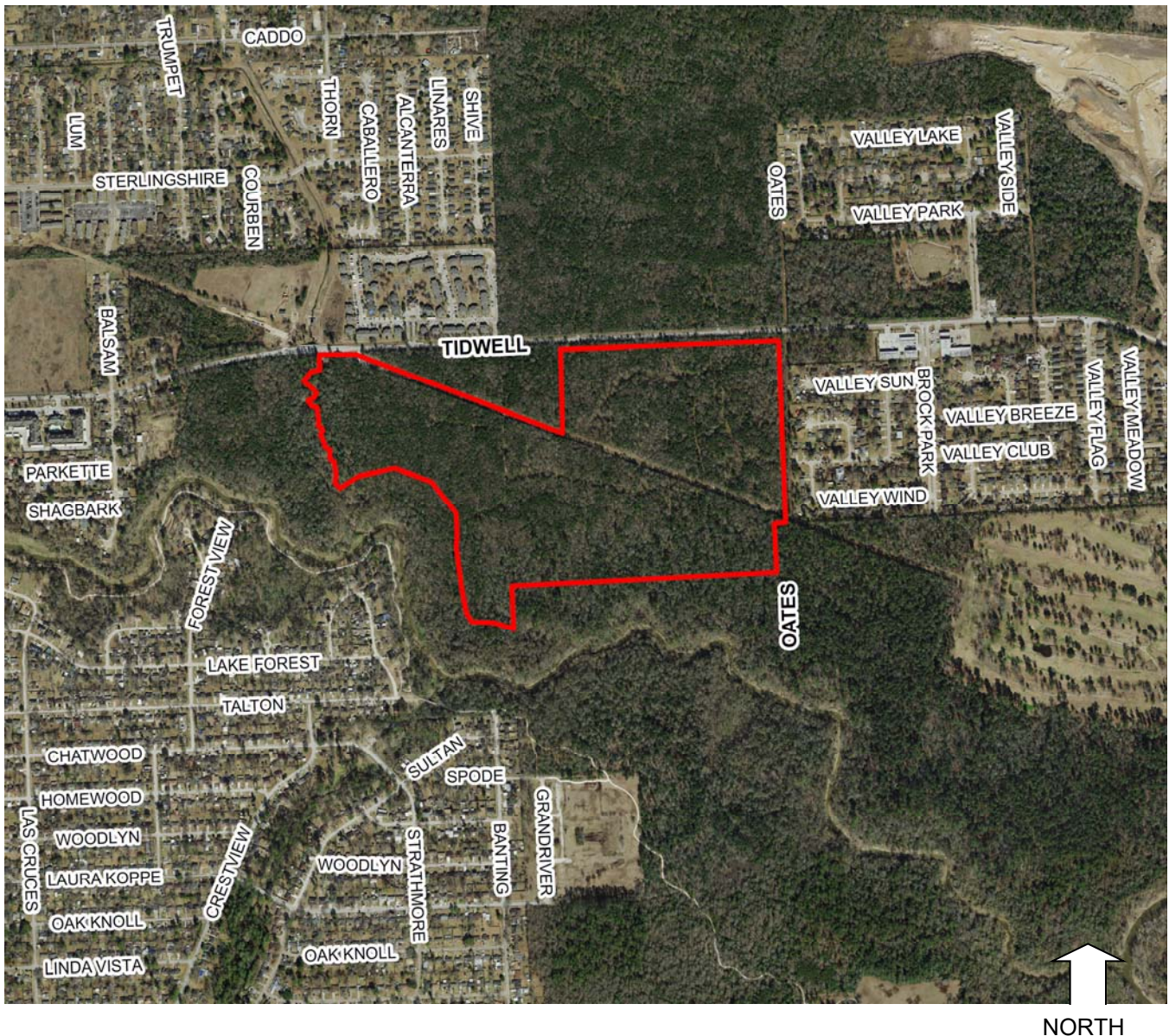
ITEM: 179

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Sprint Tidwell GP (DEF 1)

Applicant: Texas Engineering And Mapping Company



D – Variances

Aerial



September 9, 2019

Martha L. Stein
Chair - City of Houston planning Commission
C/O Planning and Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002
Attn: Tammi Wiliamson

Dear Chairperson Stein:

Since 1987, individuals, businesses and groups in Houston have joined Houston Habitat for Humanity to build or improve a place people call home. Through shelter, Houston Habitat empowers people to build a better future for themselves and their families. Houston Habitat has completed over 1,000 affordable new homes and has preserved countless others through repair, all for Houstonians with low to moderate incomes. With a hand up from Houston Habitat, under-resourced Houstonians are able to achieve strength, stability, and self-reliance.

Houston Habitat is developing Robins Landing, a master-planned, mixed-income community on 127 acres on Tidwell Road near Mesa (Census Tract 2312) in Northeast Houston. When complete, it will provide 468 affordable single-family homes, approximately 400 units of multifamily and senior housing, a health clinic, retail and green space and other amenities required for a sustainable community.

In addition, Robins Landing will create over \$90,000,000 in taxable value to the City of Houston. It will create jobs and support on-the-job training of construction trades. It will leverage collaboration between the private, nonprofit and government sectors and is located within an Opportunity Zone. Houston Habitat anticipates that the Robins Landing model will be replicated in Houston and beyond.

Critical to the successful development of Robins Landing, is access to adequate drainage. As originally planned, Houston Habitat had sufficient land for such drainage. However, a higher level of detention required by Harris County's recently amended drainage criteria and Atlas 14 necessitate more land for detention. Accordingly, Sprint Sand and Clay ("Sprint") has agreed to allow Houston Habitat to use approximately 9.6-acres of Sprint's adjacent land for detention. Unfortunately, this agreement was reached after Sprint filed its General Plan (Sprint Tidwell GP) which includes a road right-of-way through the land to be used for detention by Houston Habitat. Sprint, therefore, has filed a revised GP, with variance(s), to remove both internal public streets and a north-south intersection within 2,600 feet of the Tidwell Road/Oates Road intersection. Approval of the revised GP with variances will enable the cooperative partnership between Sprint and Houston Habitat for the successful development of Robins Landing.

Houston Habitat wholeheartedly supports Sprint's revised General Plan, with variances, and respectfully requests your consideration and approval.

Sincerely,

A handwritten signature in blue ink that reads "Allison Hay".

Allison Hay
Executive Director



HOUSTON PARKS BOARD

PARKS BY YOU

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Chairman

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Nina O'Leary Zilkha

Stephen Wright

Director, Houston Parks and

Recreation Department

Ex-Officio

Beth White

President & CEO

October 1, 2019

Tammi Williamson, Assistant Planner

City of Houston, Planning & Development Services

611 Walker St., 6th Floor

Houston, Texas 77002

RE: Notice of Variance – Sprint Tidwell GP – 2019-1584

Dear Ms. Williamson,

Thank you for referring the above referenced application to the Houston Parks Board. The application references HPB throughout but we had not been consulted by Sprint prior to its submission.

As the Planning and Development Department well knows, HPB is actively engaged in delivering Bayou Greenways 2020 to the City of Houston with 150 miles of connected hike and bike trails along all of Houston's major waterways. We have also embarked on Beyond the Bayous, our initiative to expand the Bayou Greenway goals of equity, connectivity and preservation of natural resources throughout the rest of the city.

As part of these initiatives, we have recommended that the Department be very careful in considering abandonment of unused rights of way because they often offer safe, alternative transportation access in an otherwise developed urban environment. Providing safe connectivity for pedestrians and bicycles should also be an important consideration in reviewing any large scale development proposal.

Sprint Tidwell is a different kind of development proposal but the basic theory above applies. Currently the property is part of one of the few largely unfragmented natural spaces left in Houston. It adjoins HPB preserved open space to the south and west with East Tidwell Park farther to the west and Brock Park to the east. An initial development of the site for soils mining will be very disruptive to that open space. However, later repurposing the soils excavation for flood protection and otherwise preserved park open space could be a positive outcome. Nor would developing Oaks Road between Brock Park and the HPB land support open space and park objectives in the area.

A variance to remove requirements for traditional street development makes sense given the proposed ultimate use. However, the connectivity represented by the city street requirements should still be maintained in a form more appropriate to the proposed end use. In particular, if housing is to be developed north of the Sprint site, it would be appropriate to require pedestrian and bike connectivity through the Sprint site to Brock Park and on to the Bayou Greenways trails and other recreation uses within Brock Park. Public trails could also be required within a future on-site detention project much like was created in Keith-Wiess Park.

Therefore, rather than abandon a city requirement for connectivity, we urge you to use this variance application to reinterpret the requirement to achieve a comparable city connectivity asset tailor made to the use proposed. HPB would be happy to work with Sprint, the City of Houston and Harris County Flood Control District to help shape that outcome.

Sincerely,



Charles H. Place
Managing Director of Capital Programs

CC: Beth White, President and CEO

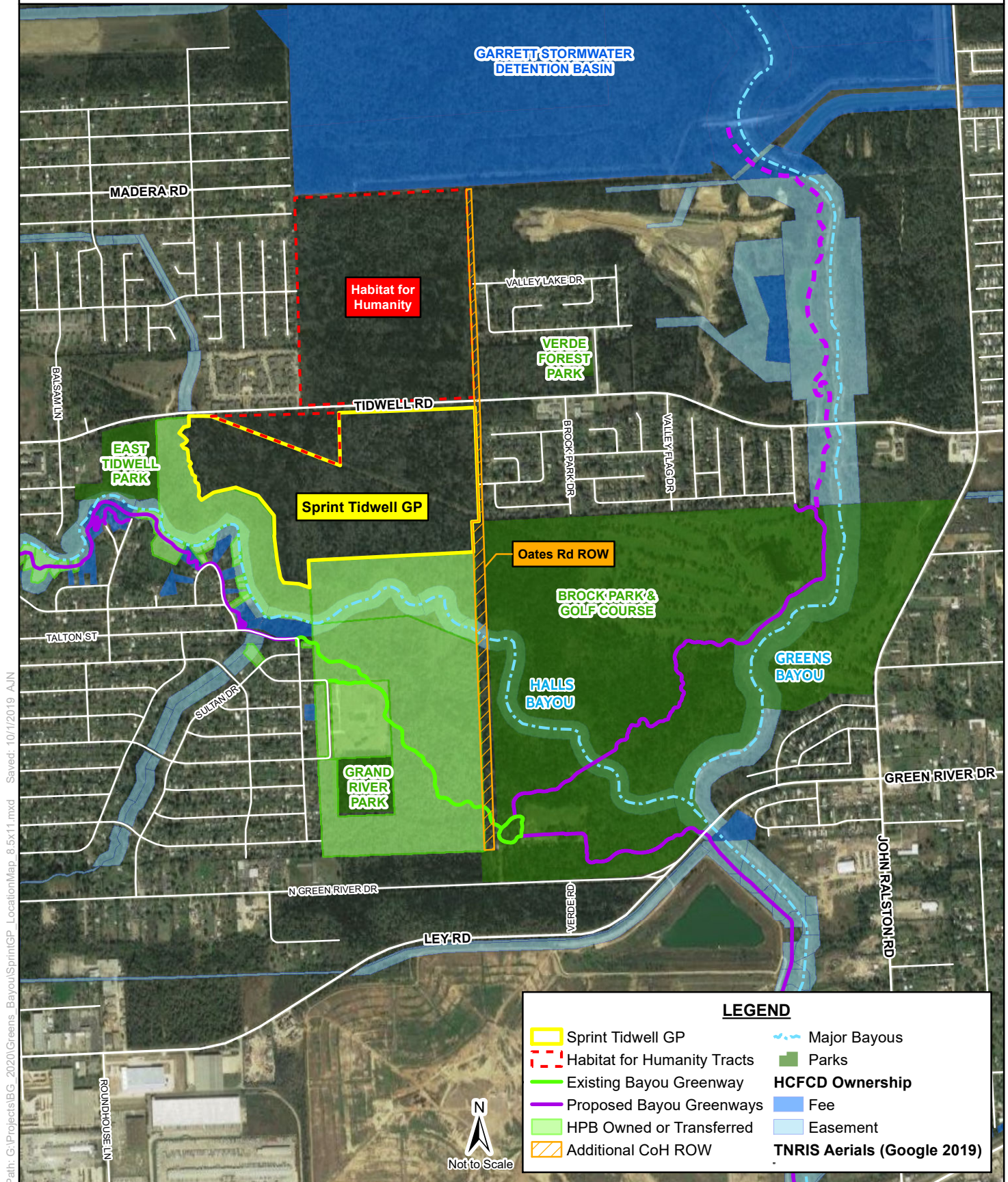


HOUSTON
PARKS BOARD

PARKS BY YOU

Halls & Greens Bayou Greenway

Sprint Tidwell GP - Location Map





Application Number: 2019-1584

Plat Name: Sprint Tidwell GP

Applicant: Texas Engineering And Mapping 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:

A north-south block length variance is being sought for the Sprint Tidwell GP property.

Chapter 42 Section: 127, 128

Chapter 42 Reference:

42-127: Intersection of major thoroughfares. A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128: (A) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1.) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

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

1. Poarch/Swinbank LLC, the owner of this property is planning to excavate the large majority of the subject property to mine sand. The owner has a long history of providing sand for construction projects throughout the Houston area. Similar to other locations, this property will be excavated in conformance with Harris County Flood Control Standards for storm water detention facilities. The owner will utilize construction methods to excavate the sand that will prepare the property to become a future asset for the community for drainage detention, park land, and recreation uses. 2. Poarch Swinbank LLC will also donate an easement to Houston Habitat for Humanity, Inc. (HFH) for their storm water detention on the westerly portion of the subject property. This will allow HFH to build their Robins Landing Project on the north side of Tidwell Road. Nine (9) support letters for this project are being submitted for this project with this variance request. 3. The Houston Parks Board (HPB) owns large tracts that adjoin the subject property on its western and southern borders all the way to the Oates Road right-of-way on its eastern border. If Oates Road is ever built, it will provide a north-south public street through this area. It is extremely doubtful that HPB will provide a public street right-of-way through the park property for another north-south public street connection. 4. Halls Bayou runs along the southern border of this property. Currently, it has a 200-foot wide easement. If the subject property was adjacent to the 200-foot wide easement, it is likely that HCFCD would require additional right-of-way width for the bayou from the subject property. Crossing this bayou would require a large bridge. The probability of a future connection to the HPB property through this bayou is very unlikely. 5. A pipeline easement runs through this property in a northwest-southeast direction. A north-south public street would need to cross this pipeline corridor. This corridor houses three (3) pipelines. These are listed from north to south: (1.) Exxon Mobile pipeline transporting highly volatile liquid; (2.) Magellan Crude Oil pipeline transporting crude oil; and (3.) Exxon Mobile pipeline transporting refined liquid product.

(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 owner of this property did not create this hardship. The topography of the site in relation to Halls Bayou, The Houston Parks Board property, the Houston Habitat for Humanity project, and the pipeline corridor effectively block and land-lock this property from any north-south public street extending through it to a viable connection.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The purposes of this chapter will be maintained because of the nature of this property in relation to the surrounding properties. This site will eventually tie into the Halls Bayou drainage system and the Houston Parks system. Very low traffic volume will be needed within this area. If a north-south street is needed, Oates Road right-of-way already exists for this purpose.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This property will not be "developed" in the conventional sense. During sand excavation activities, strict access to-and-from the site will be controlled. Requiring a public street through this property would only create problems that could be detrimental to the public health, safety, and welfare. These problems would be typical of dead-end streets to nowhere including vandalism, dumping, loitering, etc.

(5) Economic hardship is not the sole justification of the variance.

This variance is not about economic hardship. It is about having the reasonable use of the property for sand mining. This site is perfectly suited for this purpose because of the surrounding property uses and the site topography. The future result will blend into the area for drainage/detention, park, and recreational uses.



Application Number: 2019-1584

Plat Name: Sprint Tidwell GP

Applicant: Texas Engineering And Mapping 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:

An east-west block length variance is being sought for the Sprint Tidwell GP property.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128: (A) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1.) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

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

1. Poarch/Swinbank LLC, the owner of this property is planning to excavate the large majority of the subject property to mine sand. The owner has a long history of providing sand for construction projects throughout the Houston area. Similar to other locations, this property will be excavated in conformance with Harris County Flood Control Standards for storm water detention facilities. The owner will utilize construction methods to excavate the sand that will prepare the property to become a future asset for the community for drainage detention, park land, and recreation uses. 2. Poarch Swinbank LLC will also donate an easement to Houston Habitat for Humanity, Inc. (HFH) for their storm water detention on the westerly portion of the subject property. This will allow HFH to build their Robins Landing Project on the north side of Tidwell Road. Nine (9) support letters for this project are being submitted for this variance request. 3. The Houston Parks Board (HPB) owns large tracts that adjoin the subject property on its western and southern borders all the way to the Oates Road right-of-way on its eastern border. It is extremely doubtful that HPB will provide a public street right-of-way through the park property for an east-west public street connection. 4. Halls Bayou and a tributary run along the western border of this property. HCFCD wants a 104-foot wide drainage easement dedicated from the centerline of the tributary onto the subject property as shown on the Sprint Tidwell GP. Crossing this bayou or tributary would require a large bridge. The probability of a future connection to the HPB property through this bayou is very unlikely. 5. The Lake Forest Section One subdivision is located across Halls Bayou on the westerly side of the subject property. No public street access was dedicated to cross Halls Bayou in that subdivision plat. 6. HCFCD has purchased several lots adjacent to Halls Bayou within the Lake Forest Section One development. This is part of a program to buy out flood prone properties to keep them open space. This would further restrict a public street to cross the bayou. 7. A pipeline easement runs through this property in a northwest-southeast direction. This corridor houses three (3) pipelines. These are listed from north to south: (1.) Exxon Mobile pipeline transporting highly volatile liquid; (2.) Magellan Crude Oil pipeline transporting crude oil; and (3.) Exxon Mobile pipeline transporting refined liquid product. The location of this pipeline corridor limits the possibility of an east-west street 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;



Application No: 2019-1584

Agenda Item: 179

PC Action Date: 10/03/2019

Plat Name: Sprint Tidwell GP

Applicant: Texas Engineering And Mapping Company

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: [127](#), [128](#); [128](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[A north-south block length variance is being sought for the Sprint Tidwell GP property.;](#)

[An east-west block length variance is being sought for the Sprint Tidwell GP property.;](#)

Basis of Recommendation:

The site is located within Houston's city limit, in Harris County, south of Tidwell Road, west of unimproved Oates Road, east of Mesa Drive, and north of Halls Bayou.

The applicant is requesting two variances not to provide public streets for north-south and east-west intersection spacing.

Staff has received a letter from Houston Parks Board, the property abutting the west and south of the subject site, requesting this item be deferred to allow time for a meeting to discuss connectivity concerns. Therefore, staff's recommendation is to defer the application.

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;

[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](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The owner of this property did not create this hardship. The topography of the site in relation to Halls Bayou, The Houston Parks Board property, the Houston Habitat for Humanity project, the Lake Forest Section One Subdivision, and the pipeline corridor effectively block and land-lock this property from any east-west public street extending through it to a viable connection.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The purposes of this chapter will be maintained because of the nature of this property in relation to the surrounding properties. This site will eventually tie into the Halls Bayou drainage system and the Houston Parks system. Very low traffic volume will be needed within this area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This property will not be "developed" in the conventional sense. During sand excavation activities, strict access to-and-from the site will be controlled. Requiring a public street through this property would only create problems that could be detrimental to the public health, safety, and welfare. These problems would be typical of dead-end streets to nowhere including vandalism, dumping, loitering, etc.

(5) Economic hardship is not the sole justification of the variance.

This variance is not about economic hardship. It is about having the reasonable use of the property for sand mining. This site is perfectly suited for this purpose because of the surrounding property uses and the site topography. The future result will blend into the area for drainage/detention, park, and recreational uses.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
P.O. Box 1562
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September 12, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Sprint Tidwell GP

REFERENCE NUMBER: 2019-1584

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 Tidwell Road, west of Oates Road and east of Mesa Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Texas Engineering and Mapping Company, the applicant, has filed the request on behalf of Poarch/Swinbank LLC, the developer of the subject site. The applicant is requesting two variances: to exceed intersection spacing along Tidwell by not providing a north-south street; and to exceed intersection spacing by not providing an east-west street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 19th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Ryan Moeckel with Texas Engineering and Mapping Company at 281-491-2525. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 180
Action Date: 10/03/2019
Plat Name: Vigavi Cypress GP
Developer: Vigavi Realty, LLC
Applicant: Texas Engineering And Mapping Company
App No/Type: 2019-1701 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	36.8630	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	367R	ETJ

Conditions and Requirements for Approval

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 180
Action Date: 10/03/2019
Plat Name: Vigavi Cypress GP
Developer: Vigavi Realty, LLC
Applicant: Texas Engineering And Mapping Company
App No/Type: 2019-1701 GP

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.
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 (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

County has no objections to variance as road will be within 100 year floodplain

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations and left turn lane requirements on Cypress N. Houston Road considering driveway locations of Cy-Fair ISD School complex across the road.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

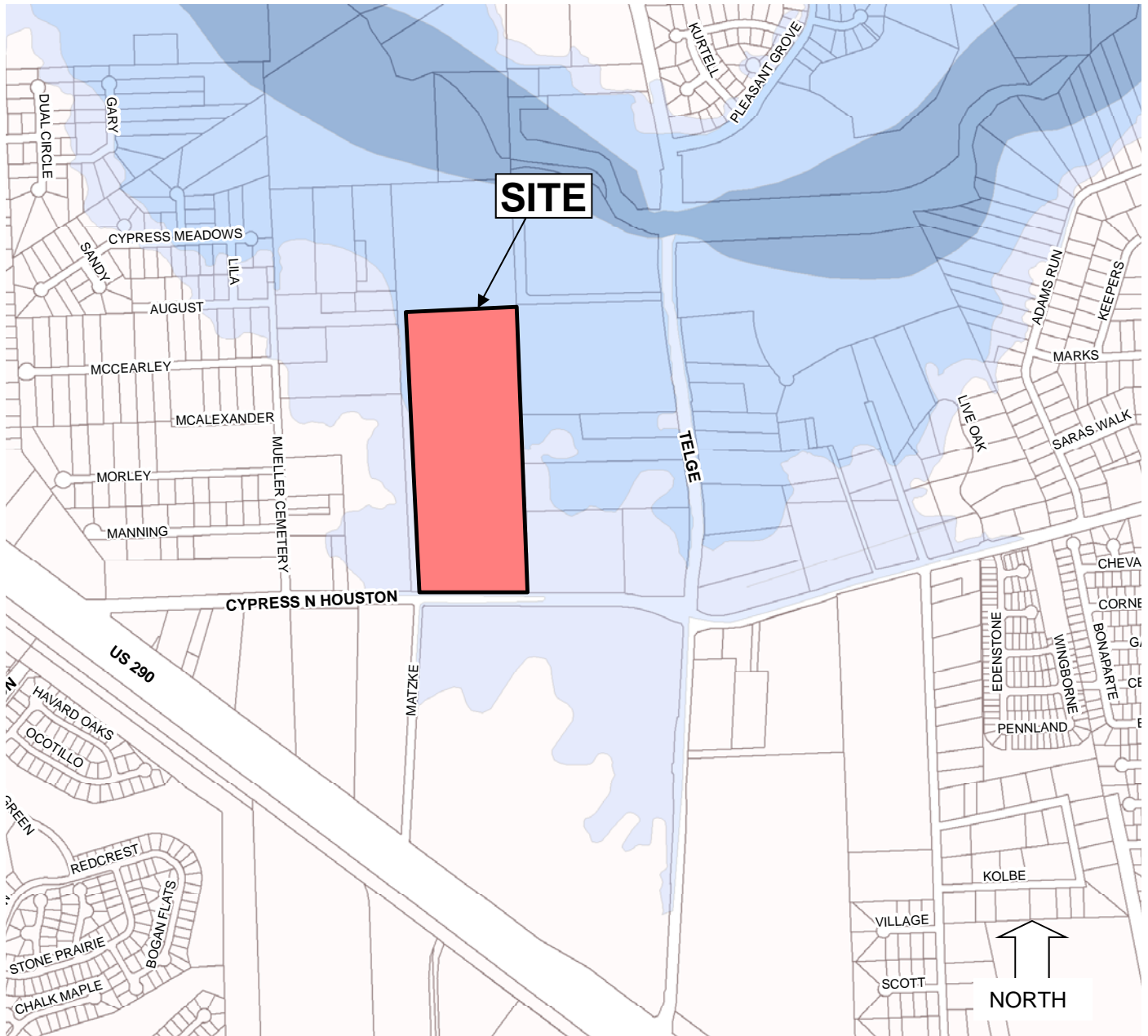
ITEM: 180

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Vigavi Cypress GP

Applicant: Texas Engineering and Mapping Company



D – Variances

Site Location

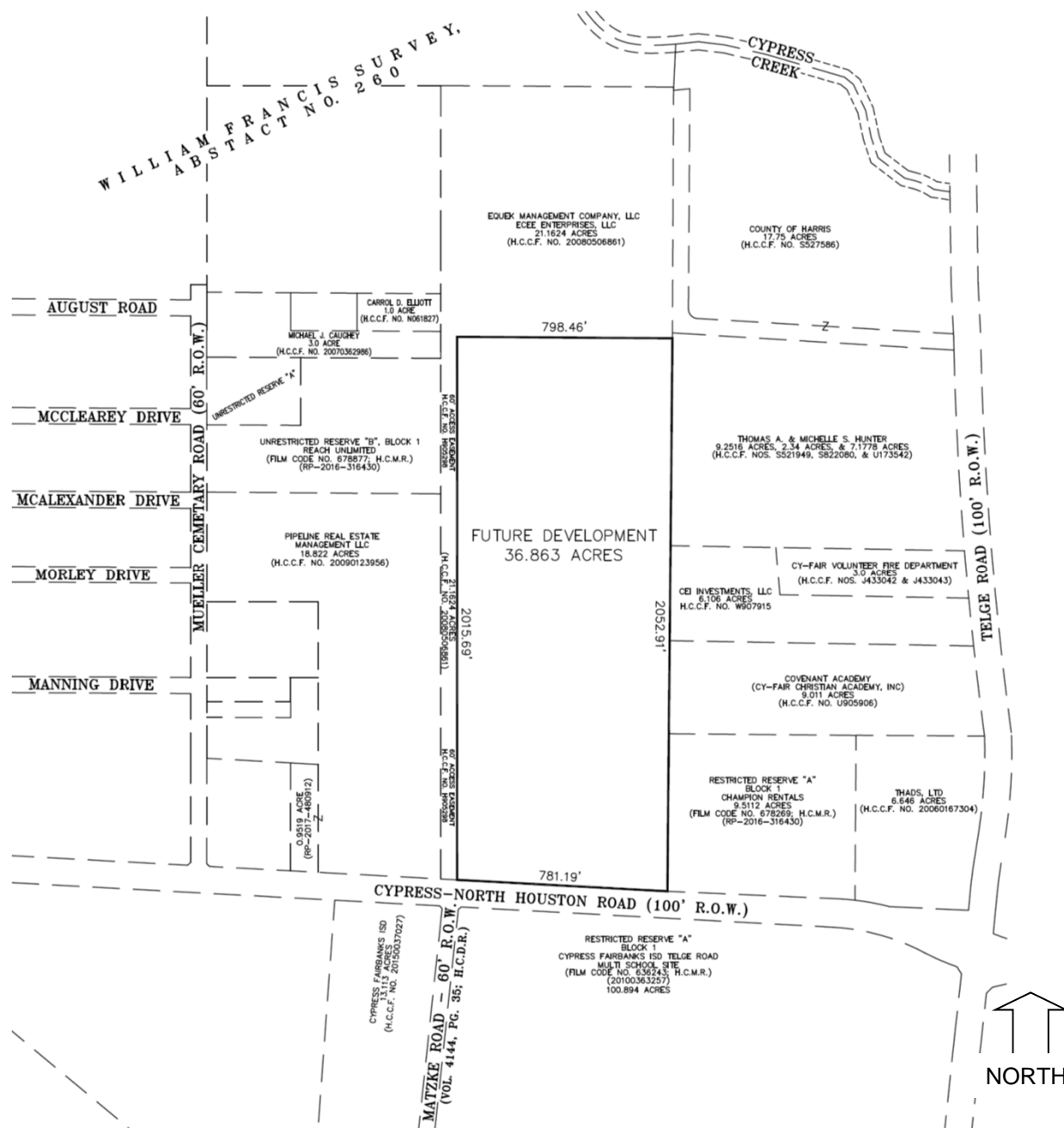
Houston Planning Commission ITEM: 180

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Vigavi Cypress GP

Applicant: Texas Engineering and Mapping Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 180

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Vigavi Cypress GP

Applicant: Texas Engineering and Mapping Company



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1701

Plat Name: Vigavi Cypress GP

Applicant: Texas Engineering And Mapping Company

Date Submitted: 09/20/2019

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 exceed intersection spacing requirements by not providing an east-west local street through our tract.

Chapter 42 Section: 42-128

Chapter 42 Reference:

42-128: (A) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1.) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

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

Virgata Realty, L.L.C., wants to develop the subject property into a light industrial office/warehouse facility. This proposed use will fit well with the surrounding property uses, some of which are similar to the proposed use. The imposition of building a public road through this property would deprive Virgata of the reasonable use of the land for the following reasons: 1. An east-west public road would not have connectivity to improve traffic circulation for this area. At best, this would become a cut-through street between Telge Road and Cypress N. Houston Road to avoid the intersection signal. 2. Most, if not all, of the adjacent properties to the east and west of the subject property have already been developed. This leaves no true corridor between Telge Road and Mueller Cemetery Road for this street to connect. 3. Pre-development is not expected in the immediate area that would warrant needing a public street through this property. 4. None of the streets connecting on the westerly side of Mueller Cemetery Road are through streets. All are dead-ends. Therefore, connectivity to the west of the subject tract could only extend approximately 920 feet to Mueller Cemetery Road. 5. The land uses surrounding, and planned for, this property are low traffic generators. Their proximity to the major thoroughfares of Cypress N. Houston Road and Telge Road provides generous ingress/egress for these uses. A public street through the subject property would not enhance traffic flow for these properties. 6. Requiring a public street through the subject property would create more problems for this area than it would solve. Local traffic would not benefit but this street would need valuable land, construction, and ultimately maintenance by the city/county.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant did not create the hardship for this property. The surrounding land uses and topography were a natural fit for a light industrial office/warehouse development. Similar uses exist to the east and west of this property. Cy-Fair ISD has a 100 acre multi-school property to the south. Major thoroughfares are adjacent to this and adjoining properties. Harris County operates Bud Hadfield Park to the north of this site, which also holds Cypress Creek. These surrounding land uses are compatible with the proposed use of the property, and limit the need for a street.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The purposes of this chapter will be maintained because of the location of this property to the surrounding land uses. The large tracts generate very low local traffic volume. These large tracts also have easy access to adjacent major thoroughfares for connectivity. The proximity to these major thoroughfares and to U.S. Highway 290 warrants this type of land use, which also limits the need for a public street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Cypress N. Houston Road access to-and-from this site will be controlled. Requiring an additional public street through this property would only create problems that could be detrimental to the public health, safety, and welfare. These problems would be typical of dead-end streets to nowhere including vandalism, dumping, loitering, etc. Public funds would also be needed for maintenance of this unwarranted street in perpetuity.

(5) Economic hardship is not the sole justification of the variance.

This variance is not about economic hardship. It is about having the reasonable use of the property for the land use it warrants. This site is perfectly suited for this purpose because of the surrounding properties and roadway system. Traffic patterns surrounding this property are adequate with great connectivity for these large tract land uses.



Application No: 2019-1701

Agenda Item: 180

PC Action Date: 10/03/2019

Plat Name: Vigavi Cypress GP

Applicant: Texas Engineering And Mapping Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed intersection spacing requirements by not providing an east-west local street through our tract.;

Basis of Recommendation:

The site is located within Houston's ETJ, in Harris County, north of Cypress N Houston Road, west of Telge Road, and south of Cypress Creek. The applicant is requesting a variance to exceed intersection spacing by not providing an east-west public street. Staff is in support of the variance request.

The approximately 37-acre general plan is proposed to be developed as a light industrial office/warehouse complex. Because the length of the site is approximately 2000 feet, the ordinance requires at least one east-west public through-street. Between Telge Road and Mueller Cemetery Road the mostly unrecorded, large-acre, low-density tracts are predominately developed as commercial, industrial, and some residential. Cypress Bend and Cam Realty Company subdivisions only take access to US 290 and Barker Cypress Road. There is no connection across to the two unrecorded subdivisions immediately west of Mueller Cemetery Road. Requiring public street dedication through the subject site would also need the redevelopment of at least three other sites to connect Telge Road and Mueller Cemetery Road. Even then, this second point of connection would only serve approximately 110 lots and not provide further connectivity west towards Barker Cypress Road. Due to the surrounding and proposed low-density development and the disjointed nature of the existing street pattern between Barker Cypress and Telge, requiring a public street would not contribute to the overall street network.

Harris County Engineering Department has voiced no objection for staff's recommendation. Therefore, staff recommends to grant the requested variance and approve the general plan, subject to the CPC 101 form comments.

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 ordinance requires an east-west street through the subject site. Because of the existing surrounding development characteristics and fragmented street pattern, providing a public street would not have the desired outcome of overall street network connectivity, nor would it substantially improve traffic circulation.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Circumstances supporting the granting of the variance are the result of the existing physical characteristics.

(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. Significantly improved connectivity in this area would not be created by requiring public street dedication, not currently connected to any existing public street. The properties to the east of the site have frontage on Telge Road, and the properties to the west of the site have frontage on Mueller Cemetery Road.

(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. Many of the adjacent properties have been developed and have access to an existing public street.

(5) Economic hardship is not the sole justification of the variance.

The primary hardship is the existing physical characteristics of the predominately developed low-density tracts and the fragmented nature of the local street network west of Mueller Cemetery Road.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 181
Action Date: 10/03/2019
Plat Name: Windrow GP
Developer: Pulte Homes of Texas, LP
Applicant: 7gen Planning
App No/Type: 2019-1744 GP

Staff Recommendation:
 Grant the requested
 special exception(s) and
 Approve the plat subject to
 the conditions listed

Total Acreage:	177.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325E	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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 - the layout inside the plat needs to consider the detention basin on it (irregular HCFCF Fee, see uploaded PDF).
 City Engineer: Make sure that the subdivision has detention.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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

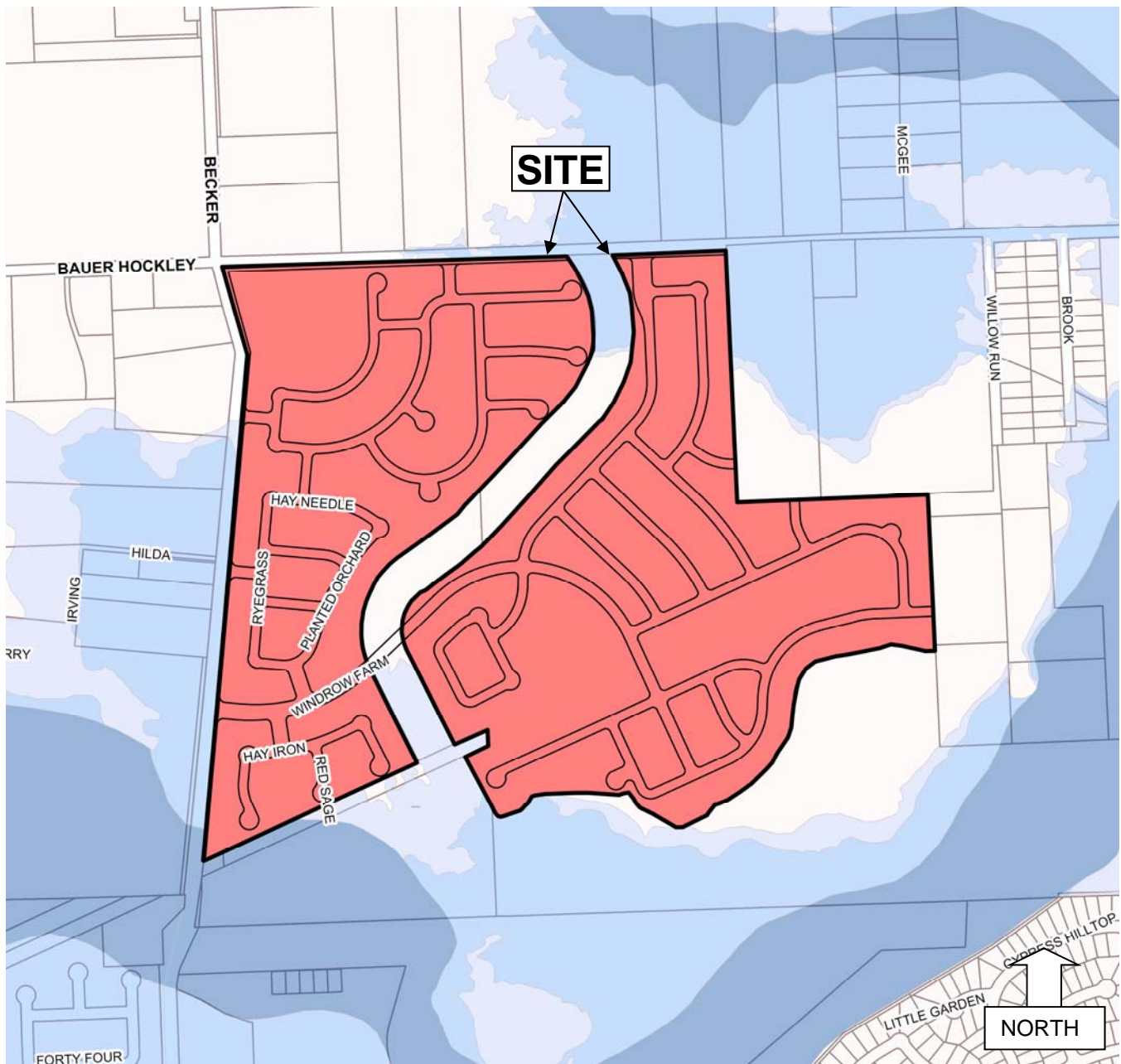
ITEM: 181

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Windrow GP

Applicant: 7gen Planning

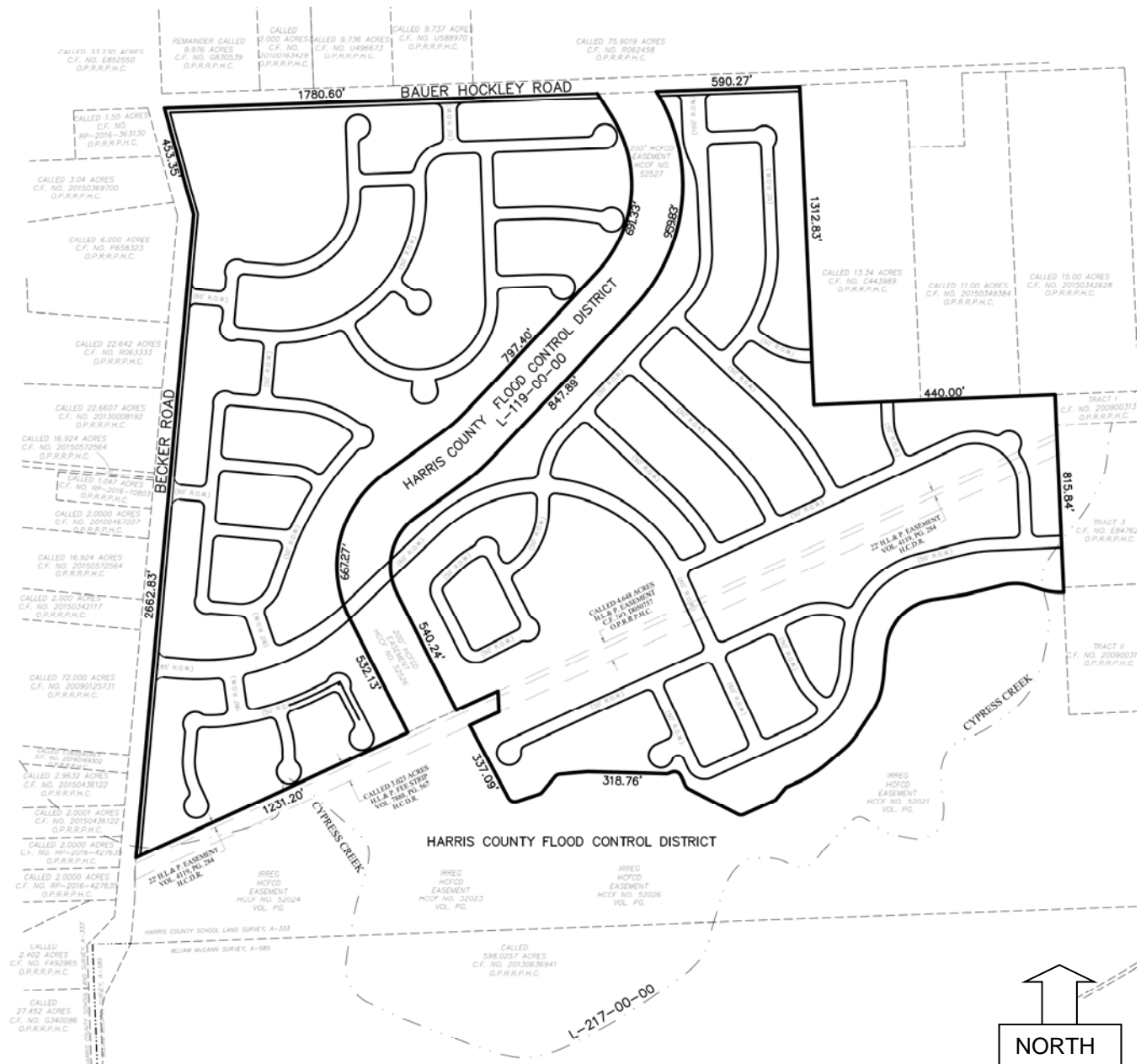


E – Special Exceptions

Site Location

Meeting Date: 10/03/2019

Applicant: 7gen Planning



Subdivision

Houston Planning Commission

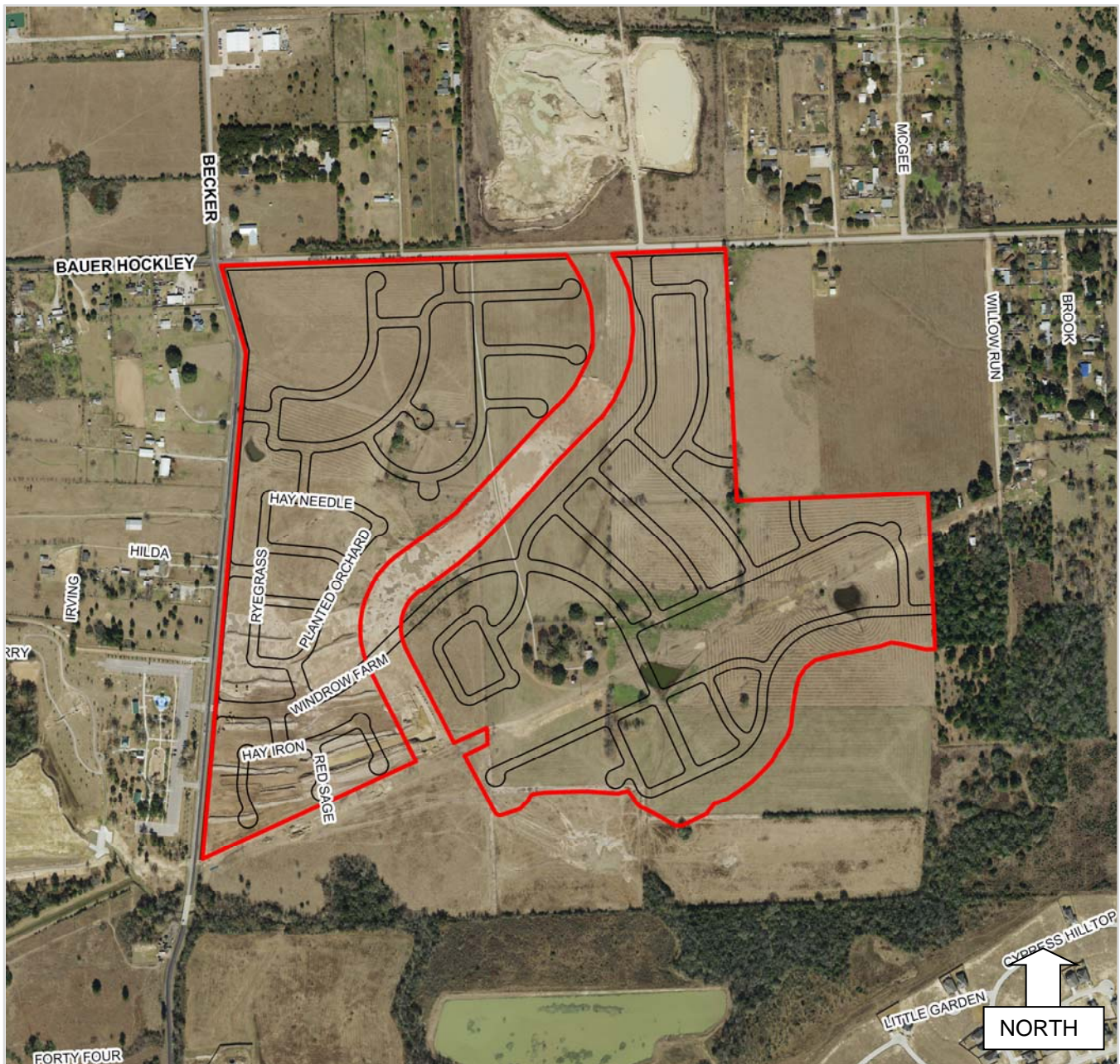
ITEM: 181

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Windrow GP

Applicant: 7gen Planning



E – Special Exceptions

Aerial



Application Number: 2019-1744

Plat Name: Windrow GP

Applicant: 7gen Planning

Date Submitted: 09/23/2019

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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

We are requesting a 25% deviation of the ordinance to allow one crossing per 2,000 feet over the portion of HCFCD's 210-foot wide channel.

Chapter 42 Section: 130

Chapter 42 Reference:

The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of less than 220 feet and more than 100 feet by a street more than 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;

The Windrow community has a 210-foot to 220-foot wide Harris County Flood Control District channel running north/south dividing the developable area into approximately 1/3rd 2/3rd 's. Where we are crossing the HCFCD channel the width is 220-feet and is 2,521-feet measured along the channel centerline, 1,959-foot spacing as the crow flies, from Bauer-Hockley Road. We have provided this one crossing to align with the Intersection of the Zube Park entrance, per Harris County engineering's request, at the major thoroughfare of Becker Road. We are requesting a 25% deviation of the ordinance to allow one crossing beyond the 2,000-foot distance over the portion of HCFCD's 210-foot wide channel. This property is situated where HCFCD purchased land to provide for regional detention to generate flooding relief in the area as well as to connect and existing regional detention facility just north of Bauer-Hockley road that needed an improved outfall. These constraints combined to create unique regional drainage system elements that divided the property. The 100-200-foot wide channel intersection exception allowed within Chapter 42 is there to address such regional drainage system elements. We are requesting the 25% deviation of the ordinance to allow one crossing over the portion of HCFCD's 210-foot wide channel.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Section 42-128(a)(5) allows that roadway connections be at 2,000-foot spacings over channels having a required width of less than 220 feet and more than 100 feet. We meet this in a straight line but exceed when measured along the channel centerline

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

We are requesting a 25% deviation of the ordinance to allow one crossing over the portion of the 210-foot wide channel.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Allowing this single crossing to be spaced no more than ½ mile from Bauer-Hockley Road provided the public safety needs determined by Section 42-130(a)(5) as our one crossing is within the 2,000-foot measurement when measured in

a straight line and by Section 42-130(a)(4) "The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every one-half mile". All other block spacing connections required are provided. 5 collector/local road connections are provided to the major thoroughfare roads adjacent to the site and 3 future roadway connections will ultimately allow 8 roadway connections out of the community.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Allowing this single crossing to be spaced no more than ½ mile from Bauer-Hockley Road provided the public safety needs determined by Section 42-130(a)(5) as our one crossing is within the 2,000-foot measurement when measured in a straight line and by Section 42-130(a)(4) "The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every one-half mile". All other block spacing connections required are provided. 5 collector/local road connections are provided to the major thoroughfare roads adjacent to the site and 3 future roadway connections will ultimately allow 8 roadway connections out of the community.



Application No: 2019-1744
Agenda Item: 181
PC Action Date: 10/03/2019
Plat Name: Windrow GP
Applicant: 7gen Planning

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)

We are requesting a 25% deviation of the ordinance to allow one crossing per 2,000 feet over the portion of HCFCD's 210-foot wide channel.;

Basis of Recommendation:

The site is located at the south east intersection of Bauer Hockley and Becker Road in NW Harris County. The applicant is requesting a variance to exceed intersection spacing along a drainage channel that has a verifying width. Staff is in support of the request.

The General Plan consist of 177 acres that will primarily be used for single family residential. There is an existing Harris County Drainage Channel the bisects the General Plan that ranges from 210' to 220' in width. Based on the exceptions of intersection spacing, a drainage channel of this width can be crossed at every 2,000' in lieu of the standard 1400'. This would require at least 1 crossing within the General Plan. The applicant is proposing to cross the channel at approximately 2500' from Bauer Hockley, which is a 25% deviation from the ordinance. If the channel was a constant 220' in width, the location of the crossing would meet the ordinance requirements. Due to the variable width of the drainage channel, the proposed street crossing meets the intent of the ordinance and therefore, staff recommends granting the special exception an approving 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 General Plan has a 210'-220' wide HCFCD drainage channel bisecting the site, north to south. If the drainage channel were a constant 220' in width, the proposed crossing would meet the intersection spacing requirements.

(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 still achieve a result contemplated by Chapter 42. One crossing is required to cross the drainage channel within the GP, and the GP is providing one.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The 25% deviation is not disproportionate to the standard since only one crossing is required and will be provided for and street connectivity is still sufficient.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes will be preserved as the overall General Plan will be crossing the drainage channel at least once, which is required by the ordinance due to the length of the channel within the development.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the request will not be injurious to the public health, safety or welfare as multiple points of access are provided and there is at least one crossing, which is required by the ordinance.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 182
Action Date: 10/03/2019
Plat Name: Cypresswood Landing Sec 1
Developer: Benchmark Acquisitions, LLC., A Texas Limited Liability Corporation
Applicant: EHRA
Ann No/Type: 2019-1742 C3P

Staff Recommendation:
 Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	42.0600	Total Reserve Acreage:	5.7839
Number of Lots:	291	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	293Z	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Birnam Wood Sec 5 partial replat no 1 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.
061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (41)
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 182

Action Date: 10/03/2019

Plat Name: Cypresswood Landing Sec 1

Developer: Benchmark Acquisitions, LLC., A Texas Limited Liability Corporation

Applicant: EHRA

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Ann No/Type: 2019-1742 C3P

Harris County Flood Control District: Flood Control review - There is an 80 feet wide Harris County Drainage Easement at the northwestern boundary of the plat, but it is only giving 35 feet for it clarify the width discrepancy (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)

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. 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

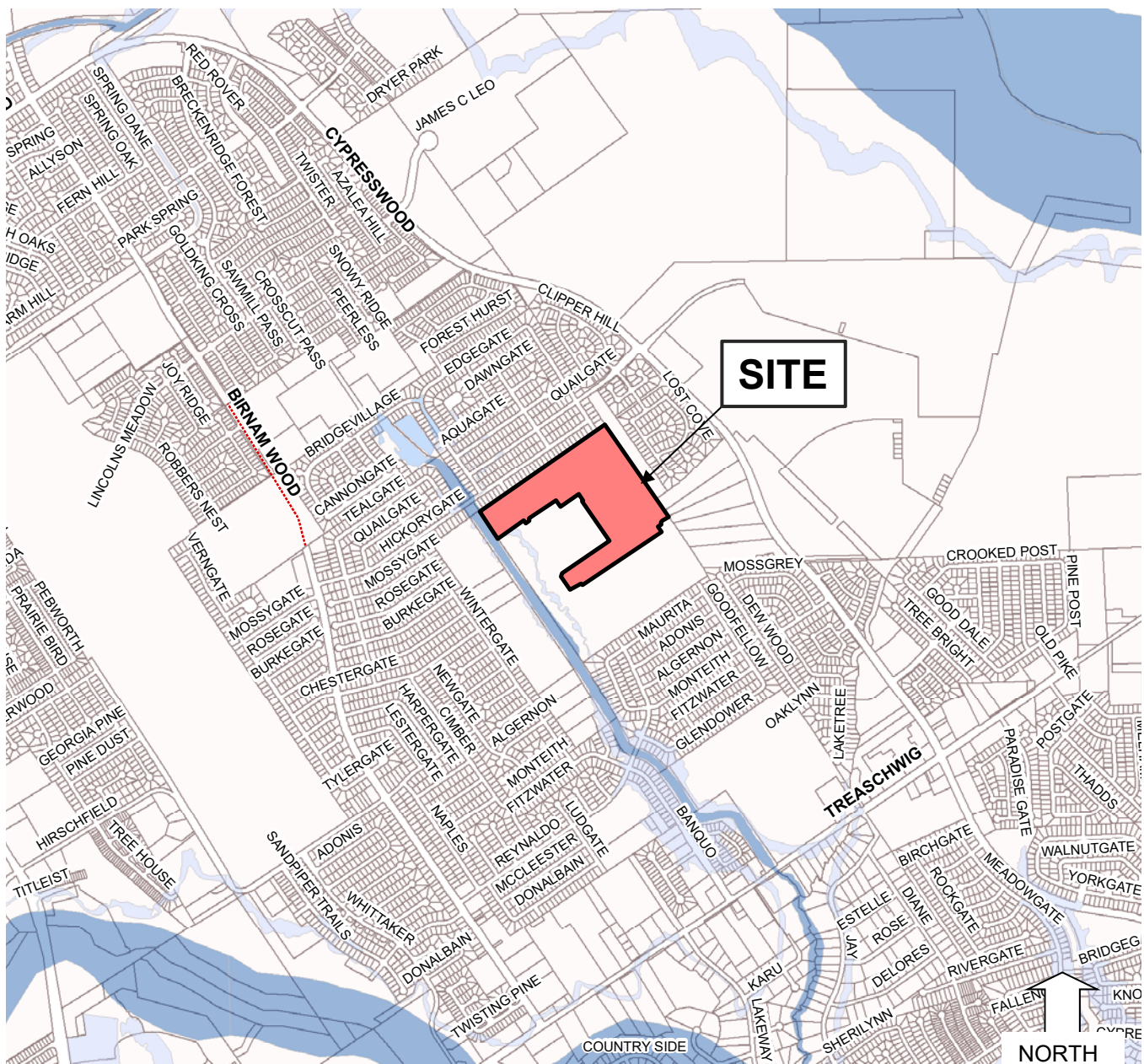
ITEM: 182

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Cypresswood Landing Sec 1

Applicant: EHRA



F- Reconsideration of Requirements

Site Location

Houston Planning Commission ITEM: 182

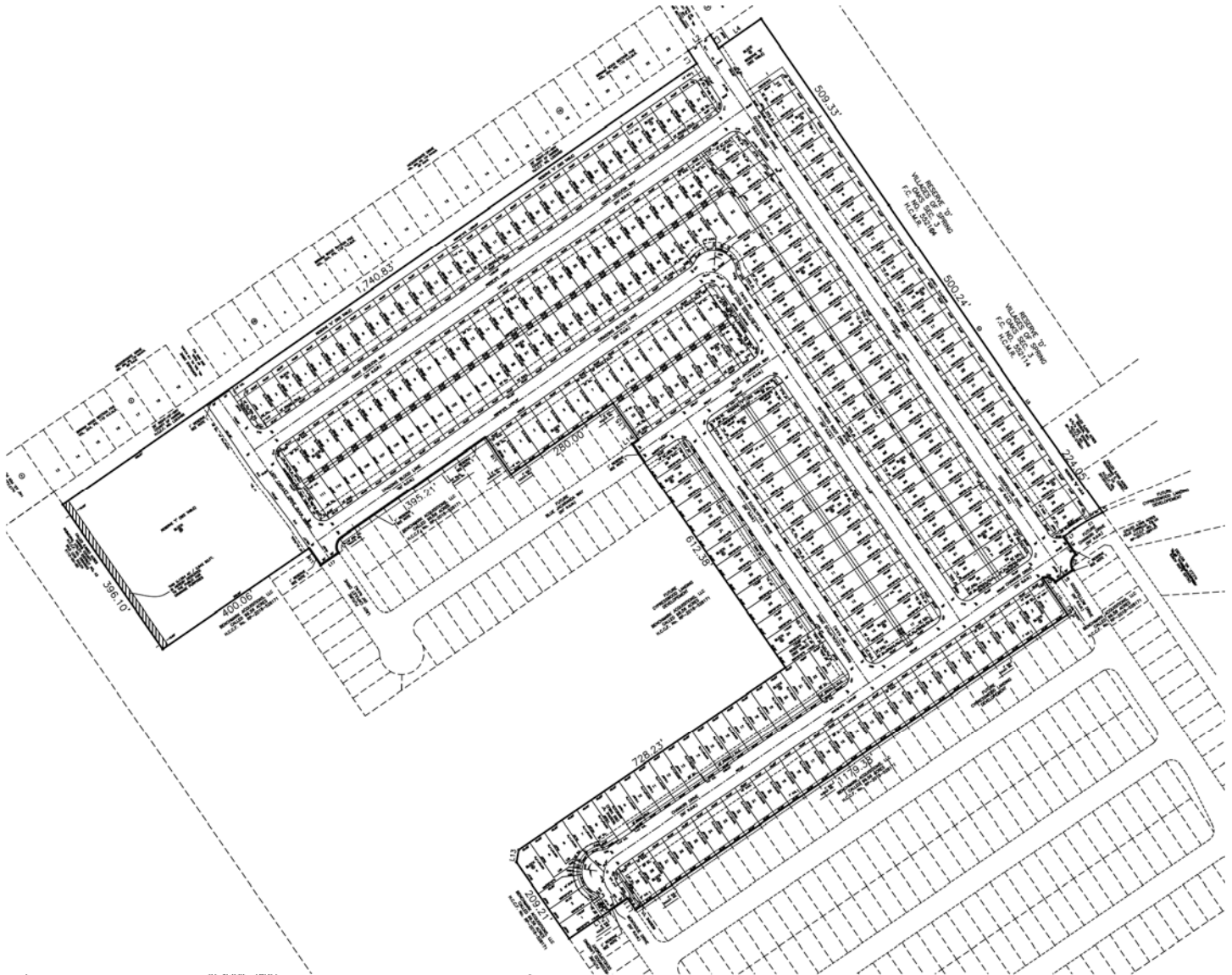
ITEM: 182

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Cypresswood Landing Sec 1

Applicant: EHRA



RESERVE	RESTRICTION / USE	AREA
A	COMPENSATING OPEN SPACE	0.6863 ACRE/29,897 SQ. FT.
B	COMPENSATING OPEN SPACE	1.0140 ACRE/44,170 SQ. FT.
C	COMPENSATING OPEN SPACE	0.0418 ACRE/1,823 SQ. FT.
D	DRAINAGE / DETENTION	0.0884 ACRE/3,850 SQ. FT.
E	DRAINAGE / DETENTION	0.0884 ACRE/3,850 SQ. FT.
F	COMPENSATING OPEN SPACE	0.1291 ACRE/5,543 SQ. FT.
G	COMPENSATING OPEN SPACE	0.0989 ACRE/4,308 SQ. FT.
H	COMPENSATING OPEN SPACE	0.0954 ACRE/4,157 SQ. FT.
I	WASTE WATER TREATMENT PLANT	3.4783 ACRE/151,515 SQ. FT.
J	LANDSCAPING OPEN SPACE	0.0651 ACRE/2,750 SQ. FT.
		TOTAL ACRES=5.7831 ACRES



NORTH

F- Reconsideration of Requirements

Subdivision

Aerial



Application No: 2019-1742
Plat Name: Cypresswood Landing Sec 1
Applicant: EHRA
Date Submitted: 09/23/2019

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:

Request is to not dedicate 7.5-feet for the widening of an existing 35-foot Harris County ROW (H.C.C.F. no. L293460).

Chapter 42 Section: 42-121(b)

Chapter 42 Reference:

42-121(b) Dedication of rights-of-way. When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

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:

Please refer to "Other" documents uploaded with this application. We are responding to a CPC 101 markup on the final plat for Cypresswood Landing sec 1 which required a ROW widening of 7.5-feet. We have discussed this with staff and are submitting email documentation and a variance request to not dedicate the widening. Since this markup was on a final plat, we are unable to upload the variance request with this Reconsideration of Requirement.



Application Number: 2019-1742

Plat Name: Cypresswood Landing Sec 1

Applicant: EHRA

Date Submitted: 09/23/2019

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:

Specific variance is being sought and extent of variance: Variance is being requested to not dedicate 7.5' of widening for a 35' Harris County ROW recorded under H.C.C.F. L293460.

Chapter 42 Section: 42-121

Chapter 42 Reference:

42-121(b) Dedication of rights-of-way. When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Cypresswood Landing Sec 1 preliminary plat was approved with a requirement to dedicate 7.5-feet of widening along an existing 35-foot wide Harris County ROW recorded under H.C.C.F. L293460. The ROW extends along the northwestern boundary and was initially recorded in 1986 as a right-of-way deed for the use of right-of-way or drainage purposes. This ROW has been actively used for drainage purposes of the regional detention pond for Cypresswood Drive and Wild Cow Gulch since the late 1980's. Stormwater from the detention pond outfalls into the Harris County ROW by way of a 12x10' pipe that runs down the center of the ROW. The pipe is located only two (2) feet underground which prevents the land from being used as a roadway. Proposing that this ROW be widened and deemed as an east-west public street would be infeasible as it would essentially dead-end into the Wild Cow Gulch on the west side and a detention reserve on the east. Further, if the 35-foot ROW were to be fully widened to 50-feet in order to construct a public street, an additional 7.5-feet of widening would be required to be taken by eminent domain from dozens of lots within Birnham Wood Section 5. Lots in this section back to the existing 35-foot ROW and are fully developed as single family homes with patios and pool facilities built within the rear yards. Taking 7.5-feet from these homes is not feasible thereby making the 7.5-foot dedication within Cypresswood Landing Sec 1 irrelevant.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The 35-foot ROW as described in H.C.C.F. L293460 serves as part of a regional detention system and was never intended to become street ROW. The term "right-of-way" within H.C.C.F. L293460 was used at the time of recordation to allow construction of the underground drainage outfall pipe. The recordation document and the drainage features predate the development of Cypresswood Landing section 1.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The 35-foot ROW was not intended to be used as a street. Local circulation is provided by existing public streets within Birnam Wood GP and additional connectivity will be created within the approved Cypresswood Landing GP. Vehicular access within this area is sufficient without the need of additional dedication from our subject tract nor existing single family residences.

(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. Sufficient traffic flow is already provided in the area without a need for an additional street. The granting of this variance would not be injurious to the public's health, safety, or welfare as the street network in the area, Cypresswood Drive and Birnam Woods Blvd, provide adequate vehicular and emergency access to the surrounding area. Additional traffic circulation will be aided by the future development of the proposed local streets within Cypresswood Landing subdivision.

(5) Economic hardship is not the sole justification of the variance.

The conditions supporting the variance request are the existing Harris County use of the ROW as a drainage facility as well as the inability to obtain additional ROW widening from existing single family properties. This variance is requested due to the Harris County ROW being solely used as a drainage feature serving the immediate area. Additional ROW for the purposes of a public street is not needed.



Application No: 2019-1742

Agenda Item: 182

PC Action Date: 10/03/2019

Plat Name: Cypresswood Landing Sec 1

Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-121

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: Variance is being requested to not dedicate 7.5' of widening for a 35' Harris County ROW recorded under H.C.C.F. L293460. ;

Basis of Recommendation:

The property is located west of Cypresswood Drive, north of Treaschwig Road and east of Birnam Wood Boulevard in Harris County.

The applicant is requesting a reconsideration request with a variance to not provide 7.5' of widening for a 35' Harris County ROW easement.

Staff is in support of the request.

Cypresswood Landing Sec 1 proposes single-family residential development with a main entry taken from major thoroughfare Cypresswood Boulevard. Additionally, four existing stub streets located along the northwestern and southeastern boundaries will be extended into the property providing adequate access and internal traffic circulation. The 35' wide Harris County ROW easement was recorded in 1980's for road and drainage purposes. Per the applicant, this ROW has been actively used for drainage purposes and the facilities are not very deep. There is a local street Hickorygate Drive immediately north of Cypresswood Sec 1 which provides east-west connection. Therefore, additional east-west street is not required for intersection spacing needs.

Cypresswood Sec 1 is bounded by Harris County drainage easements on both sides. Therefore, even if the ROW is widened, it cannot be extended further east or west creating impractical development.

Additionally, Planning Commission granted excessive intersection spacing variance along the southwestern GP boundary in early this year. Traffic circulation will be addressed by the existing adjacent street pattern.

Harris County Engineering Department has no objections to the variance.

Staff's recommendation is to grant the requested reconsideration with a variance and approve the plat subject to CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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;

Cypresswood Sec 1 is bounded by Harris County drainage easements on both sides. Therefore, even if the ROW is widened, it cannot be extended further east or west creating impractical development. Additionally, Planning Commission granted excessive intersection spacing variance along the southwestern GP boundary in early this year. Traffic circulation will be addressed by the existing adjacent street pattern.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Cypresswood Sec 1 is bounded by Harris County drainage easements on both sides. Therefore, even if the ROW is widened, it cannot be extended further east or west creating impractical development. Additionally, Planning Commission granted excessive intersection spacing variance along the southwestern GP boundary in early this year. Traffic circulation will be addressed by the existing adjacent street pattern.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Hickorygate Drive immediately north of Cypresswood Sec 1 which provides east-west connection. Therefore, additional east-west street is not required for intersection spacing needs. Cypresswood Sec 1 is bounded by Harris County drainage easements on both sides. Therefore, even if the ROW is widened, it cannot be extended further east or west creating impractical development. Traffic circulation will be addressed by the existing adjacent street pattern.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The future residential development will have multiple street connections to the north, east and south. The existing adjacent street pattern provides adequate traffic circulation within the general area. Additionally, Planning Commission granted excessive intersection spacing variance along the southwestern GP boundary in early this year.

(5) Economic hardship is not the sole justification of the variance.

The justification for granting the variance is based on the existing adjacent street pattern that already provides adequate access and traffic circulation within the general area. Additionally, Planning Commission granted excessive intersection spacing variance along the southwestern GP boundary in early this year.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 183
Action Date: 10/03/2019
Plat Name: Ram Airtex South
Developer: Consulting By Arac, LLC
Applicant: Atkinson Engineers
App No/Type: 2019-1708 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.2636	Total Reserve Acreage:	1.2099
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	373A	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.

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: 183
Action Date: 10/03/2019
Plat Name: Ram Airtex South
Developer: Consulting By Arac, LLC
Applicant: Atkinson Engineers
App No/Type: 2019-1708 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 - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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 . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

County has no objections to variance

Access denied along western boundary unless street is constructed to county standards

WB left turn lane on will be required on Airtex Drive if driveway lines up with existing median opening.

Otherwise driveway should be located at minimum of 75' from median nose.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

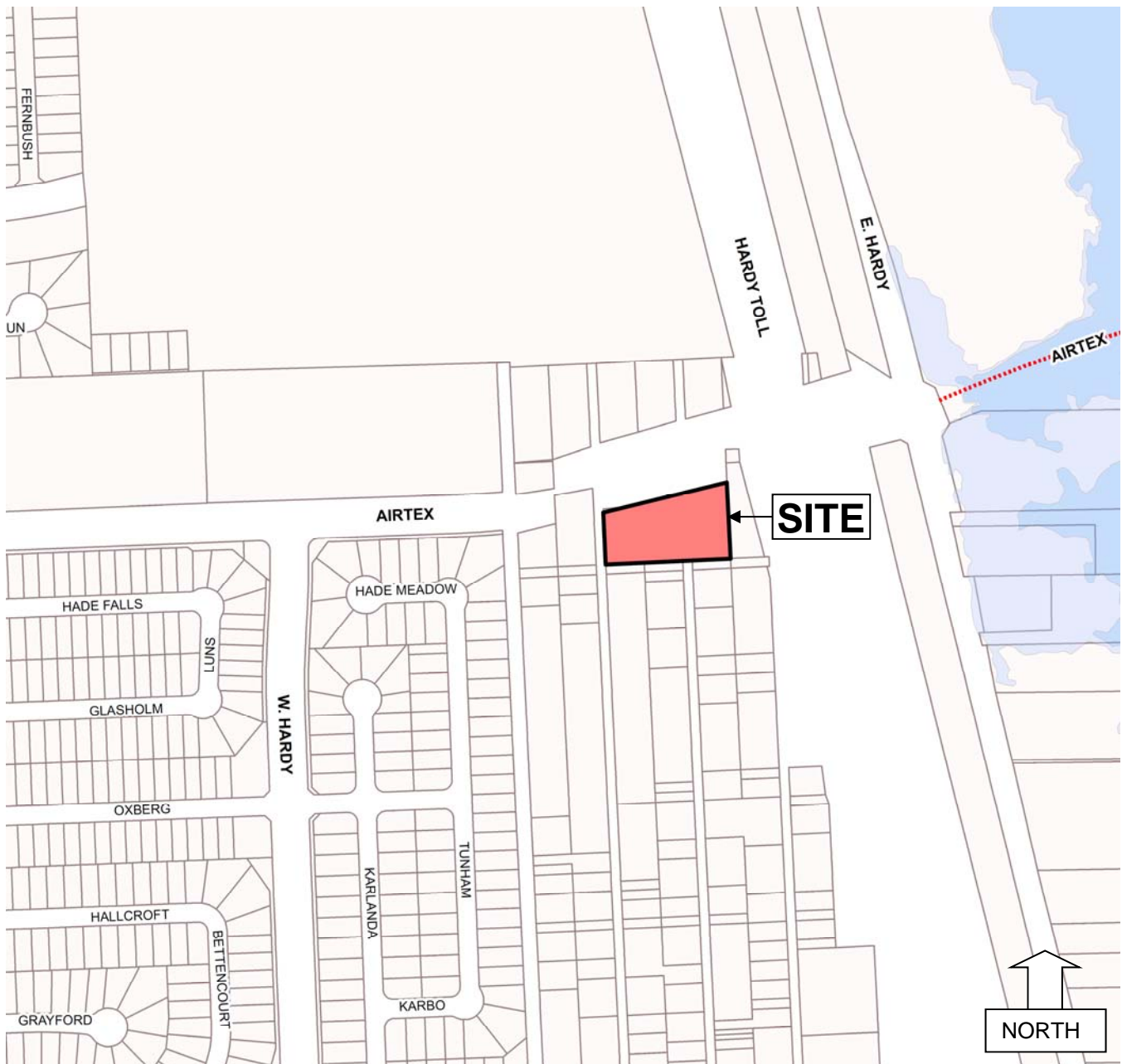
ITEM: 183

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Ram Airtex South

Applicant: Atkinson Engineers

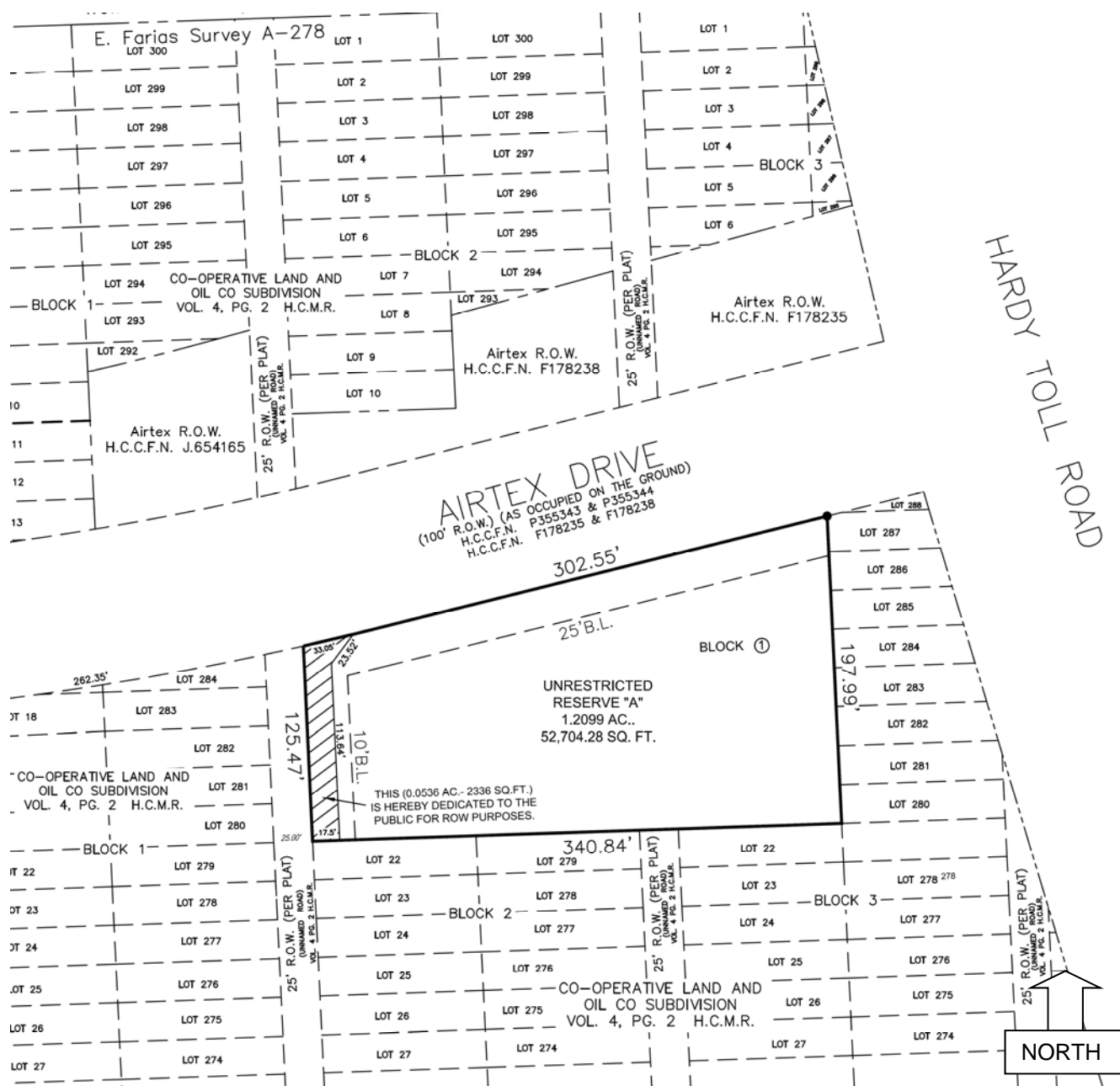


F- Reconsideration of Requirements

Site Location

Meeting Date: 10/03/2019

Applicant: Atkinson Engineers



Subdivision

Houston Planning Commission

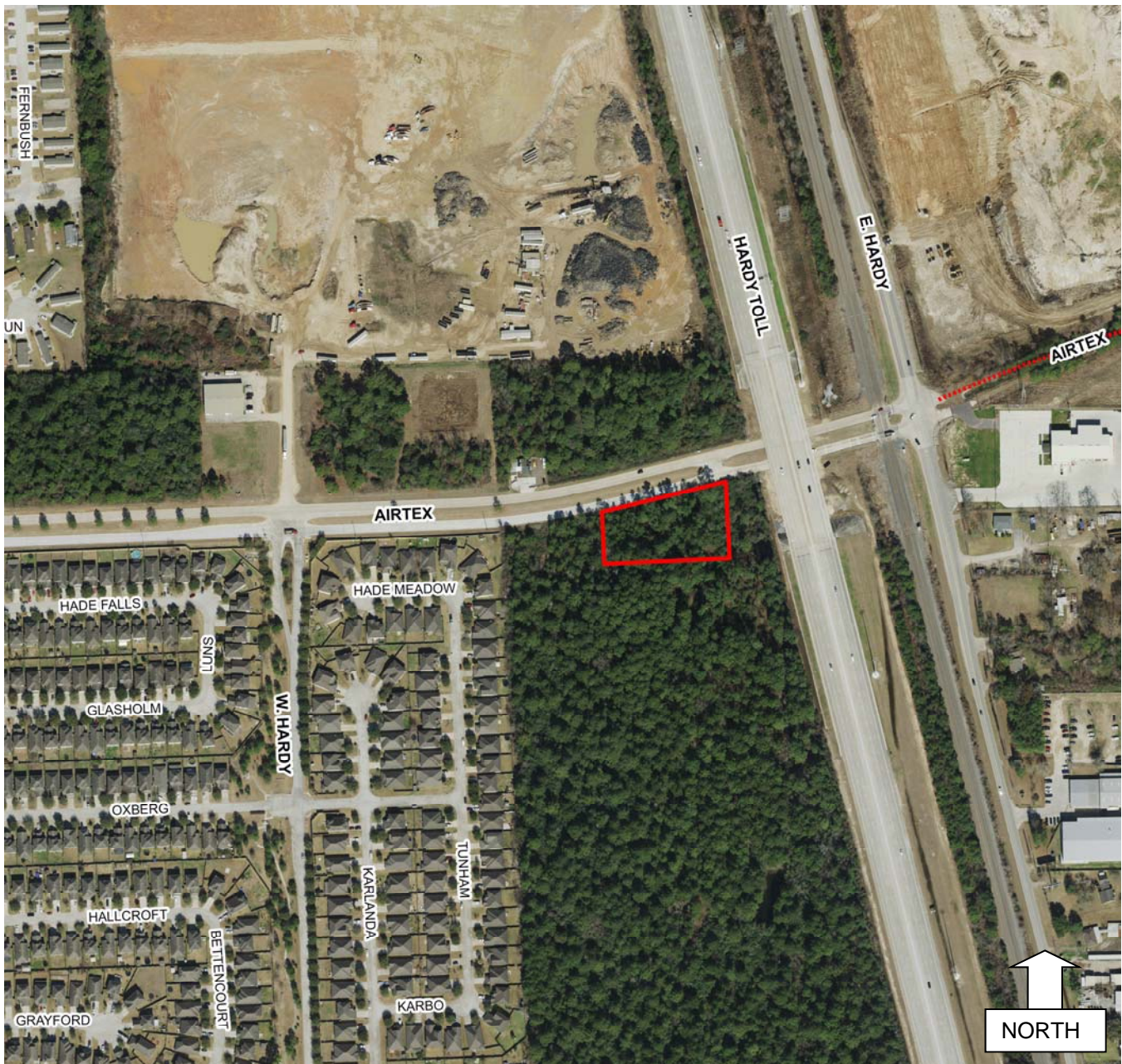
ITEM: 183

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Ram Airtex South

Applicant: Atkinson Engineers



F- Reconsideration of Requirements

Aerial



Application No: 2019-1708
Plat Name: Ram Airtex South
Applicant: Atkinson Engineers
Date Submitted: 09/22/2019

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:

Not to be required to provide a cul-de-sac on this plat, as request on marked enclosure for Ram Airtex South – 2019-1207 C2R

Chapter 42 Section: 134

Chapter 42 Reference:

42-134.- Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without the 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.

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 form.



Application Number: 2019-1708

Plat Name: Ram Airtex South

Applicant: Atkinson Engineers

Date Submitted: 09/22/2019

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:

Not to be required to provide a cul-de-sac on this plat, as request on marked enclosure for Ram Airtex South - 2019-1207 C2R.

Chapter 42 Section: 134

Chapter 42 Reference:

42-134.- Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without the means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The imposing of the requirement to provide a cul-de-sac terminus, on the southern boundary, would limit the available area to be developed and is not required serve any existing street. The addition of a cul-de-sac on this plat would not serve any current planned development to the south and would place an uncertainty as to the usability and securing of the proposed plat.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The plat of Ram Airtex South has been prepared with the intent to vacate a small portion of a road r.o.w., platted in the COOPERATIVE LAND & OIL CO Subdivision, and is located and between Block 2 and Block 3 and south of Airtex Drive. The current condition on the ground is that COOPERATIVE LAND & OIL CO. Subdivision is vacant acreage with no paving or road accessibility to platted lots. The original 25'x100' platted lots, 25' r.o.w., and the lacking of public utilities or infrastructure, will not be developed as platted, but will more than likely be converted into commercial uses. This would entail the acquisition of lots to create larger parcels, and this has been occurring, per HCAD records.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of this chapter is to not create dead end streets from existing paved roads. The current conditions existing is that no paved street exists, hence not creating a dead end street. In future, nothing would keep the adjacent property owners from requesting that their portion of this r.o.w be vacated.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

As no development has occurred to the south of Ram Airtex South, and no additional north / south roads would be required to meet block length requirements. Any future development to the south could be served by the platted road to the west, but might require some additional east / west cross streets to meet block length requirements to the south (Airtex Road). Moreover, not having to tie to a platted cul-de-sac would allow the adjacent properties owners to vacate their portion of r.o.w., as well allowing development to the south to occur and future r.o.w. could still be address when platting occurs.

(5) Economic hardship is not the sole justification of the variance.

The purpose of the variance request is to allow the property owner to join his two parcels of land and to create one unrestricted reserve.



Application No: 2019-1708

Agenda Item: 183

PC Action Date: 10/03/2019

Plat Name: Ram Airtex South

Applicant: Atkinson Engineers

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to be required to provide a cul-de-sac on this plat, as request on marked enclosure for Ram Airtex South - 2019-1207 C2R.;

Basis of Recommendation:

The site is located near the Southwest intersection of Airtex Drive and E Hardy Toll road.

The applicant is requesting a reconsideration of requirement to not terminate with a cul-de-sac an unnamed 25' public r.o.w.

Staff is in support of the request.

The applicant is replatting multiple lots from the co-operative land and oil subdivision into an unrestricted reserve. The applicant is also abandoning a portion of an unnamed r.o.w, which results in the stub street request before you today. The 25' r.o.w stubs into the southern boundary of the reserve, with the northern boundary fronting Airtex Drive. The current intersection spacing along airtex at this location is roughly 362'. Requiring the stub street to be extended would violate minimum intersection spacing requirements along an MTF.

All of the original subdivision is vacant with no roadway access to the platted lots. Requiring a cul-de-sac would not provide access to any current proposed development in the subdivision. The stub street is not required for intersections spacing will not improve overall traffic circulation in the area. There are other North-South r.o.w's both existing and dedicated that will provide sufficient access to the area.

Harris County has posed no objection to this request.

Staff recommendation is to grant the requested variance to not terminate with a cul-de-sac an unnamed 25' public r.o.w 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 paper streets were dedicated as public r.o.w's when the plat was first recorded in 1911. The subdivision is vacant and no roadway improvements have been made in order to get to any of the platted lots. Also, the streets are platted at 25' and will require additional r.o.w dedication from adjacent property owners if the street develops.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

There are no improvements to the roadways in the subdivision. The turnaround would not serve its purpose due to the subdivision being vacant with no planned developments south of the proposed site. It's likely that the site will not be developed as it was first intended with the co-operative land and Oil subdivision.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The stub street is not needed for intersection spacing. The northern boundary of the reserve fronts along a MTF and will take access from Airtex Drive. Vehicular traffic on Airtex Drive will have the option to use different North-South MTF in the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

There are other North-South r.o.w's both existing and dedicated that will provide sufficient access to the area. The turn-around would not serve its purpose due to the subdivision being vacant with no planned developments south of this site. Most of the property owners in the subdivision own multiple tracts which could be developed into different uses.

(5) Economic hardship is not the sole justification of the variance.

The applicant is dedicating 17.5' of r.o.w to the adjacent 25' r.o.w, which is in a better location than the stub street that is not needed for intersection spacing. The streets in the subdivision are unimproved and only exist as paper streets from the original recorded plat.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 184

Action Date: 10/03/2019

Original Action Date: 11/08/2018

Plat Name: Becker Meadows Sec 1

Developer: Costello, Inc.

Applicant: Costello, Inc.

App No : 2018-2239

App Type: C3F

Staff Recommendation:

Approve

Total Acreage: 17.9900

Number of Lots: 57

COH Park Sector: 0

Water Type: Proposed Utility District

Drainage Type: Storm Sewer

Total Reserve Acreage: 7.0424

Number of Multifamily Units: 0

Street Type (Category): Public

Wastewater Type: Proposed Utility District

Utility District:

County

Zip

Key Map ©

City / ETJ

Harris

77447

325A

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: 185
Action Date: 10/03/2019
Original Action Date: 10/11/2018
Plat Name: Bob Reserve at Harrisburg
Developer: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No : 2018-1964
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.4690	Total Reserve Acreage:	0.4510
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	494T	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 186
Action Date: 10/03/2019
Original Action Date: 10/11/2018
Plat Name: Bridgeland Parkland Village Sec 34
Developer: Windrose
Applicant: Windrose
App No : 2018-2008
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	14.8088	Total Reserve Acreage:	1.0670
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489

County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 187

Action Date: 10/03/2019

Original Action Date: 10/11/2018

Plat Name: Clay Commerce Park

Developer: Windrose

Applicant: Windrose

App No : 2018-2003

App Type: C2

Staff Recommendation:

Approve

Total Acreage:	4.7710	Total Reserve Acreage:	4.7710
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:	Addicks Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 188
Action Date: 10/03/2019
Original Action Date: 10/11/2018
Plat Name: Commerce Park Reserve at Clay
Developer: Windrose
Applicant: Windrose
App No : 2018-2001
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.8639	Total Reserve Acreage:	1.8639
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:	Addicks Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77084	447E	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 189
Action Date: 10/03/2019
Original Action Date: 10/11/2018
Plat Name: Katy Crossing Sec 4
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2018-2006
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	25.3340	Total Reserve Acreage:	9.3630
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404Y	ETJ

Extension of Approval Notes:

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 190
Action Date: 10/03/2019
Original Action Date: 10/25/2018
Plat Name: Lyons Grove
Developer: Windrose
Applicant: Windrose
App No : 2018-1970
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.3924	Total Reserve Acreage:	0.0000
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 191
Action Date: 10/03/2019
Original Action Date: 10/25/2018

Staff Recommendation:
Approve

Plat Name: Newport Sec 4 partial replat no 2
Developer: Windrose
Applicant: Windrose
App No : 2018-2141
App Type: C3F

Total Acreage:	3.3303	Total Reserve Acreage:	2.8344
Number of Lots:	3	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:	Newport MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419A	ETJ

Extension of Approval Notes:

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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 192
Action Date: 10/03/2019
Original Action Date: 10/11/2018
Plat Name: Paige Polk
Developer: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No : 2018-1827
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	0.7174	Total Reserve Acreage:	0.0000
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Extension of Approval Notes:

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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 193
Action Date: 10/03/2019
Original Action Date: 10/11/2018

Staff Recommendation:
Approve

Plat Name: Pleasant Grove
Developer: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No : 2018-1825
App Type: C2R

Total Acreage:	1.0900	Total Reserve Acreage:	0.0000
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494E	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 194
Action Date: 10/03/2019
Original Action Date: 10/25/2018
Plat Name: Rose Meadow Farms Sec 3
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2018-2076
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	14.0410	Total Reserve Acreage:	1.3530
Number of Lots:	53	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286R	ETJ

Extension of Approval Notes:

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 195
Action Date: 10/03/2019
Original Action Date: 10/25/2018
Plat Name: Shadow Creek at Augusta Pines partial replat no 1
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2018-2078
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	8.1930	Total Reserve Acreage:	0.0000
Number of Lots:	9	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:	Northwest Harris County MUD 19

County	Zip	Key Map ©	City / ETJ
Harris	77389	250X	ETJ

Extension of Approval Notes:

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 196
Action Date: 10/03/2019
Original Action Date: 10/25/2018
Plat Name: Sherman Brady
Developer: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No : 2018-1924
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.9990	Total Reserve Acreage:	0.0160
Number of Lots:	26	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	494P	City

Extension of Approval Notes:

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**PLANNING &
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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 197

Action Date: 10/03/2019

Original Action Date: 10/11/2018

Plat Name: Timbergrove Green

Developer: Windrose

Applicant: Windrose

App No : 2018-1852

App Type: C3F

Staff Recommendation:

Approve

Total Acreage:	3.4970	Total Reserve Acreage:	0.0470
Number of Lots:	57	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	492B	City

Extension of Approval Notes:

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 198
Action Date: 10/03/2019
Original Action Date: 10/11/2018
Plat Name: Washington Center Reserve
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2018-2041
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	2.2710	Total Reserve Acreage:	2.2148
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	493F	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 199
Action Date: 10/03/2019
Original Action Date: 11/08/2018

Staff Recommendation:
Approve

Plat Name: Wertheim Corner
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2018-2244
App Type: C2

Total Acreage:	0.5373	Total Reserve Acreage:	0.5373
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:	Bridgestone MUD

County	Zip	Key Map ©	City / ETJ
Harris	77379	290L	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 200
Action Date: 10/03/2019
Plat Name: Candela GP
Original Action Date: 08/22/2019
Original Plat Name: JDS Nursery Tract GP
Developer: JDS Nursery Tract, LLC
Applicant: META Planning + Design, LLC
App No : 2019-1474
App Type: GP

Staff Recommendation:
Approve

Total Acreage:	437.6000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	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.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 201
Action Date: 10/03/2019
Plat Name: Colquitt Richmond Landing replat no 1 and extension
Original Action Date: 08/22/2019
Original Plat Name: Colquitt Richmond Landing partial replat no 1 and extension
Developer: TE GIA SF, LLC
Applicant: Total Surveyors, Inc.
App No : 2019-1375
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.6764	Total Reserve Acreage:	0.6535
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:	HCID 11

County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	City

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.

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/03/19

ITEM: 202

Applicant: IAN FARMER

Contact Person: IAN FARMER

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1486	77339	5670	296T	ETJ
NORTH OF: NORTHPARK DR EAST OF: LOOP 494					

ADDRESS: 1301 Northpark Dr.

ACREAGE: 1.330

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 1.330 ACRES, LOCATED IN THE MARY OWENS SURVEY, ABSTRACT 405, IN MONTGOMERY COUNTY, TEXAS AND BEING OUT OF UNRESTRICTED RESERVE "A" OF WOODRIDGE COMMONS, A SUBDIVISION OF RECORD IN CABINET "Z", SHEET 5172, OF THE MONTGOMERY COUNTY MAP RECORDS, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business- Utility Approval

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION : COC REQUESTED BY PORTER SPECIAL UTILITY DISTRICT FOR UTILITY APPROVAL

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/03/19

ITEM: 203

Applicant: HECTOR URQUIZA

Contact Person: HECTOR URQUIZA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1487	77357	5673	256S	ETJ
NORTH OF: GRAND PARKWAY EAST OF: WALNUT					

ADDRESS: 21035 Thomas St.

ACREAGE:

LEGAL DESCRIPTION:

LOT 124 OF SILVER TRAILS SUBDIVISION, AN UNRECORDED SUBDIVISION IN THE T.L. ROBERTS SURVEY, A-742, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/03/19

ITEM: 204

Applicant: JOSE ORTEGA

Contact Person: MELISSA YOUNG

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
NORTH OF: FM 1485 WEST OF: DEER	19-1488	77357	5874	257M	ETJ

ADDRESS: 26275 Shadow Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT 134 OF PEACH CREEK FOREST SEC 2, AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION :

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
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 at a 13' 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 13' 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 17' 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 13' garage and building setback line on Euclid Avenue and the garage will be no less than 29'-1" from the back of curb and 17' 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 a 13' 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



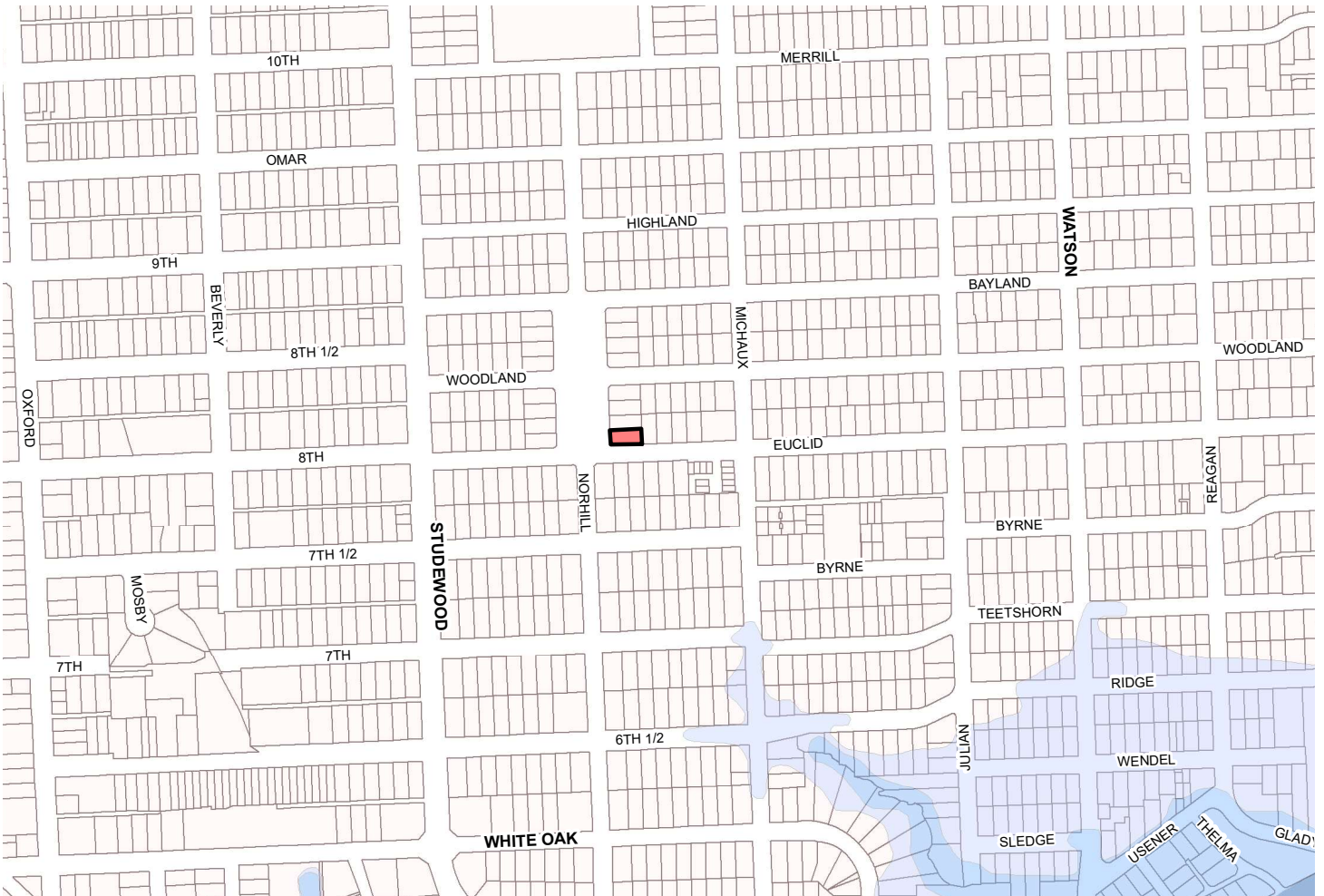
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 205

Meeting Date: 10/03/19

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



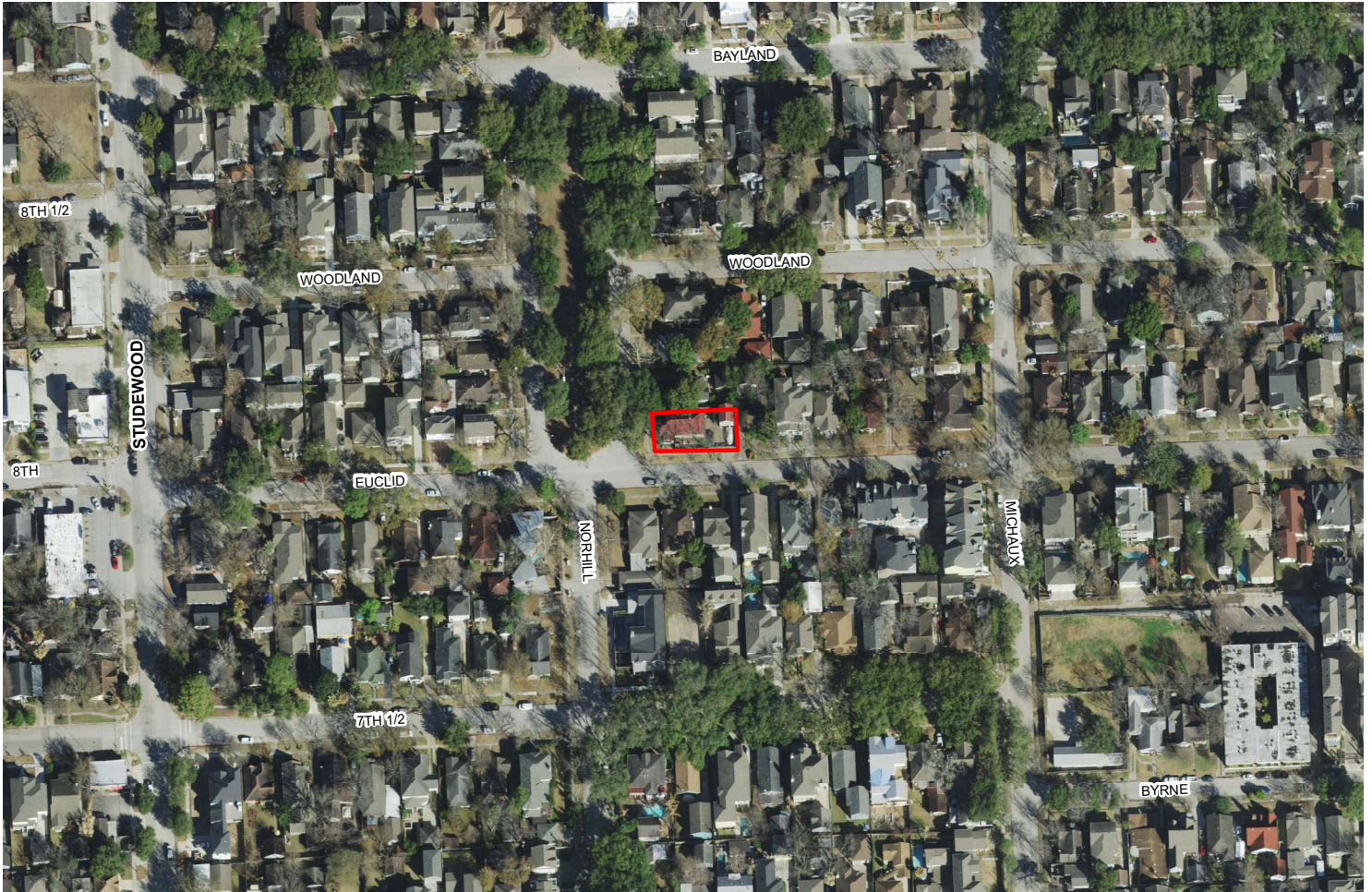
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 205

Meeting Date: 10/03/19

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

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. Staff is in support of the request.

The site was platted with the Norhill subdivision in 1922. The site has frontage along Norhill Boulevard to the west and Euclid Street a local street to the south, with an existing residence facing Norhill Blvd. and a detached garage facing Euclid St. The applicant is proposing to remove the existing garage and built a new two-story garage addition. The variance request is only for the garage portion of the addition to be setback at a 13' building line, rather than the ordinance required 20' building line along Euclid St. Since the subject property is currently under temporary protection pending a historical district designation, a certificate of appropriateness is required before applying for any building permits. HAHC will consider the design elements and the height etc. of the addition and the garage during the COA review process.

The distance from the garage door to the existing sidewalk will be approximately 17', and distance from back of curb to the proposed garage is approximately 29'. The proposal is consistent with the existing neighborhood, and the intent of the ordinance will be preserved. Staff; also received letters of support from the Woodland Heights Civic Association and various nearby residents.

Staff recommends approving the requested variance to allow a 13' garage building line along Euclid Street.

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
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.

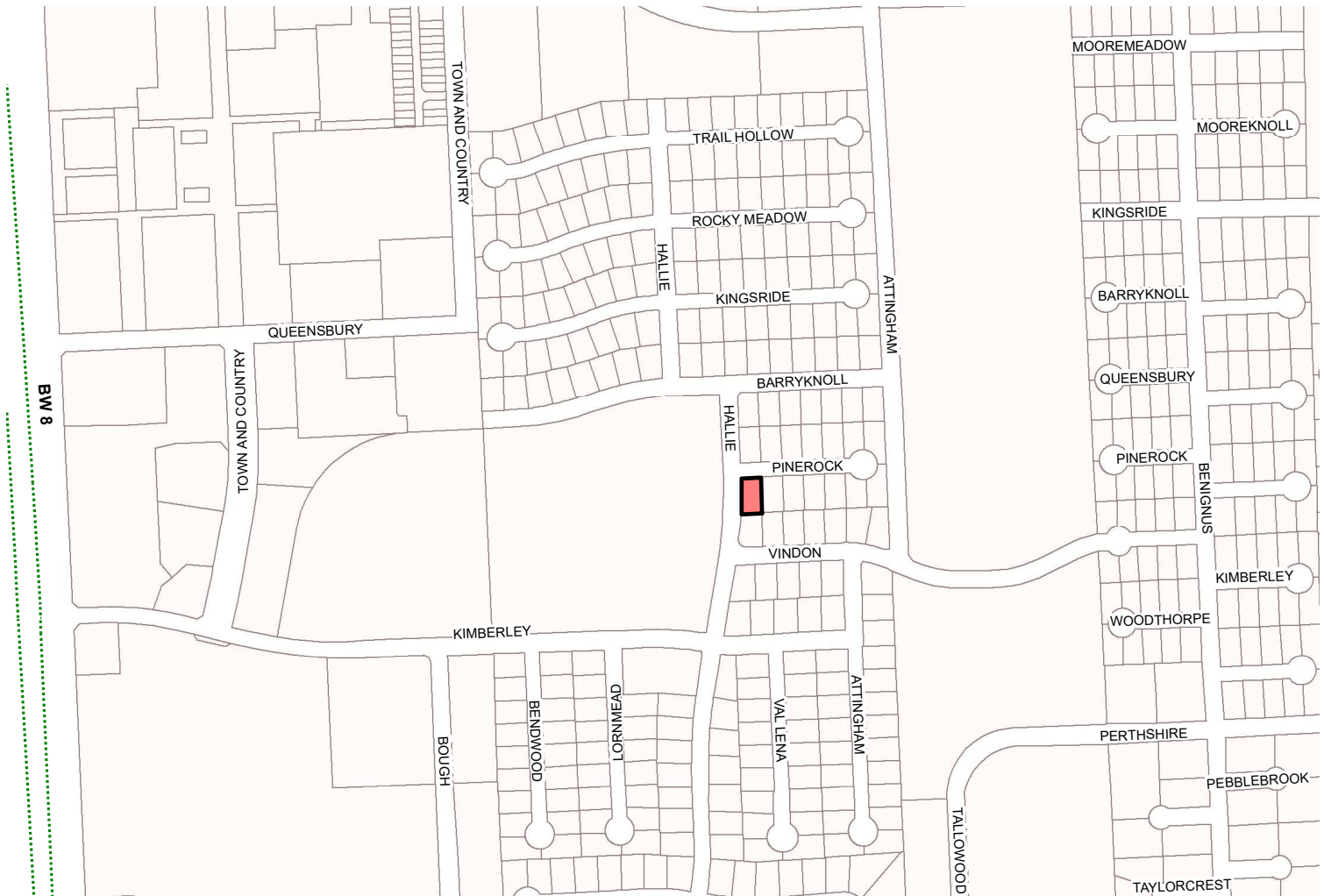
The hardship is that Lot 8, Block 9 Fonn Villas Sec 5 is an existing lot platted in 1963 for a single-family home; with building lines in accordance with the plat. The request to not provide a 17' garage building line per Sec. 42-157 (b) (2) and allow the existing 10' garage and building set back line 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



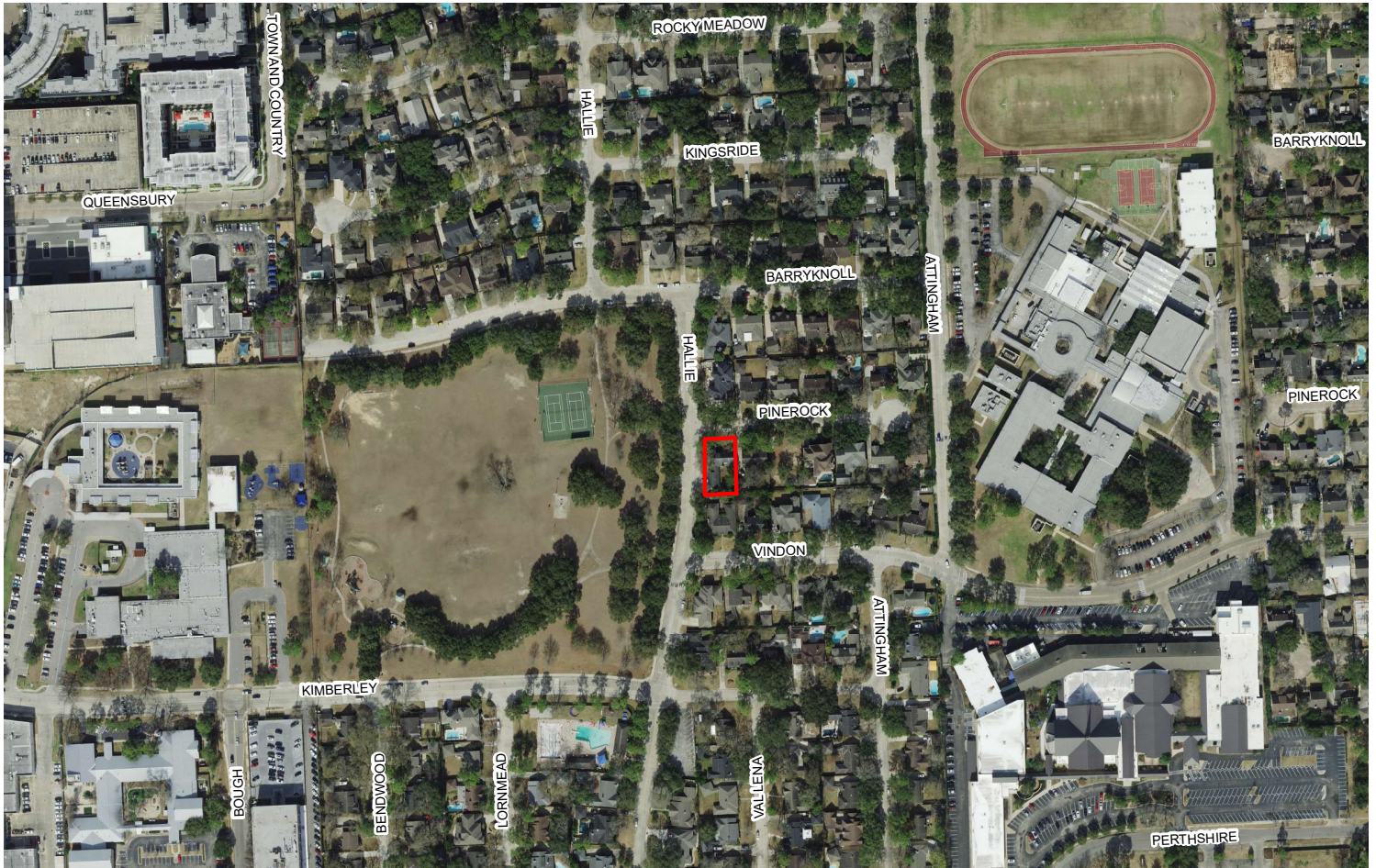
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 206

Meeting Date: 10/03/19

Houston Planning Commission

Aerial Map

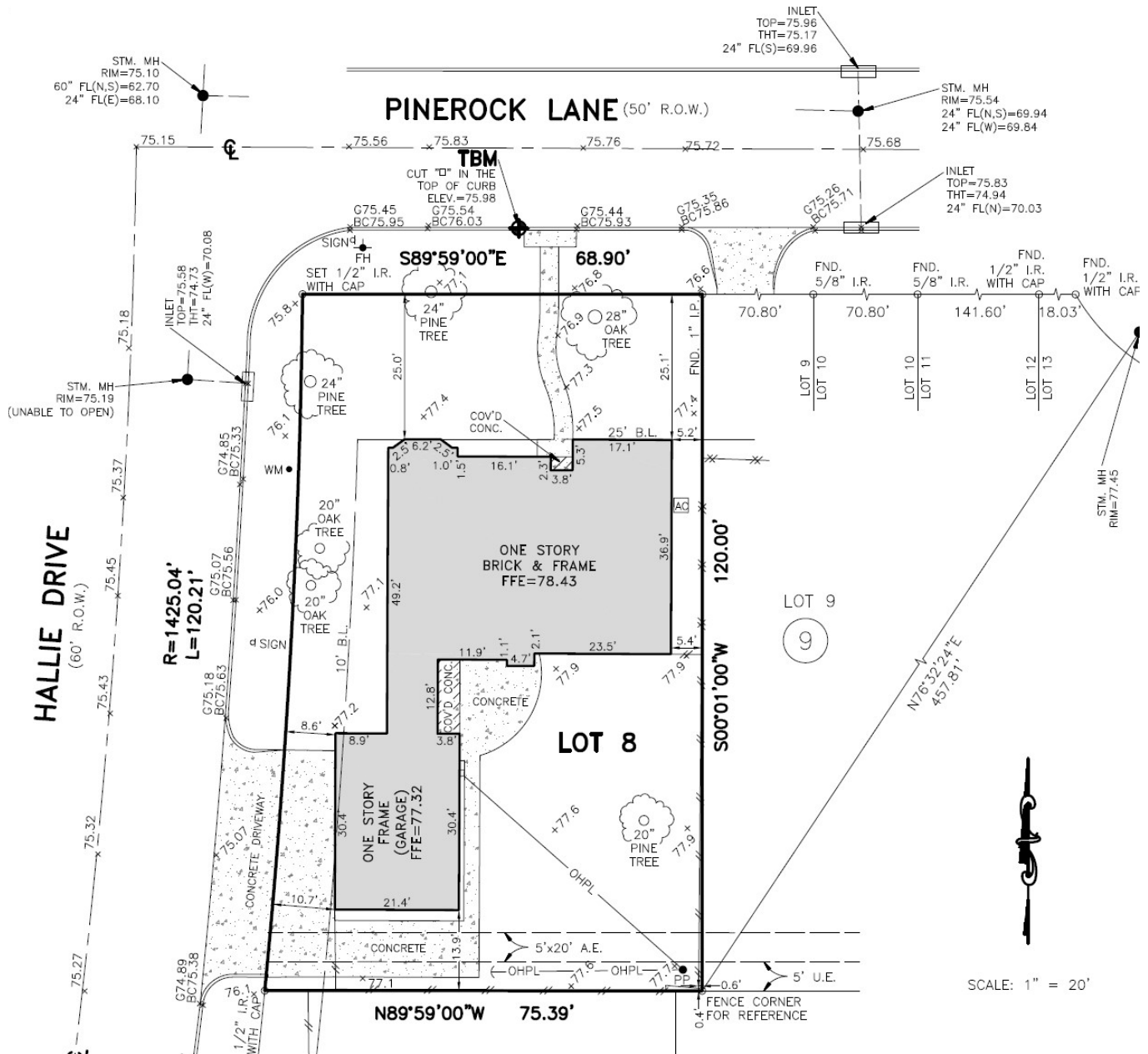


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

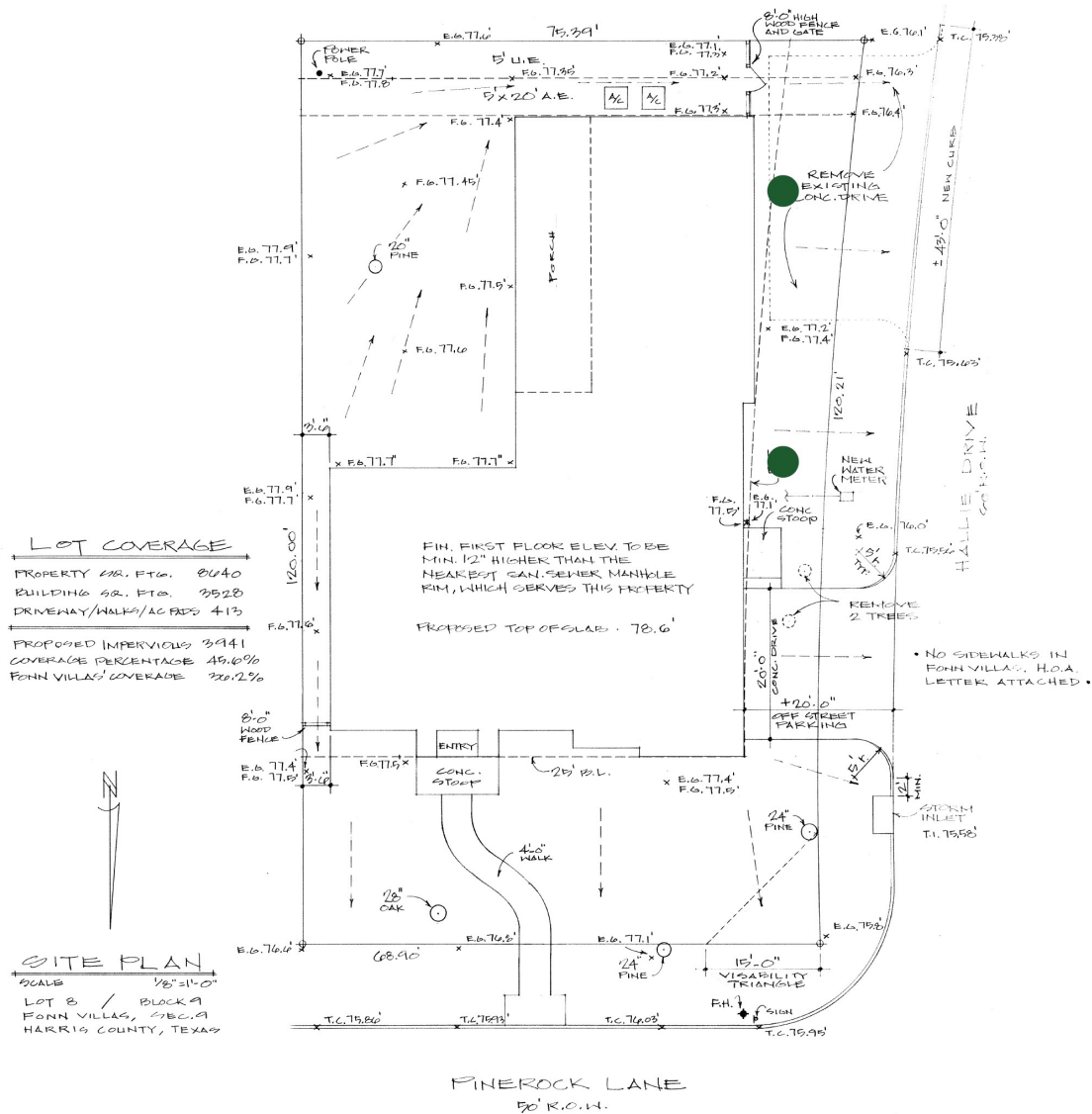


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

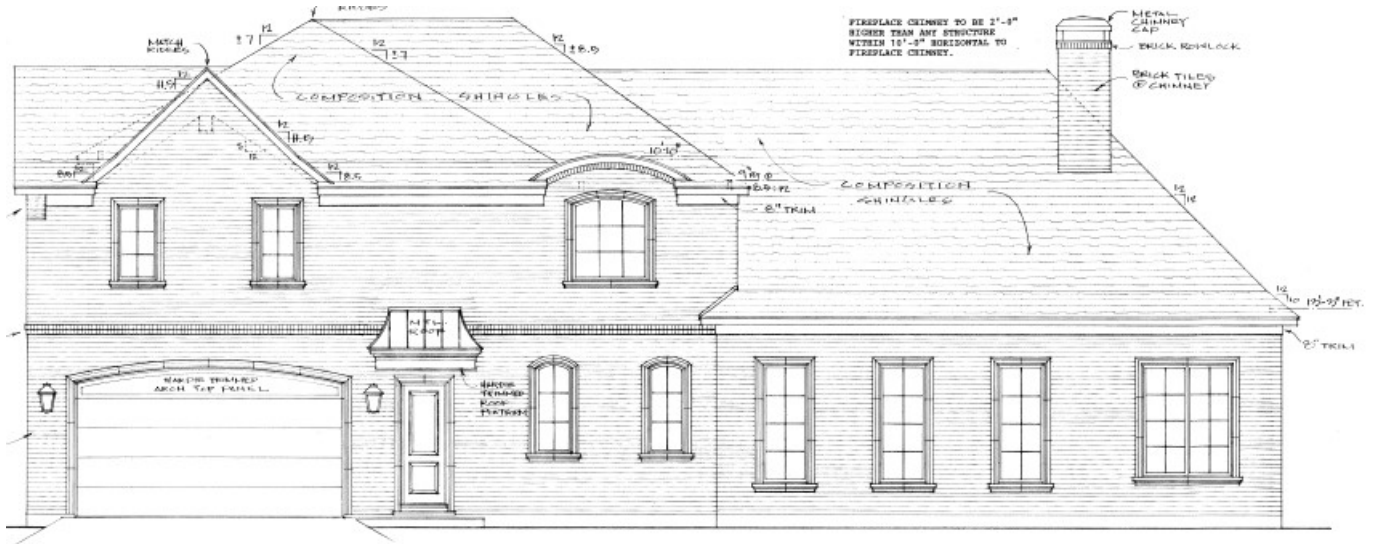


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

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. Staff is in support of the request.

The applicant is proposing to construct a new single-family residence. The subject site is a corner lot that was created by the Fonn Villas section 5 in 1963 with a 10' platted building line along Hallie Drive, and a 25' platted building line along Pinerock Lane. Hallie Drive, is a 60' wide local street lined with single-family residential lots. The distance from back of curb to the proposed garage is approximately 20'. There are no sidewalks along Hallie Drive, and the proposal is consistent with the existing neighborhood. Therefore, the intent of the ordinance will be preserved. In addition, the applicant will be preserving four mature trees, and will be planting two additional trees to compensate for one tree that will be removed from the site.

Staff recommends approving the requested variance to allow a 10' garage building line along Hallie Drive.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Ritual	Kenneth Bridge	713.240.8968	craig@igageinc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
602 Studewood St.	18052120	77009	5358B	493A	C

HCAD ACCOUNT NUMBER(S): 0620750000010
PROPERTY LEGAL DESCRIPTION: LTS 11 & TRS 10 & 12 BLK 24 NORHILL
PROPERTY OWNER OF RECORD: 602 STWD LP
ACREAGE (SQUARE FEET): 18237 SF
WIDTH OF RIGHTS-OF-WAY: Studewood St. 80', White Oak Dr. 60'
EXISTING PAVING SECTION(S): Studewood 60', White Oak Dr. 42'
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: N/A
LANDSCAPING PROVIDED: N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 5,330 SF Restaurant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1100 SF+/- Patio structure

PURPOSE OF VARIANCE REQUEST: Request variance to building line setback for a greenhouse type enclosure over a portion of the existing patio in order to provide a conditioned environment for patrons. The request is a reduction of the 25' building line to 0' building Line setback.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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.

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Ritual, one of many top destination restaurants wishes to enclose a portion of the existing patio fronting Studewood. The restaurant and patio were permitted in 2015, entertaining many Houstonians and guests and has been a staple in the rebranding of White Oak-Studewood corner. The proposed greenhouse style enclosure will protect guests and employees from inclement weather and will enhance the green garden feel along Studewood's pedestrian realm. The greenery is intended to enhance the new trees planted along the Studewood Right-of-Way. The greenhouse will be free-standing from the existing structure and be structurally secured to the existing concrete patio deck. Exhibit A is a schematic representing the design concept. Occupancy and parking will not be affected by the proposed greenhouse. In order to accomplish this improvement a variance to Section 150 of Chapter 42 is requested.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The west elevation of the patio, during late spring, summer and early fall is not useable without a full vertical and horizontal screen along Studewood. The proposed greenhouse provides a conditioned environment with a glass wall providing depth and beauty along the pedestrian realm. The patio may be utilized throughout the year. The greenhouse type structure will provide comfort to guests while enhancing the character of the Historic Heights. Currently, the patio is not useable during the summer months and during inclement weather. We have planted trees in excess of the required street trees; however, the summer sun deems the patio unusable.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Granting the variance is not a result of a hardship created by owner as the patio is existing and permitted for restaurant use. Parking and occupancy are unaffected by the proposed variance. The existing patio was permitted several years ago and is in compliance with all applicable ordinances. If the structure was to be classified as other use retail, section 42-154 would be applicable, allowing construction.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will continue to be preserved and maintained. The proposed structure will be constructed within an existing outdoor patio with no affect to parking counts, easement restrictions nor deed restrictions. The structure will be approximately 10'-4" from the existing street curb; therefore, no imposition to pedestrians nor vehicular traffic patterns. The occupancy and use of the structure will not change. The structure will be a greenhouse enhancing the existing character of the Historic Heights. If the structure is classified as retail, Section 42-154 of the ordinances would be applicable: thus, allowing the structure.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The proposed structure will be constructed within the existing property line, on an existing patio and approximately 10'-4" from the existing curb. Traffic counts and patterns will not be affected. Pedestrian traffic will not be affected. The glass façade will allow transparency through the space and positively affect the streetscape along Studewood.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification of the variance. The patio is existing and has been operational since permits were issued in 2015. The owner must provide protection from the weather for patrons in order to utilize the patio during the summer months. The occupied patio will continue to enhance the pedestrian realm and life to the corner of White Oak and Studewood.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



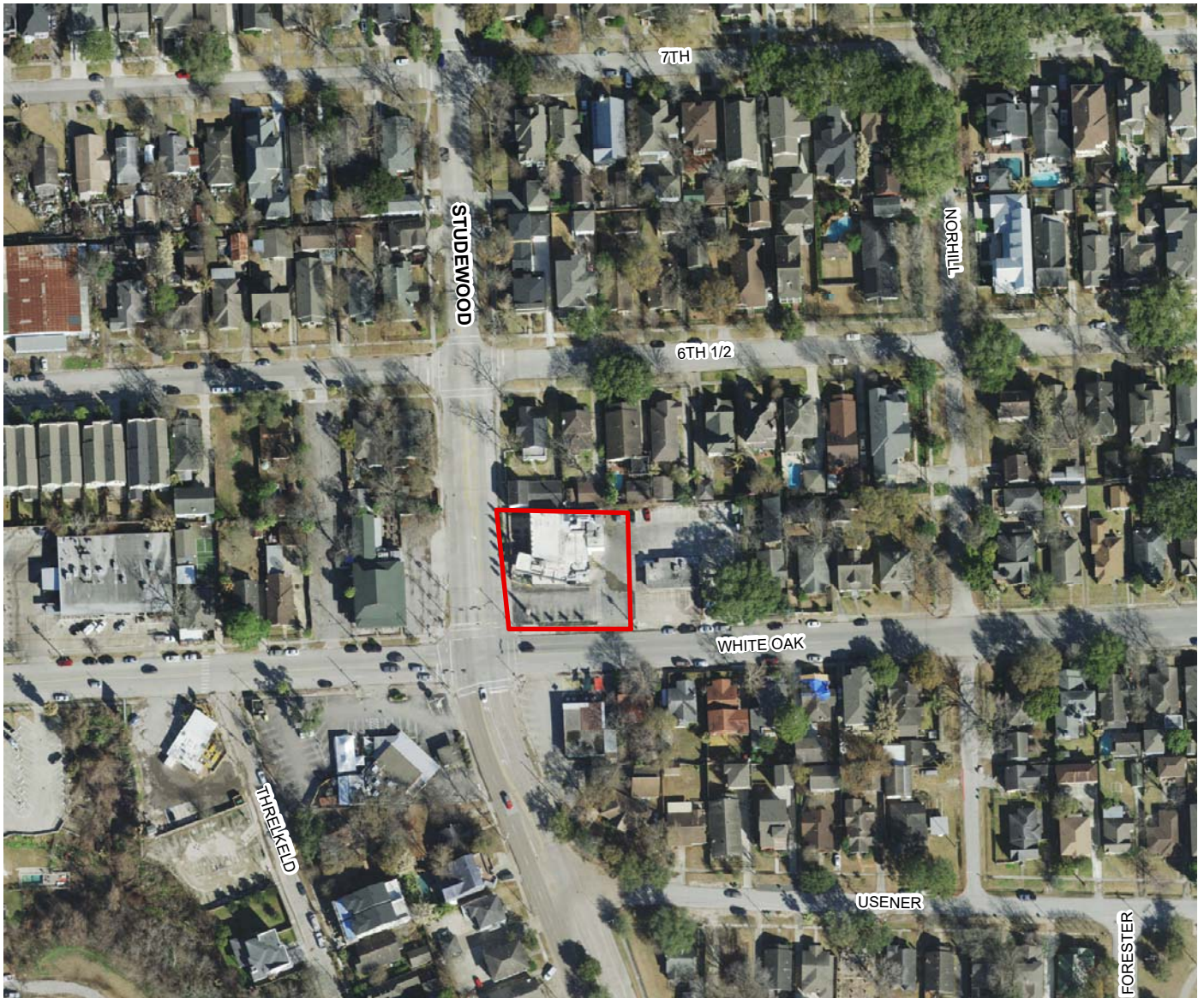
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 207

Meeting Date: 10/03/2019

Houston Planning Commission

Aerial Map

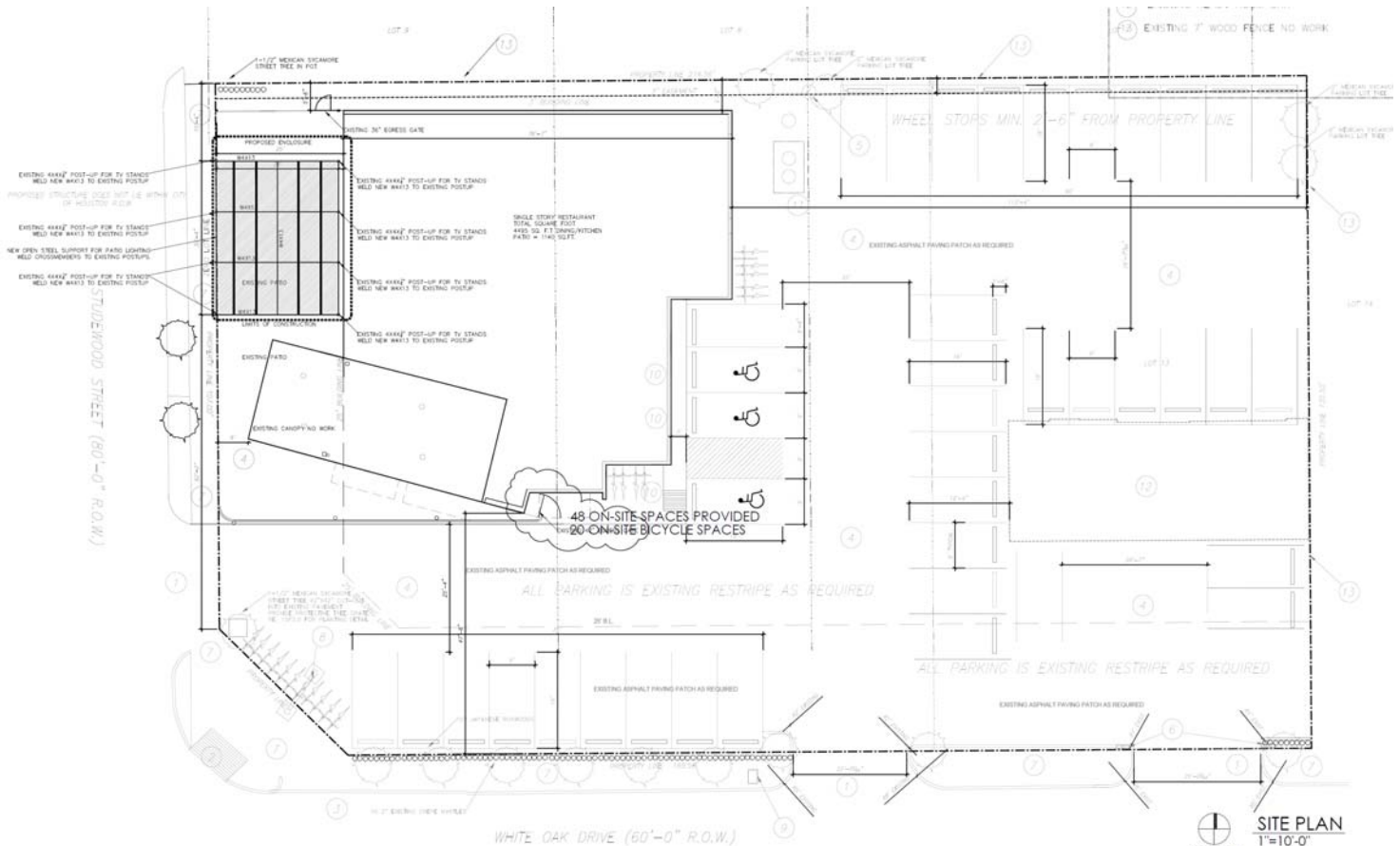


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



NEIGHBORHOOD RESTAURANT 10 SPACES PER 1000
PATIO 10 SPACES PER 1000 SQ. FT. (>15%)

2	2	ACCESSIBLE
2	2	TOTAL
REQUIRED	PROVIDED	

PARKING SUMMARY

NEIGHBORHOOD RESTAURANT $3495 \text{ GFA} / 1000 \times 10 = 35 \text{ SPACES}$

PATIO NET $465 \text{ SQ. FT.} = 4.65 / 1000 \times 10 = 5 \text{ SPACES}$

BICYCLE CREDIT (20 BIKES) = 5 SPACES (CREDIT = 4 SPACES)

TOTAL PARKING SPACES REQUIRED = $50 (-4) = 46 \text{ SPACES}$
48 SPACES PROVIDED ON SITE

LANDSCAPE LEGEND

STREET TREES: 2" MEXICAN SYCAMORE (EXISTING) QTY = 17

PARKING LOT TREES 2" MEXICAN SYCAMORE QTY = 3

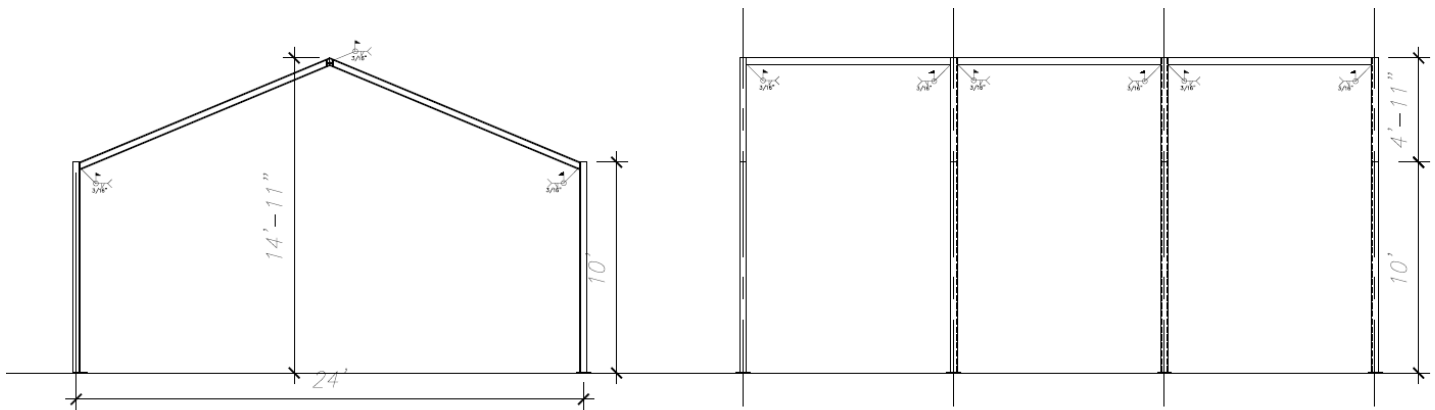
SHRUBS: JAPANESE BOXWOOD QTY = 228

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevation



NORTH SOUTH SECTION

Scale: 1/4"= 1'-0"

EAST WEST ELEVATION

Scale: 1/4"= 1'-0"

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 207

Meeting Date: 10/03/2019

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located at the north east intersection of Studewood Street and White Oak Drive. The applicant is requesting a 0' building line for a patio structure that has been constructed without the proper permits. Staff recommends deferring the application for two weeks per the applicant's request.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

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:	29 incl 2 HC
EXISTING STRUCTURE(S) [SQ. FT.]:	13,373 SF
PROPOSED STRUCTURE(S) [SQ. FT.]:	15,298 SF (an addition of 1,477 SF)

PURPOSE OF VARIANCE REQUEST:	To allow 29 parking spaces on site in lieu of the required 40 parking spaces for an Adult Day Care use
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CHAPTER 26 REFERENCE(S):	Sec. 26-492. – Parking spaces for certain types of use classifications
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

Class 5. Religious and Educational:

B. **ADULT** day care center (Drop Off) 1.0 parking space for every employee on duty during the largest shift and 1.0 parking space for every 10 ~~children~~ **Adults/Participants** in attendance when the facility is operating at maximum capacity if a drop-off, drive-in, or drive-through facility is provided.

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The requesting agency recognizes that chapter 26 requires 8 cars for participants in the adult day care program; participants do not drive but are dropped off. Participants, from ages 50 and up, and diagnosed with mild to moderate dementia, experience an invigorating Day Program promoting health, wellness and fellowship. The current required parking count is 29, in accordance with chapter 26, but this does not recognize the existing queue which allows up to five cars to park at the curb for drop off while maintaining an open drive for those who need to park (see attached diagram). The effect is currently 34 cars may park on site during peak loading and unloading periods. In addition, 2-hour street parking is available on Drexel.

The peak staff load after the addition will be 32 on site employees, Chapter 26 requires an increase from current 29 cars to 40. A search for alternate offsite parking, with a long-term lease, within 1000-foot radius was not productive. Space for overflow parking (up to 15 cars) during the weekday is Provided by St. Luke's Methodist Church in a remote lot served by carpool and Amazing Place's vans. This lot is approximately one mile away.

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.

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;**

The intent and general purposes of this article will be preserved when the capacity of the queue is recognized and staffing shifts are taken into consideration. Recognizing the queue increases the on-site capacity from 29 to 34 during peak arrival hours which is during opening and closing of the facility. During those hours the staff will not be at maximum capacity and on street parking is normally available. One reason the 32 staff are not all on site at one time, a significant part of The Amazing Place mission includes delivering classes, trainings and presentations to the larger community at off-site locations. In the event of unusual demand St. Luke's parking is available for 15 staff cars to park either carpooling to The Amazing Place or being picked up by the Amazing Place Vans.

- (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 when the queue is considered and the staff schedule, normally all 32 individuals on staff are not on site at the same time.

- (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. All public health, life safety and welfare issues continue to be addressed; the capacity to do so is not diminished by the requested variance.

- (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.

STANDARDS FOR VARIANCES

OFF-STREET PARKING VARIANCE



Houston Planning Commission

a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

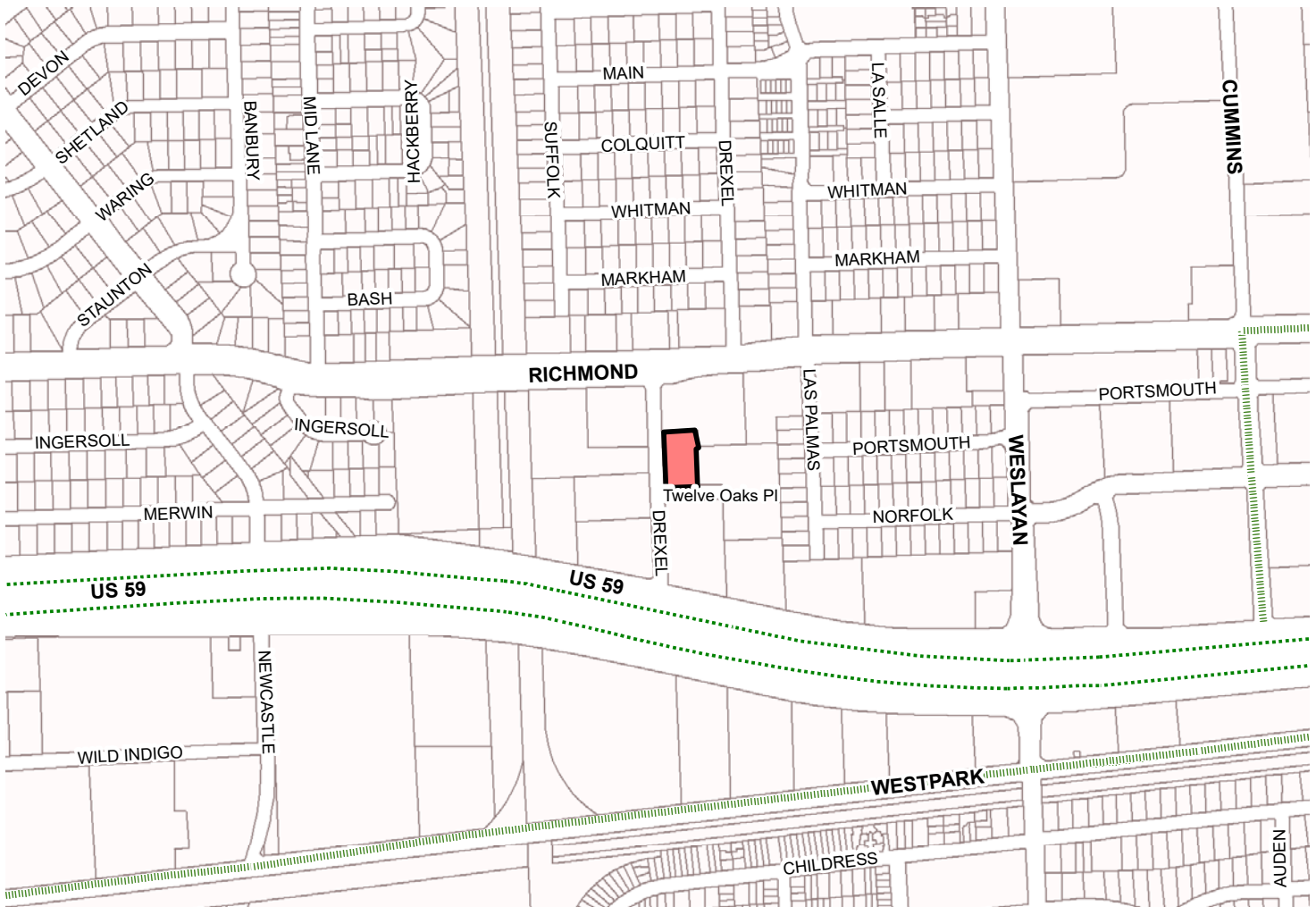
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



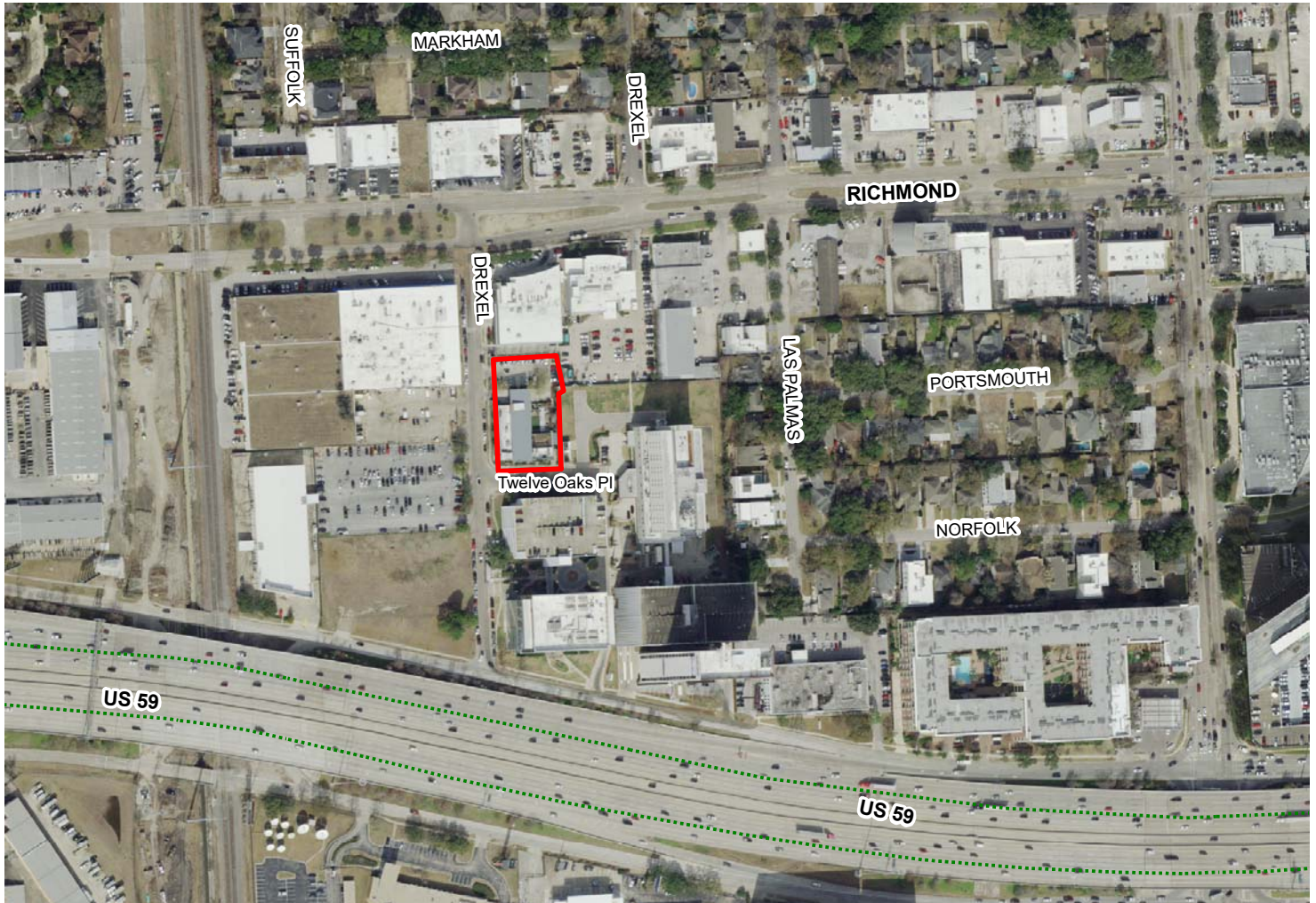
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10/03/2019

Houston Planning Commission

Aerial Map



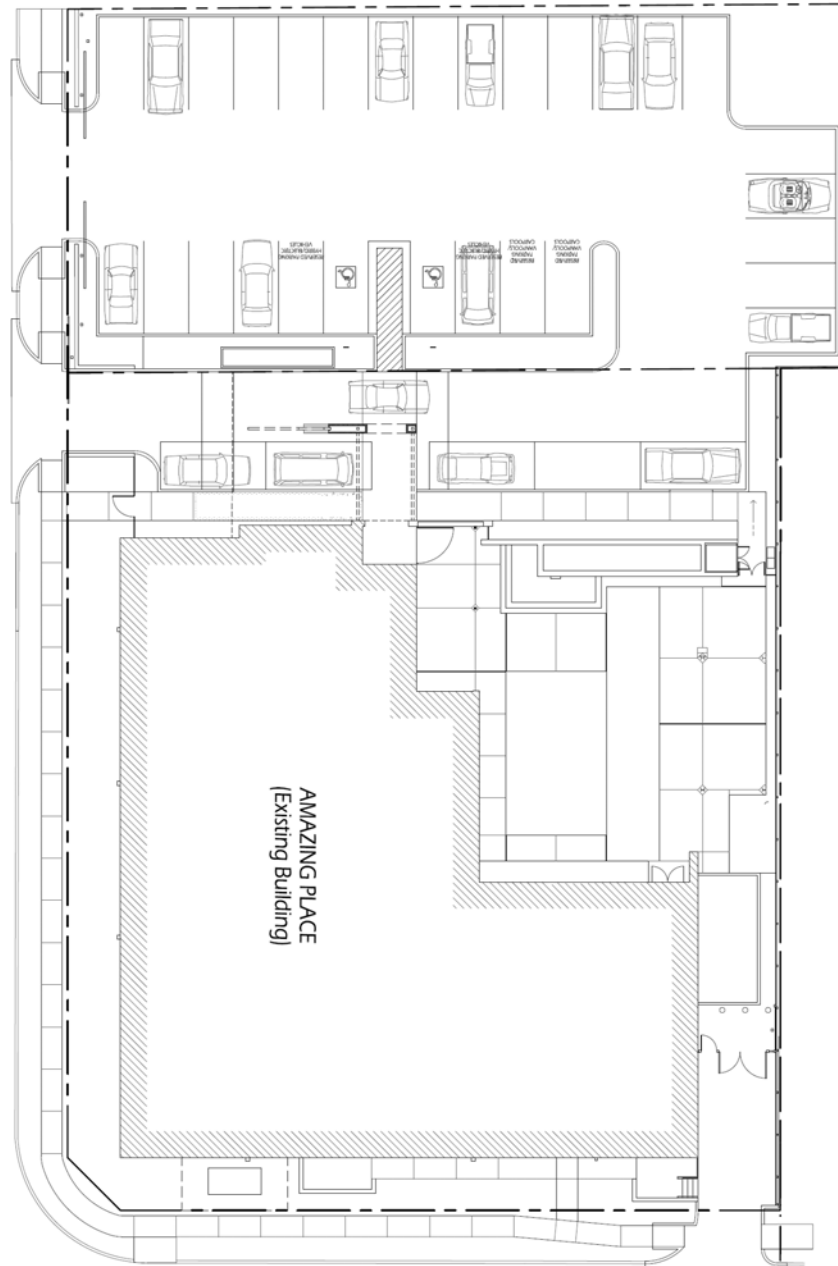
OFF-STREET PARKING VARIANCE





Houston Planning Commission

Site Plan



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located north of US 59, west of Wesleyan Drive and south of Richmond Ave in Houston's Corporate Limits. The applicant is requesting a reduced parking variance to allow 29 parking spaces in lieu of the required 40 spaces for an Adult Day Care Center. Staff is in support of the request.

The site is currently operated by The Amazing Place, an adult day care that trains and educates individuals, implements independent lifestyles and builds relationships with those living with dementia. The current structure is approx. 13,400 square feet that accommodates 23 employees, 60 participants and has 29 parking stalls, as well as a drop off zone between the building and the parking lot. The applicant is proposing a 1500 sq. ft addition that will consist of office space, a conference room and a couple of uninhabitable rooms. Based on the proposed employee count and participant count, 40 parking spaces are required on site with the new addition.

The site layout currently accommodates 29 individual parking spaces and has room for a minimum of 5 vehicles within the drop off area. The peak times for the facility are at opening and closing, which is 730am and 6pm. The applicant has stated that the building is not normally fully staffed as the facility includes classes, trainings and other events off-site that would not necessarily require additional parking on site. Also, all participants are dropped off and would not demand their own individual parking space. There is available on-street parking along the adjacent streets and is solely located within a commercial area, therefore, any overflow parking would not disrupt any residential neighborhoods.

Due to the use and context of the facility, staff recommends granted the requested variance to allow 29 parking spaces on site in lieu of the required 40.

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.

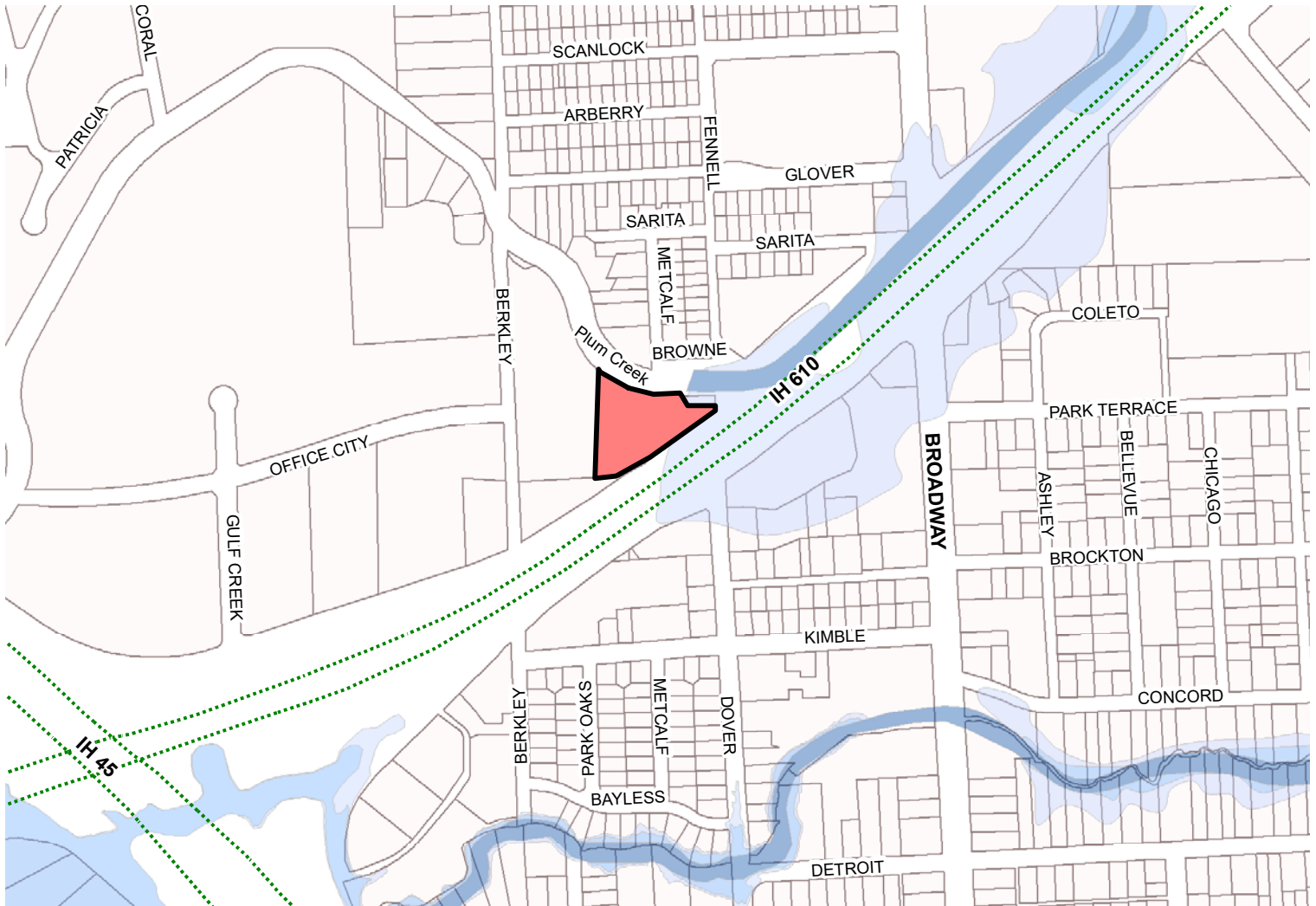
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OFF-STREET PARKING VARIANCE



Houston Planning Commission

LOCATION MAP



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 10/03/2019

Houston Planning Commission

AERIAL MAP



OFF-STREET PARKING VARIANCE



Houston Planning Commission

SURVEY

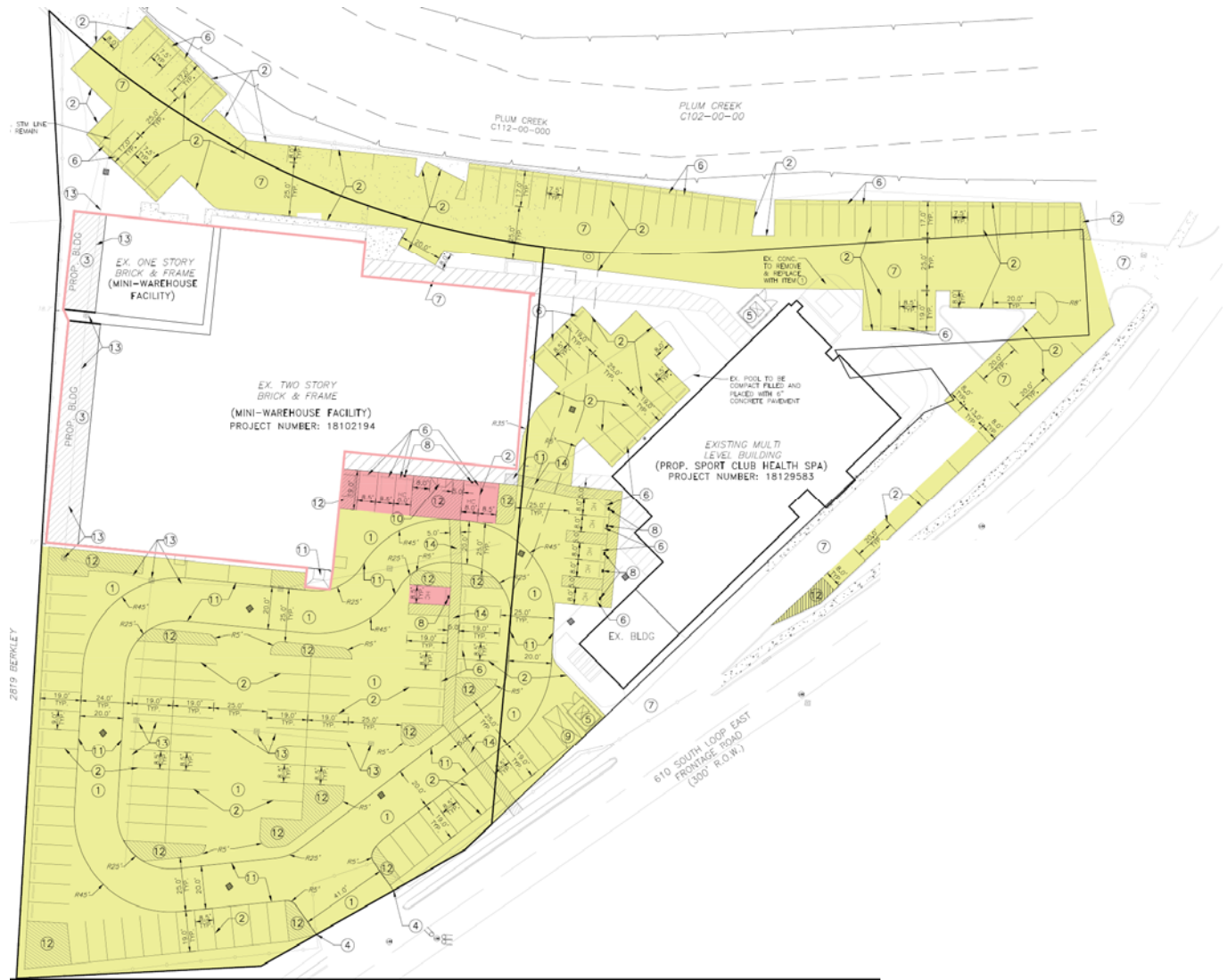


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN



OFF-STREET PARKING VARIANCE

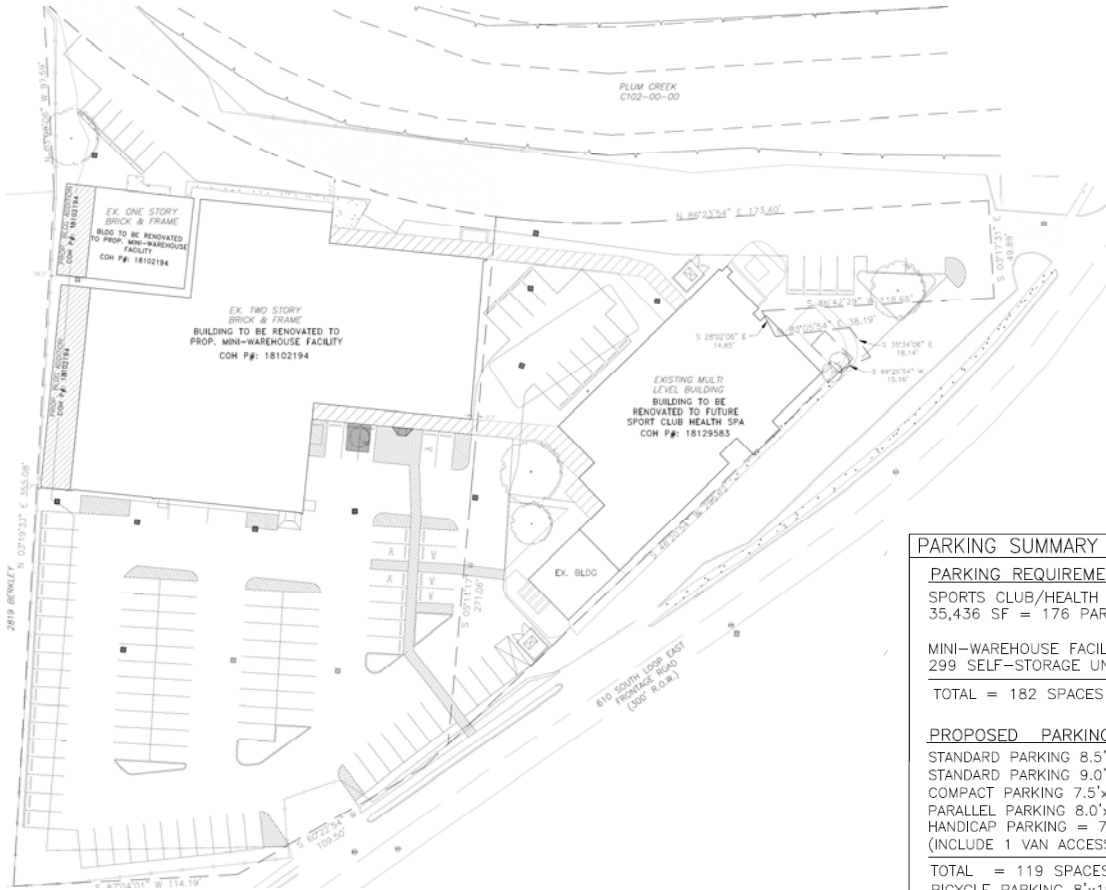


Houston Planning Commission

ITEM: IV

Meeting Date: 10/03/2019

SITE PLAN



PARKING SUMMARY

PARKING REQUIREMENTS

SPORTS CLUB/HEALTH SPA: 5 SPACES/1,000 SF OF GFA
35,436 SF = 176 PARKING SPACES.

MINI-WAREHOUSE FACILITIES: 1 SPACE/50 STORAGE UNITS OR BAYS
299 SELF-STORAGE UNITS = 6 PARKING SPACES

TOTAL = 182 SPACES REQUIRED

PROPOSED PARKING

STANDARD PARKING 8.5'x19' = 84 SPACES

STANDARD PARKING 9.0'x19' = 18 SPACES

COMPACT PARKING 7.5'x17' = 6 SPACES

PARALLEL PARKING 8.0'x20' = 4 SPACES

HANDICAP PARKING = 7 SPACES

(INCLUDE 1 VAN ACCESSIBLE)

TOTAL = 119 SPACES PROVIDED

BICYCLE PARKING 8'x19' = 1 SPACE

SUMMARY OF PARKING VARIANCE REQUESTED

PARKING REQUIRED FOR MAX. FITNESS = 176 SPACES

PARKING REQUIRED FOR RIGHT MOVE STORAGE = 6 SPACES

TOTAL = 182 SPACES REQUIRED

PARKING PROVIDED = 119 SPACES

PARKING ALLOCATED FOR RIGHT MOVE STORAGE = 6 SPACES

PARKING AVAILABLE FOR MAX FITNESS = 119-6 = 113 SPACES

VARIANCE REQUIRED = 176-113 = 63 SPACES

OFF-STREET PARKING VARIANCE



Houston Planning Commission



September 6, 2019

Jerome Karam
JMK5
308 W. Parkwood, Suite 104-A
Friendswood, TX 77546

RE: Request for Parking Information World Gym

In regard to your request for daily parking information at our Texas City Facility, the following information was exported from our Club Ready software for a 7-day period beginning Sunday August 25 through Saturday August 31, 2019. World Gym Texas City is currently open Monday – Friday, 4am-12pm, Saturday & Sunday 7am-11pm.

Sunday, August 25, 2019		
Total Cars Parked : 214	Average per hour:13	Max Capacity: 17 - 3pm-4pm
Monday, August 26, 2019		
Total Cars Parked : 653	Average per hour: 33	Max Capacity: 98 - 5pm-6pm
Tuesday, August 27, 2019		
Total Cars Parked : 656	Average per hour: 33	Max Capacity: 84 - 5pm-6pm
Wednesday, August 28, 2019		
Total Cars Parked : 600	Average per hour: 30	Max Capacity: 77 - 5pm-6pm
Thursday, August 29, 2019		
Total Cars Parked : 583	Average per hour: 29	Max Capacity: 99 - 5pm-6pm
Friday, August 30, 2019		
Total Cars Parked : 453	Average per hour: 23	Max Capacity: 60 - 4pm-5pm
Saturday, August 31, 2019		
Total Cars Parked : 395	Average per hour: 25	Max Capacity: 64 - 10am-11am

Our Texas City location is at max capacity on Monday's & Thursday's between 5pm-6pm when we have two athletic classes that run concurrent with each other. It should be noted that while this is our single highest check-in periods, the parking lot is maxed at 98-99 cars. These two classes each have a large number of members that attend together, therefore reducing the car count due to car-pooling.

For reference I have attached spreadsheets and photos of the parking lot at peak times. If you require additional information, please feel free to contact our office.

Regards,
Michael Barron

Director of Operations
World Gym, Altitude Trampoline, Plaza Suites, Mall Operations

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

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 is in support of the request.

The subject property is the location of the former Cossaboom YMCA that first opened in 1956. The applicant is now proposing a new gym and a self-storage facility on the property that will utilize the existing structures and parking. After the site was originally developed, the City of Houston acquired property along Plum Creek and I610 for drainage and ROW purposes. With the new property boundaries, approx. 70 parking spaces are now located outside the property and cannot be counted towards the parking requirements. Overall, there are approx. 190 parking spaces but only 120 can be counted towards the minimum requirements.

The proposed gym use requires 176 parking spaces while the storage facility requires 6. With the 6 spaces used for the storage warehouse, the gym would have a total of 113 spaces. The applicant has provided data for a similar gym that the owner operates and indicates they will not need or utilize more parking than what they are providing. Also, the peak times for gyms are usually only one or two hours each day. In addition, the site is bounded by the interstate and Plum Creek, which would prevent overflow parking into surrounding areas.

Due to the unique characteristics of the site and the data presented, staff recommends granting the requested variance to allow 120 spaces on site in lieu of the required 182 spaces for a new gym and storage facility.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

OFF-STREET PARKING VARIANCE