

HOUSTON PLANNING COMMISSION

AGENDA

NOVEMBER 14, 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
Kevin S. Robins
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 special requests and 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 consent 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, it will be allowed during Public Comments section.
4. For each item, 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 each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each 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 to a future agenda, 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 and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

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 Agenda packets, or can forward or distribute at the meeting.

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. 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

November 14, 2019

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

Call to Order

Director's Report

Approval of the October 31, 2019 Planning Commission Meeting Minutes

- I. Presentation and consideration of the 2020 Planning Commission meeting dates** (Hector Rodriguez)
- II. Presentation and consideration of the 2020 Chapter 26 submittal dates** (Hector Rodriguez)
- III. 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, John Cedillo, Thomas Kirn)
 - d. Subdivision Plats with Variance Requests (Homero Guajardo Alegria, Tammi Williamson, Chad Miller, Suvidha Bandi, Aracely Rodriguez)
 - e. Subdivision Plats with Special Exception Requests (Suvidha Bandi)
 - f. Reconsiderations of Requirement (Suvidha Bandi)
 - 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 (Chad Miller and Jose Mendoza)
- IV. Establish a public hearing date of December 19, 2019**
 - a. Pin Oak Village Sec 3 partial replat no 1
 - b. Ranch Country Sec 4 partial replat no 1
 - c. Ranch Country Sec 5 partial replat no 1
 - d. Ranch County Sec 5 partial replat no 2
 - e. Ranch Country Sec 5 partial replat no 3
 - f. Ruburfield Subdivision no 66 partial replat no 1
 - g. Southgate partial replat no 3
 - h. Southampton Place partial replat no 3
- V. Public Comment**
- VI. Excuse the absence of Commissioner Rodriguez**
- VII. Adjournment**

Minutes of the Houston Planning Commission

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

October 31, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Absent

Susan Alleman

Arrived at 2:39 p.m. during Item I

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Absent

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Absent

Zafar Tahir

Arrived at 2:59 p.m. during item 105

Left at 3:55 p.m. during item 117

Meera D. Victor

Absent

Scott Cain for

Commissioner James Noack

Rick Staigle for

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, Director, Planning and Development

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 17, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 17, 2019 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

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

Presentation was given by Kim Mickelson, Legal Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 96)

Item(s) removed for separate consideration: **12, 25, 67, 68, 75 and 95.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 96 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 96 subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Garza**

Vote: **Carries**

Abstaining: **Robins**

Recused: **Heisch**

Staff recommendation: Approve staff's recommendation for items **12, 25, 67, 68, 75 and 95**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **12, 25, 67, 68, 75 and 95**, subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

C PUBLIC HEARINGS

97 Allendale Townsite Sec A 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: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

98 Allendale Townsite Sec A partial replat no 5 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**

99 Allendale Townsite Sec A partial replat no 6 C3N

Approve

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

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

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Michael Kramer sat in for Margaret Wallace Brown as Secretary.

100 Avondale Square 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: **Rosenberg**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch recused himself.

101 Cal Run Estates in North Park 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

102 Clearcroft replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.
Commission action: Deferred the application for two weeks for Chapter 42 planning standards.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

103 Emancipation Reserve C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

104 Lindale Park Sec 6 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

105 MacGregors Blodgett Park Sec 3 C3N Approve
partial replat no 1
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: **Carries** Opposed: **Rosenberg**
Speakers: Joyce Owens, applicant – supportive; Sandra Stevens, Barbara McGuffey and Kathleen O'Reilly – opposed.

106 Neuen Manor partial replat no 14 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

107 Neuen Manor partial replat no 15 C3N Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Mares** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

108 Riverside Terrace Sec 1 partial replat no 5 C3N Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

109 Tetracon Sec 1 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: **Bryant** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

110 West Lane Annex partial replat no 6 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

111 Aldine Pines GP GP Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

112 Becker Road Tract GP GP 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: **Mares** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.
Margaret Wallace Brown returned as Secretary.

113 Columbia Parkview C2R Defer
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Deferred the application for two weeks to give the developer and adjacent property owners time to meet.
Motion: **Clark** Second: **Rosenberg** Vote: **Carries** Opposed: **Bryant, Garza, Mares, Smith**

Speakers: Omar Izfar, applicant – supportive; Gardner Boulmay, Lindsey Lindsay, Jonathan Lindsay, Donna Bennett and Mark Williamson – opposed.

Commissioner Heisch recused himself.

114 Cypresswood Drive Tract 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**

115 Darwiche Property GP GP Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

**116 Fort Bend County MUD No 24 Wastewater C2 Approve
Treatment Plant no 1**

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

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

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

117 Holcombe Heights North C2R Defer

Staff recommendation: Defer the application for two weeks for additional information required.

Commission action: Deferred the application for two weeks for additional information required.

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

Speakers: Omar Izfar, applicant – supportive; Greg Foley, Amy Conley, Chris McNeely, Mark Williamson and Kara Trail – opposed; Kain Nguyen, Houston Public Works.

Items 118 and 119 were taken together at this time.

**118 Industrial at 1960 GP Approve
119 Industrial at 1960 Sec 1 C3P Approve**

Staff recommendation: Deny the variance and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plats as submitted.

Motion: **Smith** Second: **Clark** Vote: **Carries** Opposed: **Mares, Rosenberg**

Speakers: Carlos Espinoza y Sanchez, applicant, Dianna Johnson, Scott Turner, Ronnie Wills and Maxwell Duwaji – supportive.

120 Lockwood Court C2R Defer

Staff recommendation: Defer the application for two weeks for additional information.

Commission action: Deferred the application for two weeks for additional information.

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

121 Spurling Estates C2 Defer

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

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

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

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

122 Cypresswood Point Sec 11 C3P 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

123	American Fortune	EOA	Approve
124	Grand National	EOA	Approve
125	Grand Oaks Sec 9	EOA	Approve
126	Grand Parkway Phase 2 partial replat no 1	EOA	Approve
127	Seaboard Controls replat no 1 and extension	EOA	Approve
128	Villages at Tour 18 Sec 3	EOA	Approve
129	Winfield Lakes North Sec 5	EOA	Approve

H NAME CHANGES

130	Oak Village Shopping Center (prev. Oak Village Plaza)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

131	21531 Dallas St.	COC	Approve
132	20128 Plantation Creek Dr.	COC	Approve
133	18464 Wisp Willow Way	COC	Approve
134	19857 FM 1485	COC	Approve
135	26223 Pine Lane	COC	Approve
136	1406 Grove Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 123-136.

Commission action: Approved staff's recommendation for items 123-136.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137 7803 Meadow Lake Lane DPV Approve

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

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

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

138 456 West 24th Street DPV Defer

Staff recommendation: Defer the application.

Commission action: Deferred the application.

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

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 05, 2019 FOR:

- a. Bayou Woods Sec 2 partial replat no 3 and extension
- b. Forest Oaks Addition partial replat and extension partial replat no 2
- c. Foster Place partial replat no 4
- d. Houston Acreage Estates partial replat no 2
- e. Neuen Manor partial replat no 14
- f. Parkway at Eldridge Sec 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of December 05, 2019 for item III a-f.

Commission action: Established a public hearing date of December 05, 2019 for item III a-f.

Motion: **Clark**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:09 p.m.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

2020 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES (closing)	PLANNING COMMISSION DATES
1	Monday, December 23, 2019	Thursday, January 9, 2020 (3 wk cycle)
2	Monday, January 13, 2020	Thursday, January 23, 2020
3	Monday, January 27, 2020	Thursday, February 6, 2020
4	Monday, February 10, 2020	Thursday, February 20, 2020
5	Monday, February 24, 2020	Thursday, March 5, 2020
6	Monday, March 9, 2020	Thursday, March 19, 2020
7	Monday, March 23, 2020	Thursday, April 2, 2020
8	Monday, April 6, 2020	Thursday, April 16, 2020 (MTFP workshop 1-2:30)
9	Monday, April 20, 2020	Thursday, April 30, 2020
10	Monday, May 4, 2020	Thursday, May 14, 2020
11	Monday, May 18, 2020	Thursday, May 28, 2020
*A		Thursday, June 4, 2020 (MTFP Hearing)
12	Monday, June 1, 2020	Thursday, June 11, 2020
13	Monday, June 15, 2020	Thursday, June 25, 2020
14	Monday, June 29, 2020	Thursday, July 9, 2020
*B		Thursday, July 16, 2020 (MTFP Recommendations)
15	Monday, July 13, 2020	Thursday, July 23, 2020
17	Monday, July 27, 2020	Thursday, August 6, 2020
18	Monday, August 10, 2020	Thursday, August 20, 2020
19	Monday, August 24, 2020	Thursday, September 3, 2020
20	Tuesday, September 8, 2020	Thursday, September 17, 2020
21	Monday, September 21, 2020	Thursday, October 1, 2020
22	Monday, October 5, 2020	Thursday, October 15, 2020
23	Monday, October 19, 2020	Thursday, October 29, 2020
24	Monday, November 2, 2020	Thursday, November 12, 2020
25	Monday, November 16, 2020	Thursday, December 3, 2020 (3 wk cycle)
26	Monday, December 7, 2020	Thursday, December 17, 2020
1	Monday, December 21, 2020	Thursday, January 7, 2021 (3 wk cycle)

Location and Time: Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby Street. Houston TX 77002, beginning at 2:30 p.m., unless otherwise noted.

Biweekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: Three-week cycles can occur around the City's adopted holiday schedule. such as for: 1) Thanksgiving, and 2) Christmas/New Year.

Submittal Periods: Submittal periods open at 6:00 a.m. on Fridays, following Commission meetings. The submittal period is extended for an additional (fifth) day for city holidays on Monday. All submittal periods close at 11:00 a.m. Monitor the Department's media outlets for any updates.

MTFP: Major Thoroughfare and Freeway Plan meetings (*) are typically held during the summer months, on alternate Thursdays from the Planning Commission meeting dates, and as noted.

Date of Document: Adopted by Planning Commission 11-14-2019

2020 Chapter 26 Submittal Dates

SUBMITTAL DATES

Meeting Number	Planning Commission Dates	for Parking Variance Sec. 26-561	for Special Parking Area Sec. 26-512
1	Thursday, January 9, 2020	Monday, December 9, 2019	Tuesday November 18, 2019
2	Thursday, January 23, 2020	Monday, December 23, 2019	Monday, December 9, 2019
3	Thursday, February 6, 2020	Monday, January 13, 2020	Monday, December 23, 2019
4	Thursday, February 20, 2020	Monday, January 27, 2020	Monday, January 13, 2020
5	Thursday, March 5, 2020	Monday, February 10, 2020	Monday, January 27, 2020
6	Thursday, March 19, 2020	Monday, February 24, 2020	Monday, February 10, 2020
7	Thursday, April 2, 2020	Monday, March 9, 2020	Monday, February 24, 2020
8	Thursday, April 16, 2020	Monday, March 23, 2020	Monday, March 9, 2020
9	Thursday, April 30, 2020	Monday, April 6, 2020	Monday, March 23, 2020
10	Thursday, May 14, 2020	Monday, April 20, 2020	Monday, April 6, 2020
11	Thursday, May 28, 2020	Monday, May 4, 2020	Monday, April 20, 2020
12	Thursday, June 11, 2020	Monday, May 18, 2020	Monday, May 4, 2020
13	Thursday, June 25, 2020	Monday, June 1, 2020	Monday, May 18, 2020
14	Thursday, July 9, 2020	Monday, June 15, 2020	Monday, June 1, 2020
15	Thursday, July 23, 2020	Monday, June 29, 2020	Monday, June 15, 2020
A	Thursday, July 30, 2020 (MTFP Hearing)		
16	Thursday, August 6, 2020	Monday, July 13, 2020	Monday, June 29, 2020
B	Thursday, August 13, 2020 (MTFP recommendations)	Monday, July 27, 2020	Monday, July 13, 2020
17	Thursday, August 20, 2020		
18	Thursday, September 3, 2020	Monday, August 10, 2020	Monday, July 27, 2020
19	Thursday, September 17, 2020	Monday, August 24, 2020	Monday, August 10, 2020
20	Thursday, October 1, 2020	Tuesday, September 8, 2020	Monday, August 24, 2020
21	Thursday, October 15, 2020	Monday, September 21, 2020	Tuesday, September 8, 2020
22	Thursday, October 29, 2020	Monday, October 5, 2020	Monday, September 21, 2020
23	Thursday, November 12, 2020	Monday, October 19, 2020	Monday, October 5, 2020
24	Thursday, December 3, 2020 (3 wk cycle)	Monday, November 2, 2020	Monday, October 19, 2020
25	Thursday, December 17, 2020	Monday, November 16, 2020	Monday, November 2, 2020
1	Thursday, January 7, 2021 (3 wk cycle)	Monday, December 7, 2020	Monday, November 16, 2020

Submittal Requirements

Parking Variance requests must be submitted at least 24 days before the date of the meeting at which the commission will first consider the application.

Special Parking Area requests must be submitted at least 45 days before the date of the meeting at which the commission will first consider the application.

Parking Variance and Special Parking Area applications must be submitted to the Planning and Development Department on the submittal date by the close of business.

Applications must be submitted to the Planning and Development Department, 611 Walker Street, Sixth Floor.

Planning Commission Meetings

Location and Time: Meetings are held in City Council Chambers, City Hall annex, 900 Bagby Street, Houston TX 77002, beginning at 2:30 p.m.

Bi-weekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: occurs around the City's adopted holidays.

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

1	Agenda Plaza	C2		Approve the plat subject to the conditions listed
2	Allendale Townsite Sec A partial replat no 4	C3F		Defer Additional information reqd
3	Allendale Townsite Sec A partial replat no 5	C3F		Approve the plat subject to the conditions listed
4	Allendale Townsite Sec A partial replat no 6	C3F		Approve the plat subject to the conditions listed
5	Aquaworld System	C2		Approve the plat subject to the conditions listed
6	Balmoral Swing Tract Drainage Channel	C3F	DEF1	Withdraw
7	Breckenridge West Sec 6	C3P		Approve the plat subject to the conditions listed
8	Bridgeland Parkland Village Reserve Sec 2	C2		Approve the plat subject to the conditions listed
9	Bridgeland Parkland Village Reserve Sec 3	C2		Approve the plat subject to the conditions listed
10	C3 Katy Ventures	C3P		Approve the plat subject to the conditions listed
11	City of Houston Sims Bayou Well no 3	C2	DEF1	Withdraw
12	Coastal Prairie Boulevard Street Dedication and Reserves Sec 1	C3P		Defer Additional information reqd
13	Commons at Ella Forest	VF		Approve the plat subject to the conditions listed
14	Cong Luu Estates	C2	DEF1	Approve the plat subject to the conditions listed
15	Cypresswood Point Sec 11	C3F		Approve the plat subject to the conditions listed
16	Development on Edison Street replat no 1	C3F		Approve the plat subject to the conditions listed
17	Development on McKee Street replat no 1	C3F		Approve the plat subject to the conditions listed
18	Durham Heights	C3F		Approve the plat subject to the conditions listed
19	Elyson Sec 23	C3P		Approve the plat subject to the conditions listed
20	Elyson Sec 26	C3P		Approve the plat subject to the conditions listed
21	Elyson Sec 27	C3P		Approve the plat subject to the conditions listed
22	Greenwood Grove	C3P		Approve the plat subject to the conditions listed
23	Haven at Kieth Harrow	C3F		Defer Chapter 42 planning standards
24	Heights at Minimax Addition	C3F		Defer Chapter 42 planning standards
25	Industrial at FM 1960 Sec 1	C3F		Defer per Harris County Engineering Office and for further study and review
26	Katy Pointe Sec 4	C3P		Approve the plat subject to the conditions listed
27	Lakeview Retreat Sec 7	C3P		Approve the plat subject to the conditions listed
28	Lakeview Retreat Sec 8	C3P		Approve the plat subject to the conditions listed
29	Lindale Park Sec 6 partial replat no 1	C3F		Approve the plat subject to the conditions listed
30	Long Meadow Town Center Sec 1	C3F		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: November 14, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Long Meadow Town Center Sec 2	C3F		Approve the plat subject to the conditions listed
32	Long Meadow Town Center Sec 3	C3F		Approve the plat subject to the conditions listed
33	Long Meadow Town Center Sec 4	C3F		Approve the plat subject to the conditions listed
34	Marisol Sec 1	C3F		Approve the plat subject to the conditions listed
35	Morton Creek Ranch Sec 23	C3P		Approve the plat subject to the conditions listed
36	Neuen Manor partial replat no 14	C3F		Approve the plat subject to the conditions listed
37	Newport Sec 7 partial replat no 4	C3F		Approve the plat subject to the conditions listed
38	Northwood Street Park Sec 5	C2		Approve the plat subject to the conditions listed
39	Olympia Falls GP	GP	DEF1	Approve the plat subject to the conditions listed
40	Olympia Falls Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
41	Olympia Falls Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
42	Omega Townhomes	C3F	DEF1	Approve the plat subject to the conditions listed
43	Prose Airline	C2		Defer Additional information reqd
44	Ryon Enclave	C2		Defer Chapter 42 planning standards
45	Sherwood Estates Sec 3 partial replat no 2	C3F		Approve the plat subject to the conditions listed
46	Silver Springs West Richey Road Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
47	Springwoods Village Energy Drive Extension Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
48	Take Five FM 2920	C3F		Approve the plat subject to the conditions listed
49	Telge Development	C2		Approve the plat subject to the conditions listed
50	Towne Lake Sec 60	C3P		Approve the plat subject to the conditions listed
51	Warren Ranch Sec 1	C3P		Approve the plat subject to the conditions listed
52	Warren Ranch Sec 2	C3P		Approve the plat subject to the conditions listed
53	Warren Ranch Sec 3	C3P		Approve the plat subject to the conditions listed
54	Warren Ranch Sec 4	C3P		Approve the plat subject to the conditions listed
55	Warren Ranch Sec 5	C3P		Approve the plat subject to the conditions listed
56	West 15th Street Villas	C2		Approve the plat subject to the conditions listed
57	West Mount Houston Plaza	C2	DEF1	Disapprove
58	Westheimer Green Plaza	C2	DEF2	Approve the plat subject to the conditions listed
59	Willow Meadows Sec 18 partial replat no 2	C3F		Approve the plat subject to the conditions listed
60	Windrow Sec 3	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
B-Replats				
61	Alexander Heights	C2R		Approve the plat subject to the conditions listed
62	Bonaire Place	C2R	DEF1	Approve the plat subject to the conditions listed
63	CCR Racing	C2R		Approve the plat subject to the conditions listed
64	Courtyard of Saint Charles Street	C2R	DEF1	Approve the plat subject to the conditions listed
65	DSMTX at Cunningham	C2R		Approve the plat subject to the conditions listed
66	Fullerton Place partial replat no 4	C2R		Defer for further study and review
67	Gator Place	C2R	DEF1	Disapprove
68	Glade at Groves	C2R		Approve the plat subject to the conditions listed
69	Green Pine	C2R		Approve the plat subject to the conditions listed
70	Hadley Rail	C2R	DEF1	Withdraw
71	Harlem Estates	C2R		Approve the plat subject to the conditions listed
72	Huffman Properties	C2R		Approve the plat subject to the conditions listed
73	Hull Calhoun Estates	C2R		Approve the plat subject to the conditions listed
74	Jurado Estates	C2R	DEF1	Approve the plat subject to the conditions listed
75	Karam Plaza Southloop	C2R		Defer Additional information reqd
76	McCarty Development	C2R		Approve the plat subject to the conditions listed
77	McLean Court	C2R		Approve the plat subject to the conditions listed
78	Milwee Place	C2R	DEF1	Approve the plat subject to the conditions listed
79	Moderno at Tidwell	C2R	DEF1	Approve the plat subject to the conditions listed
80	Moguns in Paradise	C2R		Approve the plat subject to the conditions listed
81	Nichols Street Landing	C2R		Approve the plat subject to the conditions listed
82	Northside Park	C2R		Approve the plat subject to the conditions listed
83	Palazzi at the Yards	C2R	DEF1	Approve the plat subject to the conditions listed
84	Park at Hutchins	C2R	DEF1	Disapprove
85	Park Vista at El Tesoro Sec 1	C3R		Approve the plat subject to the conditions listed
86	Pech Landing	C3R		Approve the plat subject to the conditions listed
87	Peek Entrepreneurs replat no 1	C2R		Defer Chapter 42 planning standards
88	Rhodes School at Channelview	C2R		Approve the plat subject to the conditions listed
89	Sunshine Terry	C2R		Approve the plat subject to the conditions listed
90	Yellowstone Academy Campus	C2R		Defer Additional information reqd

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

C-Public Hearings Requiring Notification

91	Amhurst Sec 2 partial replat no 2	C3N		Approve the plat subject to the conditions listed
92	Clearcroft replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
93	David Crockett Second Replat partial replat no 5	C3N		Withdraw
94	Draco Spring Manufacturing Company	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
95	East End on the Bayou Sec 3 replat no 1 and extension	C3N		Withdraw
96	Long Point Acres partial replat no 5	C3N		Approve the plat subject to the conditions listed
97	Neuen Manor partial replat no 15	C3N	DEF1	Approve the plat subject to the conditions listed
98	Northampton Sec 3 partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Riverside Terrace Sec 1 partial replat no 5	C3N	DEF2	Grant the requested special exception(s) and Approve the plat subject to the conditions listed
100	Riverside Terrace Sec 11 partial replat no 2	C3N		Approve the plat subject to the conditions listed
101	Tetracon Sec 1 partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
102	Yaupon Grove partial replat no 1	C3N		Defer Applicant request

D-Variances

103	Aldine Pines GP	GP	DEF1	Grant & deny the requested variance(s) and Approve the plat subject to the conditions listed
104	Becker Road Tract GP	GP	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Columbia Parkview	C2R	DEF2	Approve the plat subject to the conditions listed
106	Generation Park West Sec 5	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Harlem Road Reserves	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Holcombe Heights North	C2R	DEF2	Approve the plat subject to the conditions listed
109	Ion Garage	C2R		Defer Applicant request
110	Lockwood Court	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	McMahon Circle GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
112	McMahon Circle Sec 1	C2		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: November 14, 2019**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
113	Northwest Harris County MUD no 12 Water Plant no 2	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Spurling Estates	C3P	DEF2	Withdraw
115	Valencia Court	C2R		Defer Additional information reqd

E-Special Exceptions

116	Breckenridge West Sec 7	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

117	Lakeview Retreat Sec 6	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
118	Shaw Road Commercial	C2		Defer Additional information required and Harris County's request

G-Extensions of Approval

119	Benignus Acres replat partial replat no 1 and extension	EOA		Approve
120	Briar Hollow Place Apartments	EOA		Approve
121	Bridgeland Parkland Village Sec 27	EOA		Approve
122	Holly Homes replat no 1	EOA		Approve
123	Katy Manor South Sec 1	EOA		Approve
124	Katy Manor South Sec 2	EOA		Approve
125	Lakemont Waste Water Treatment Plant	EOA		Approve
126	Lantana Sec 4	EOA		Approve
127	New Forest Parkway Street Dedication Sec 1	EOA		Approve
128	Newport Sec 10 partial replat no 1	EOA		Approve
129	Wayside Village Sec 4	EOA		Approve
130	Westgreen Boulevard Street Dedication Sec 5	EOA		Approve

H-Name Changes

None

I-Certification of Compliance

131	20202 Roadway Ln	COC		Approve
132	26050 Hunters Trail	COC		Approve
133	0 FM 2920	COC		Approve
134	25299 Lamar Lane	COC		Approve

J-Administrative

None

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

K-Development Plats with Variance Requests

135	4002 Falkirk Lane	DPV		Approve
136	6010 Rose Street	DPV		Approve
137	5345 Schumacher Lane	DPV		Approve
138	456 West 24th Street	DPV		Deny



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 11/14/2019
Plat Name: Agenda Plaza
Developer: Advance Surveying, Inc.
Applicant: Advance Surveying, Inc.
App No/Type: 2019-1967 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.6960	Total Reserve Acreage:	1.6960
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	77036	529Y	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

City Engineer: Detention is required.

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

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



Agenda Item: 2
Action Date: 11/14/2019
Plat Name: Allendale Townsite Sec A partial replat no 4
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-2056 C3F

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	4.3428	Total Reserve Acreage:	4.3384
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535H	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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

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

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

Deferred: Per Preliminary CPC form, a release of easement and a letter of no objection from UA was to be submitted with Final application.

-Coordinate with PWE Joint Referral Committee concerning the relocation/abandonment of the existing sewer prior to final plat approval. Provide a letter of no objection from PWE Utility Analysis Group for abandon a portion of Jordan Avenue prior to final plat approval.

For Your Information:

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

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

City Engineer: Detention is required.

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

Addressing: Local road, JORDAN STREET, exists within City of Houston Easement, and may need to be abandoned.

Parks and Recreation: N/A Commercial



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 11/14/2019
Plat Name: Allendale Townsite Sec A partial replat no 5
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-2042 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	6.2676	Total Reserve Acreage:	6.2676
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535M	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater 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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 11/14/2019
Plat Name: Allendale Townsite Sec A partial replat no 6
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-2040 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.1180	Total Reserve Acreage:	5.1180
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535M	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

PWE Utility Analysis: A Wastewater 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.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 11/14/2019
Plat Name: Aquaworld System
Developer: LC Construction, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-2045 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.2690	Total Reserve Acreage:	8.2690
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:	HC MUD 144
County	Zip	Key Map ©	City / ETJ
Harris	77449	407N	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 10' BL and denied access note for the Heather Hollow Dr. stub.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 11/14/2019
Plat Name: Aquaworld System
Developer: LC Construction, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-2045 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. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (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)
- Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation. (TLGC-242.001h)
- Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
City Engineer: Detention is required.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 11/14/2019
Plat Name: Balmoral Swing Tract Drainage Channel
Developer: HCMUD 423
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1942 C3F

Staff Recommendation:
Withdraw

Total Acreage:	6.9098	Total Reserve Acreage:	6.8270
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	376Q	ETJ

Conditions and Requirements for Approval

For Your Information:

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

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)

Sec 24 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42)

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

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: 7
Action Date: 11/14/2019
Plat Name: Breckenridge West Sec 6
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-2004 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	36.7000	Total Reserve Acreage:	9.8500
Number of Lots:	135	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	TIMBER LANE UD
County	Zip	Key Map ©	City / ETJ
Harris	77373	293X	ETJ

Conditions and Requirements for Approval

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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. (HC) (COH-Chapter 42)
 Breckenridge West Sec 5 PLAT needs to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42)
 Check for all-way stop warrant analysis per section 2B.07 of TMUTCD at intersections of Forestbrook Drive at Lincolns Meadows Drive and Breckenridge Village Drive at Lincolns Meadow Drive (TMUTCD sec. 2B.07)



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 11/14/2019
Plat Name: Breckenridge West Sec 6
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-2004 C3P

Staff Recommendation:
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.



Agenda Item: 8
Action Date: 11/14/2019
Plat Name: Bridgeland Parkland Village Reserve Sec 2
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-1986 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	17.6100	Total Reserve Acreage:	17.6100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 419
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approve

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)

Sec 27 and Sec 39 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Limited scope TIA will be required for commercial development of the property. (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: 9
Action Date: 11/14/2019
Plat Name: Bridgeland Parkland Village Reserve Sec 3
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2019-1988 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.9500	Total Reserve Acreage:	10.9500
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 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

PWE Utility Analysis: Approve

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)

Sec 39 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 11/14/2019

Plat Name: C3 Katy Ventures

Developer: Alpine Engineering and Construction, LLC

Applicant: Gruller Surveying

App No/Type: 2019-1833 C3P

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	13.4004	Total Reserve Acreage:	12.6552
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	77493	405N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 11/14/2019

Plat Name: C3 Katy Ventures

Developer: Alpine Engineering and Construction, LLC

Applicant: Gruller Surveying

App No/Type: 2019-1833 C3P

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approved

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

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)

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 Porter Road and FM 529. (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)

Documentation of TxDOT driveway approval should be submitted with site plans. (HC permit regs, 5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 11/14/2019
Plat Name: City of Houston Sims Bayou Well no 3
Developer: City of Houston
Applicant: BGE, Inc.
App No/Type: 2019-1873 C2

Staff Recommendation:
Withdraw

Total Acreage:	0.8969	Total Reserve Acreage:	0.8969
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:	FIVE CORNERS IMPROVEMENT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77085	571J	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: 10/24/19:
No comments.
PWE Utility Analysis: Approved
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.



Agenda Item:	12	Staff Recommendation:	Defer Additional information reqd
Action Date:	11/14/2019		
Plat Name:	Coastal Prairie Boulevard Street Dedication and Reserves Sec 1		
Developer:	290 WR Holdings		
Applicant:	LJA Engineering, Inc.- (West Houston Office)		
App No/Type:	2019-1973 C3P		

Total Acreage:	11.8000	Total Reserve Acreage:	2.6000
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	77447	324K	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)

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.

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

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) Coordinate with eastern, adjacent property owner pertaining to where eastbound streets are proposed from Coastal Prairie Boulevard.

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127) Coordinate with eastern, adjacent property owner.

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

Coordinate with Harris County, TXDOT, and Southern Pacific Railroad the alignment and tie to existing rights-of-way at the northern plat boundary.

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	12	Staff Recommendation:
Action Date:	11/14/2019	Defer Additional information reqd
Plat Name:	Coastal Prairie Boulevard Street Dedication and Reserves Sec 1	
Developer:	290 WR Holdings	
Applicant:	LJA Engineering, Inc.- (West Houston Office)	
App No/Type:	2019-1973 C3P	

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)

Plat name and road name should be Badtke Road. Plat is requested to be deferred.(COH-Chapter 42)

Street dedication plat encroaches into Mc Allister property. Mc Allister needs to co-sign on plat or do owner's ratification.(COH-Chapter 42)

Traffic Impact Analysis will be required outlining developer responsibility for the construction of Coastal Prairie Blvd (Badtke Road). (HC-permit regs, 12.02)

Plans should show road transition to existing Badtke at northern plat boundary. (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: 13
Action Date: 11/14/2019
Plat Name: Commons at Ella Forest
Developer: Wheatley Corner, LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1994 VF

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.2358	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 11/14/2019
Plat Name: Cong Luu Estates
Developer: CSF Consulting LP
Applicant: CSF Consulting LP
App No/Type: 2019-1866 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5340	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410P	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)

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14

Action Date: 11/14/2019

Plat Name: Cong Luu Estates

Developer: CSF Consulting LP

Applicant: CSF Consulting LP

App No/Type: 2019-1866 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. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (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)
- Verify a if water well and expansionary OSSF will fit on reserve (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

PWE Utility Analysis: Approved

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

No building is allowed within any public utilities easement.

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 11/14/2019
Plat Name: Cypresswood Point Sec 11
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No/Type: 2019-1965 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed



Agenda Item: 15
Action Date: 11/14/2019
Plat Name: Cypresswood Point Sec 11
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No/Type: 2019-1965 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	43.6940	Total Reserve Acreage:	34.0690
Number of Lots:	46	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:	HUNTERS GLEN MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334K	ETJ

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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. (HC) (COH-Chapter 42)
 - Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation. (TLGC-242.001h)
 PWE Utility Analysis: Approved
 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: 16
Action Date: 11/14/2019
Plat Name: Development on Edison Street replat no 1
Developer: Manriquez Holdings, LLC
Applicant: ICMC GROUP INC
App No/Type: 2019-1916 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1263	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.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 11/14/2019
Plat Name: Development on McKee Street replat no 1
Developer: Manriquez Holdings, LLC
Applicant: ICMC GROUP INC
App No/Type: 2019-1912 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	City

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Traffic: 11/05/19:

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 11/14/2019
Plat Name: Durham Heights
Developer: Sheer Homes, inc
Applicant: Sheer Homes, Inc.
App No/Type: 2019-1889 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1667	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

For Your Information:

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 11/14/2019
Plat Name: Elyson Sec 23
Developer: NASH FM 529 LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-2001 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.5000	Total Reserve Acreage:	3.2700
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
Harris	77493	405P	ETJ

Conditions and Requirements for Approval

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (Ament_185_cos.doc)

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 11/14/2019
Plat Name: Elyson Sec 23
Developer: NASH FM 529 LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-2001 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "ASTER PRAIRIE" street name is already in use. Please choose another street name that is more unique.

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. (COH-Chapter 42)

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

Aster Prairie Loop is a street name duplication. Choose another name.(COH-chapter 41)

Required UVE at the intersection of Verbena Meadow Drive and Elyson Blvd has not been shown on the Plat. (chapter 10-COH geometric design guidelines, 10-23)

Construction plan (Project Number 1907080130) has not been approved.

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 11/14/2019
Plat Name: Elyson Sec 26
Developer: NASH FM 529 LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-2002 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.9000	Total Reserve Acreage:	1.2200
Number of Lots:	84	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	ETJ

Conditions and Requirements for Approval

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

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)

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

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190) Record second point of access prior to final plat. If the collector road is to connect to Porter Road, the major thoroughfare must be dedicated right-of-way to meet the second point of access requirement.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 20
Action Date: 11/14/2019
Plat Name: Elyson Sec 26
Developer: NASH FM 529 LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-2002 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "SILVAN BIRCH" sounds very similar to "SILVER BIRCH". Consider renaming
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. (COH-Chapter 42)
Elyson blvd and Sec 23 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Required UVE at Andorra Ridge Road and Elyson Road has not been shown on the Plat. (chapter 10-COH geometric design guidelines, 10-23)
Construction plan (Project Number 1907080034) 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: 21
Action Date: 11/14/2019
Plat Name: Elyson Sec 27
Developer: NASH FM 529 LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-2003 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.6000	Total Reserve Acreage:	4.6000
Number of Lots:	96	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.(Ch. 42, Sec 210).

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

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

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

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.(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: 21
Action Date: 11/14/2019
Plat Name: Elyson Sec 27
Developer: NASH FM 529 LLC
Applicant: META Planning + Design, LLC
App No/Type: 2019-2003 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (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)
Sec 23 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked for making right turn on red by EB traffic on FM 529 onto Elyson Blvd for future signalization.(chapter 10-COH geometric design guidelines, 10-23)
ALL-WAY Stop Warrant Analysis per TMUTCD Section 2B.07 should be provided with construction plan to determine traffic control at the intersection of Verbena Meadow Drive and Golden Groundsel Drive. (TMUTCD sec. 2B.07)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 11/14/2019
Plat Name: Greenwood Grove
Developer: U.S. Home Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-2048 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.5040	Total Reserve Acreage:	4.1640
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	GREENWOOD UD
County	Zip	Key Map ©	City / ETJ
Harris	77044	456C	ETJ

Conditions and Requirements for Approval

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 & 44)

185.2. Appendix A: Provide an attesting individual 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 11/14/2019
Plat Name: Greenwood Grove
Developer: U.S. Home Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-2048 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (TLGC-242.001h)
Guardrail for channel should be located outside of ROW (HC-permit regs)
ROW for Greenwood Grove Drive is a 60' minimum at Tidwell Road
UVE should be checked at Greenwood Grove Drive and Tidwell Road, and at Barker Drive (pvt) and Tidwell Road (chapter 10-COH geometric design guidelines, 10-23)
Greenwood Grove Drive should be located to line up with driveway under construction for The Vireo Apartment (Project Number 1705170041) across Tidwell Road and maintain adequate distance between median openings along major thoroughfare per Geometric Design Guidelines.
EB left turn lane will be required on Tidwell Road at Greenwood Grove Drive.
Plan and Plat should be approved by E. Tidwell Road CIP Project Manager, Mike Chang (713-274-3626).
Plat is requested to be deferred for coordination with applicant. (COH-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: 23
Action Date: 11/14/2019
Plat Name: Haven at Kieth Harrow
Developer: Grason Communities, LTD.
Applicant: Pape-Dawson Engineers
App No/Type: 2019-1961 C3F

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	6.5130	Total Reserve Acreage:	1.0770
Number of Lots:	42	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 167
County	Zip	Key Map ©	City / ETJ
Harris	77449	446C	ETJ

Conditions and Requirements for Approval

037. COS reserves shall be reasonably dry and flat. (Ch. 42, Sec 183 (c)).

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (Ament_185_cos.doc)(Ch.42, Sec 192).

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.

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

For Your Information:

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (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)
 Construction plan (Project Number 1906040124) has not been approved.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 11/14/2019
Plat Name: Heights at Minimax Addition
Developer: CND-Timbergrove, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-2016 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	4.6300	Total Reserve Acreage:	0.4824
Number of Lots:	54	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

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.

055. Subdivision name shall not be a duplicate. Revise subdivision name.(Ch. 42, Sec 41).

174.1 Provide mutual use agreement at time of recordation. (Ch.42, Sec 188(c)).

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

A new subdivision name is required. This is a duplicate subdivision name.

For Your Information:

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

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 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 11/14/2019
Plat Name: Industrial at FM 1960 Sec 1
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-2051 C3F

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

Total Acreage:	51.6613	Total Reserve Acreage:	51.3854
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:	EMERALD FOREST UD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369P	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.

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

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

For Your Information:

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

City Engineer: Detention is required.

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. (HC) (COH-Chapter 42)

County supported variance to not extend Tower Oaks Blvd at 10-31-2019 planning commission meeting Road should be 100 foot tangent from ROW line before curvature. See markup

Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)

Plat is requested to be deferred for meeting with applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 11/14/2019
Plat Name: Katy Pointe Sec 4
Developer: TELEPHONE INVESTMENTS, INC.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1969 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.6650	Total Reserve Acreage:	0.4960
Number of Lots:	97	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	445E	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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 11/14/2019
Plat Name: Katy Pointe Sec 4
Developer: TELEPHONE INVESTMENTS, INC.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1969 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.

Addressing: SWIFT FOX LANE Public - Duplicate in ETJ exists: SWIFT FOX COURT Please change street name of SWIFT FOX LANE to a more unique street name.
ROCKY BLUFF LANE - Duplicate exists: ROCKY BLUFF DRIVE Please change street name of ROCKY BLUFF LANE to something more unique.
HIGH PLAINS LANE - Duplicate exists: HIGH PLAINS DRIVE Please change street name of HIGH PLAINS LANE to something more unique.
GREAT HERON LANE - Duplicate exists: GREAT HERON DRIVE Please change street name of GREAT HERON LANE to something more unique.
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)
High Plains Lane is a street name duplication. Choose another name. (COH-Chapter 41)
Great Heron Lane is a street name duplication. Choose another name (COH-Chapter 41)
Swift Fox Lane is a street name duplication. Choose another street name. (COH-Chapter 41)
Align north ROW of High Plains Lane with northern boundary for Wallach property to the west.

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



Agenda Item: 27
Action Date: 11/14/2019
Plat Name: Lakeview Retreat Sec 7
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-1999 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	20.1000	Total Reserve Acreage:	0.0500
Number of Lots:	112	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	526L	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. Lakeview Retreat Sec 5 must be recorded prior to or simultaneously with this plat. 42-120(a)(3)
- 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.) Additional UE's required adjacent to 50' ROW
 2.) Submit FP to FBC for formal review
 3.) This does not constitute a formal review by FBC as not all review comments are provided in this portal
 PWE Utility Analysis: Approve
 City Engineer: Make sure that the subdivision has detention.

Addressing: Must coordinate street names with related plat application 2019-1998: RAMSGATE CLIFF LANE
 <> HEATHER WILLOW LANE. Per Ch. 41, Code of Ordinances, A new street that is a direct extension of an existing street shall have the same name as the existing street.



Agenda Item: 28
Action Date: 11/14/2019
Plat Name: Lakeview Retreat Sec 8
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-2000 C3P

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	24.9000	Total Reserve Acreage:	6.9100
Number of Lots:	95	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	526L	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. 42-40(c)

052. Lakeview retreat Sec 6 must be recorded prior to or simultaneously with this plat must be recorded prior to or simultaneously with this plat. 42-120(a)(3)

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.) Sanora Star Lane and Falmouth Shore Lane can be same street name
 2.) Rainham Valley Lane and Swanpool Village Lane can be same street
 3.) Additional UE's required adjacent to 50' ROW
 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
 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 11/14/2019
Plat Name: Lindale Park Sec 6 partial replat no 1
Developer: Alpha Plans
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-2021 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2448	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and Requirements for Approval

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

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)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 11/14/2019
Plat Name: Long Meadow Town Center Sec 1
Developer: Middleton Commercial , LLC
Applicant: Costello, Inc.
App No/Type: 2019-2030 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	38.2700	Total Reserve Acreage:	38.2700
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:	FB C MUD 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526S	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.42-210

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.

Fort Bend Engineer: 1.) Landscape area owned by owners' association should be platted.

2.) Block length variance will be needed for FBC

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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 31
Action Date: 11/14/2019
Plat Name: Long Meadow Town Center Sec 2
Developer: Middleton Commercial , LLC
Applicant: Costello, Inc.
App No/Type: 2019-2031 C3F

Staff Recommendation:
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:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	FB C MUD 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525V	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.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.

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.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 11/14/2019
Plat Name: Long Meadow Town Center Sec 3
Developer: Middleton Commercial , LLC
Applicant: Costello, Inc.
App No/Type: 2019-2035 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4000	Total Reserve Acreage:	1.4000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	FB C MUD 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526W	ETJ

Conditions and Requirements for Approval

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 11/14/2019
Plat Name: Long Meadow Town Center Sec 4
Developer: Middleton Commercial , LLC
Applicant: Costello, Inc.
App No/Type: 2019-2036 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.9000	Total Reserve Acreage:	1.9000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	FB C MUD 194
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526W	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 *****.

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)

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

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
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: 34
Action Date: 11/14/2019
Plat Name: Marisol Sec 1
Developer: DRP TX 1, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1970 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	31.8670	Total Reserve Acreage:	12.6360
Number of Lots:	109	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	ETJ

Conditions and Requirements for Approval

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. (COH-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 (HC-permit regs)

Required UVEs have been shown on the Plat and should be shown on construction plan also. (Chapter 10-COH geometric design guidelines, 10-23)

EB left turn lane will be required on Stockdick School Road at Vossler Manor Drive when Stockdick School Road is extended to the west.

ALL-WAY Stop Warrant Analysis per TMUTCD Section 2B.07 should be provided to determine traffic control at intersection of Whitehaven Gate Street and Castle Discordia Street.

Construction plan (Project Number 1909130015) has not been approved. (TMUTCD sec. 2B.07)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 11/14/2019
Plat Name: Morton Creek Ranch Sec 23
Developer: Woodmere Development Co., LTD.
Applicant: R.G. Miller Engineers
App No/Type: 2019-1960 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.4100	Total Reserve Acreage:	7.7275
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	ETJ

Conditions and Requirements for Approval

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)

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

For Your Information:

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

PWE Utility Analysis: Approved

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

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)

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 11/14/2019
Plat Name: Neuen Manor partial replat no 14
Developer: Fondren Real Estate, LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-2014 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.1370	Total Reserve Acreage:	1.1370
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450P	City

Conditions and Requirements for Approval

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

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

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

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

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.



Agenda Item: 37
Action Date: 11/14/2019
Plat Name: Newport Sec 7 partial replat no 4
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1971 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.3870	Total Reserve Acreage:	0.0000
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NEWPORT MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419B	ETJ

Conditions and Requirements for Approval

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

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

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (42-42 (5), 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. (45)

For Your Information:

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

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

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)

Addressing: YAW COURT - Similar sound-alike street name in existing or reserved streets: YAWL COURT.
Suggest changing street name of YAW COURT to something more unique.



Agenda Item: 38
Action Date: 11/14/2019
Plat Name: Northwood Street Park Sec 5
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-1860 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1432	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	77009	453T	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 11/14/2019
Plat Name: Olympia Falls GP
Developer: KB Home Lone Star INC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1904 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	131.5070	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	610R	ETJ

Conditions and Requirements for Approval

046. General Plan approval is for street patterns as shown on the plat only. (Ch. 42, Sec 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.

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. (Ch. 42, Sec 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. (Ch. 42, Sec 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. (Ch. 42, Sec 127)

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

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (Ch. 42, Sec 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. (Ch. 42, Sec 132)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 11/14/2019
Plat Name: Olympia Falls GP
Developer: KB Home Lone Star INC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1904 GP

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1.) Will need Block Length variances along eastern and western boundaries for exceeding 1400'

2.) This can be submitted to FBC for traffic engineer to review possible roundabout locations.

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

PWE Utility Analysis: Approve

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 11/14/2019
Plat Name: Olympia Falls Sec 1
Developer: KB Home Lone Star INC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1908 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.1070	Total Reserve Acreage:	2.7580
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	610R	ETJ

Conditions and Requirements for Approval

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

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

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (Ch. 42, Sec 128).

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 11/14/2019
Plat Name: Olympia Falls Sec 1
Developer: KB Home Lone Star INC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1908 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1.) Provide additional U.E's adjacent to all 50' ROW
2.) Provide recording information for all U.E's proposed outside plat boundary
3.) Provide 30' radius or 25' corner cutback at C1 and C40
4.) Submit Final Plat to Fort Bend County for formal review.
5.) This does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal.
PWE Utility Analysis: Approve
City Engineer: Make sure that the subdivision has detention.

Addressing: Please change LARISSA LANE to a more unique street name LARISSA DRIVE already exists in ETJ.
May want to consider changing OLYMPIA FALLS BLVD to a more unique name OLYMPIA FIELDS LANE exists in ETJ and sounds similar OLYMPIA FALLS BLVD shall be a collector or major collector to use BLVD as street type, per Ch. 41 Code of Ordinances.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 11/14/2019
Plat Name: Olympia Falls Sec 2
Developer: KB Home Lone Star INC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1929 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.2380	Total Reserve Acreage:	1.3480
Number of Lots:	41	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	77545	610R	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).

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.

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

For Your Information:

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

Fort Bend Engineer: 1.) Provide additional U.E's adjacent to all 50' ROW's.

2.) Provide a 30' radius or 25' corner cutback at C9 and C31.

3.) Submit Final Plat to Fort Bend County for formal review.

4.) This does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal.

City Engineer: Make sure that the subdivision has detention.

Addressing: Please change LARISSA LANE to a more unique street name LARISSA DRIVE already exists in ETJ.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 11/14/2019
Plat Name: Omega Townhomes
Developer: River Bridge Investments
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1762 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5053	Total Reserve Acreage:	0.0918
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453P	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.(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: 42
Action Date: 11/14/2019
Plat Name: Omega Townhomes
Developer: River Bridge Investments
Applicant: Hovis Surveying Company Inc.
App No/Type: 2019-1762 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 10/24/19:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

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

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

Parks and Recreation: Park sector must be changed to sector 1.

Solid Waste: The Solid Waste Plan states that the development does not qualify for COH solid waste collection services. The Plat needs to be d with a note to reflect this.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 11/14/2019

Plat Name: Prose Airline

Developer: Alliance Prose Airline Owner, LP

Applicant: Terra Associates, Inc.

App No/Type: 2019-1963 C2

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	4.8370	Total Reserve Acreage:	4.7919
Number of Lots:	0	Number of Multifamily Units:	318
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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.

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

This project will require Joint Referral Committee action for the abandonment/relocation of the existing water and sanitary sewer lines on-site.

City Engineer: Detention is required.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 11/14/2019
Plat Name: Ryon Enclave
Developer: Heirloom Investments, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-2044 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	0.2060	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	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.

208. Staff requests a two week deferral to correct the plat submittal's agenda location (replat, not consent).

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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 may be 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: 45
Action Date: 11/14/2019
Plat Name: Sherwood Estates Sec 3 partial replat no 2
Developer: BC INVESTMENTS
Applicant: Level Up
App No/Type: 2019-2028 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0751	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449T	City

Conditions and Requirements for Approval

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

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))

* Remove the proposed layout if not recorded simultaneously with this plat. Only show property configuration and description at time of this plat's recordation.

* Provide written approval from HPW Joint Referral Committee and utility companies for the removal or relocation of easements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 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: 46
Action Date: 11/14/2019
Plat Name: Silver Springs West Richey Road Street Dedication Sec 1
Developer: Silver Springs Interest, Ltd.
Applicant: Miller Survey Group
App No/Type: 2019-1966 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.4520	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NW HARRIS COUNTY MUD 23
County	Zip	Key Map ©	City / ETJ
Harris	77014	371F	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s): Kaiser-Francis Oil Company and Entex. (Sec 42-55)

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) & 44(1))

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

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

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

For Your Information:

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

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)

Provide INO letter from pipeline company before plan approval/plat recordation (HC-permit regs)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 11/14/2019
Plat Name: Springwoods Village Energy Drive Extension Street Dedication Sec 1
Developer: Harris County Improvement District No. 18
Applicant: C.L. Davis & Company
App No/Type: 2019-2013 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0926	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:	HCID 18 TRACT 3
County	Zip	Key Map ©	City / ETJ
Harris	77389	292K	ETJ

Conditions and Requirements for Approval

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

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)

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47

Action Date: 11/14/2019

Plat Name: Springwoods Village Energy Drive Extension Street Dedication
Sec 1

Developer: Harris County Improvement District No. 18

Applicant: C.L. Davis & Company

App No/Type: 2019-2013 SP

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. (HC) (COH-Chapter 42)

Obtain INO letter from pipeline company for public road crossing before PLAT recordation(HC-permit regs)

Maintenance agreement may be needed for non standard ROW width (HC-permit regs)

Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)

Dedicate UVE by separate instrument prior to plat recordation. See markup. (Chapter 10-COH geometric design guidelines, 10-23)

Staff Recommendation:

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 11/14/2019
Plat Name: Take Five FM 2920
Developer: AS&D
Applicant: K. Chen Engineering
App No/Type: 2019-1978 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8258	Total Reserve Acreage:	0.8258
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:	BRIDGESTONE MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	290Q	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)

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 11/14/2019
Plat Name: Take Five FM 2920
Developer: AS&D
Applicant: K. Chen Engineering
App No/Type: 2019-1978 C3F

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. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- Commissioners' Court Certificate is missing (HC-permit regs)
- Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
PWE Utility Analysis: Approve
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 11/14/2019
Plat Name: Telge Development
Developer: SM Design & Consulting, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-2027 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.0061	Total Reserve Acreage:	4.8726
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327D	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)

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: 49
Action Date: 11/14/2019
Plat Name: Telge Development
Developer: SM Design & Consulting, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-2027 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: Flood Control review - No comments.
Addressing: Please change BOUDREAUX ROAD to SPRING STUEBNER ROAD on plat.
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. (HC) (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)
Plans and PLAT will need to be approved by CIP Project Manager, Carlos Perez
Limited scope TIA required to determine driveway location and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
Add 25 foot building line (COH-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: 50
Action Date: 11/14/2019
Plat Name: Towne Lake Sec 60
Developer: CW SCOA West, L.P.
Applicant: EHRA
App No/Type: 2019-2054 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	28.8800	Total Reserve Acreage:	11.0400
Number of Lots:	91	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	407A	ETJ

Conditions and Requirements for Approval

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

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

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

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

052. Submit a plat for area north of Sec 60, prior to or simultaneously with this final plat.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 11/14/2019
Plat Name: Towne Lake Sec 60
Developer: CW SCOA West, L.P.
Applicant: EHRA
App No/Type: 2019-2054 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "PALO DURO" Street name is already in use (SUBDIVISION= Ranch Country Section 1). Please use another name

"LAKE LIMESTONE" Street name is already in use (near SUBDIVISION= Waters Edge Section 1). Please use another name

"CHAMPION CREEK" Street name is already in use (SUBDIVISION= Waterside Estates Section 7). Please use another name

"BRAZOS WOODS" Street name sounds too similar to already existing "BRAZOSWOOD". Please change 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)

Provide sight distance analysis at the intersection of Champion Creek Way and Hamilton Hills Drive considering locations of existing trees and vertical curve of nearby bridge over drainage and detention area.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 1
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1975 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.2000	Total Reserve Acreage:	2.3000
Number of Lots:	16	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	77447	324P	ETJ

Conditions and Requirements for Approval

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

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

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

052. Coastal Prairie Blvd should be revised to Badtke Rd and must be recorded prior to or simultaneously with this plat.

053. Change street name(s) as indicated on the file copy to avoid duplication and provide a street name break when street makes a turn. Provide new street name.

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: 51
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 1
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1975 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.

Addressing: ROSETTE WAY - According to Ch. 41 of Code of Ordinances, a street name must change at a near 90 degree bend. Please change one segment of street name to something different from ROSETTE WAY.
BUTTONBUSH DRIVE - Duplicate street name: BUTTONBUSH COURT already exists in ETJ. Please change street name to something more unique.

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)

Coastal Prairie Blvd (Badtke Road) will need to be recorded prior to or simultaneously with this plat. (COH-Chapter 42)

Add street name break and change street name. See markup.(COH-Chapter 41)

Reserve A > 1 acre. Off-street parking will be required for any active recreation development. (HC-permit regs)

UVE should be checked at Prairie Verbena Street and Buttonbush Drive. (Chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Coastal Prairie Blvd and Buttonbush Drive. (Chapter 10-COH geometric design guidelines, 10-23)

Traffic Impact Analysis will be required before the review of site development plan outlining developer responsibility for the construction of major thoroughfares, Betka Road (Cane Bluestem Drive) and Badtke Road (Coastal Prairie Blvd). (HC-permit regs, 12.02)

NB left turn lane will be required on Badtke Road (Coastal Prairie Blvd) at Buttonbush Drive. (COH geometric Design guidelines, 10-25)

Corner ROW radius C4 at Buttonbush Drive and Badtke Road (Coastal Prairie Blvd) should be 30'. (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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 2
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1977 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.4000	Total Reserve Acreage:	0.3000
Number of Lots:	57	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324K	ETJ

Conditions and Requirements for Approval

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

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

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

052. Warren Ranch Sec 3 and Coastal Prairie Blvd must be recorded prior to or simultaneously with this plat.

053. Change street name(s) as indicated on the file copy to avoid duplication and provide names for the street stubs.

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: 52
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 2
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1977 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 11/13/19:

Parking can be accommodated along the proposed streets.

PWE Utility Analysis: Approve

Addressing: ASTER DRIVE - duplicate street name: ASTER DRIVE already exists or reserved street name.

Please change street name to something more unique.

SNOWBERRY AVENUE - duplicate street name: SNOWBERRY DRIVE already exists or reserved street name. Please change street name to something more unique.

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)

Sweet Grass Circle is a street name duplication. Choose another street name.(COH-Chapter 41)

"Circle" is an inappropriate suffix. chose another suffix.(COH-Chapter 41)

Verify ROW width for Aster Drive

Snowberry Ave. is a street name duplication. Choose another street name.(COH-Chapter 41)

Sec 3 will need to be recorded prior to or simultaneously with this plat(COH-Chapter 42)

Traffic Impact Analysis will be required before the review of site development plan outlining developer responsibility for the construction of major thoroughfares, Betka Road (Cane Bluestem Drive) and Badtke Road (Coastal Prairie Blvd). (HC-permit regs, 12.02)

WB left turn lane will be required on Betka Road (Cane Bluestem Drive) at Aster Drive.(COH geometric Design guidelines, 10-25)

Corner ROW radius C8 at Aster Drive and Betka Road (Cane Bluestem Drive) should be 30'. (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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 3
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1979 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	19.8000	Total Reserve Acreage:	6.0000
Number of Lots:	57	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324K	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Coastal Prairie Blvd must be recorded prior to or simultaneously with this plat.
053. Change street name(s) as indicated on the file copy to avoid duplication.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 3
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1979 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "CURLY MESQUITE" street name is already in use. Please choose another name
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. (COH-Chapter 42)
Coastal Prairie Blvd (Badtke road) will need to be recorded prior to or simultaneously with this plat(COH-Chapter 42)
Curly Mesquite Street is a street name duplication. choose another name (COH-chapter 41)
Major thoroughfares are Badtke Road and Betka Road
Why can't streets intersect @ 90 degrees to avoid bend at Redtop Drive? See markup. Plat is requested to be deferred.
UVE should be checked at Cane Bluestem Drive (Betka Road) and Coastal Prairie Blvd (Badtke Road). (Chapter 10-COH geometric design guidelines, 10-23)
WB left turn lane will be required on Cane Bluestem Drive (Betka Road) at Desert Saltgrass Street. (COH geometric Design guidelines, 10-25)
Corner ROW radius C2 at Cane Bluestem Drive (Betka Road) and Coastal Prairie Blvd (Badtke Road) should be 35'. (COH geometric Design guidelines, 10-22)
Traffic Impact Analysis will be required before the review of site development plan outlining developer responsibility for the construction of adjacent major thoroughfares, Betka Road (Cane Bluestem Drive)and Badtke Road (Coastal Prairie Blvd). (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: 54
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 4
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1980 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.8000	Total Reserve Acreage:	2.8000
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	324K	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Warren Ranch Sec 1 and Coastal Prairie Blvd must be recorded prior to or simultaneously with this plat.
053. Change street name(s) as indicated on the file copy to avoid duplication.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
157. Provide streets names for each stub street. (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: 54
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 4
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1980 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
Addressing: PRICKLY PEAR LANE - duplicate street name: PRICKLY PEAR COURT already exists or reserved street name within ETJ. Please change street name to something more unique.
FOXTAIL WAY - duplicate street name: FOXTAIL PLACE already exists or reserved street name within ETJ. Please change street name to something more unique.
BUTTONBUSH DRIVE - duplicate street name: BUTTONBUSH COURT already exists or reserved street name within ETJ. Please change street name to something more unique.

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)
Sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Prickly Pear Lane is a street name duplication. Choose another name (COH-Chapter 41)
Label new street name at knuckle
UVE should be checked at Foxtail Way and Buttonbush Drive, and at Prairie Verbena Street and Buttonbush Drive. (Chapter 10-COH geometric design guidelines, 10-23)
ALL-WAY Stop Warrant Study per TMUTCD Section 2B.07 at Foxtail Way and Prickley Pear Lane (Bristlegrass Blvd) should be provided with construction plan" (TMUTCD sec. 2B.07)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 55
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 5
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1981 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	11.3000	Total Reserve Acreage:	0.0000
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 477
County	Zip	Key Map ©	City / ETJ
Harris	77447	324K	ETJ

Conditions and Requirements for Approval

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. Warren Ranch Sec 4 must be recorded prior to or simultaneously with this plat.

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

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

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

157. Provide streets names for each stub street. (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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 11/14/2019
Plat Name: Warren Ranch Sec 5
Developer: 290 WR Holdings
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1981 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

CenterPoint:

PWE Utility Analysis: Approve

Addressing: BRISTLEGRASS LANE already exists or reserved within ETJ. Please choose a more unique street name for BRISTLEGRASS BOULEVARD.

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)

Sec 4 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42)

Bristlegrass Blvd is a street name duplication. Choose another name (COH-chapter 41)

Label new street name at knuckle. (COH-chapter 41)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 11/14/2019
Plat Name: West 15th Street Villas
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-2015 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6482	Total Reserve Acreage:	0.0000
Number of Lots:	12	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	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.

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

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

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

Correct the lot numbers to match the drainage 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 Traffic: 11/13/19:

No comment.

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.



Agenda Item: 57
Action Date: 11/14/2019
Plat Name: West Mount Houston Plaza
Developer: Progressive Construction Management
Applicant: Bowden Land Services
App No/Type: 2019-1891 C2

Staff Recommendation:
 Disapprove

Total Acreage:	2.0500	Total Reserve Acreage:	2.0500
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:	Mount Houston Road MUD
County	Zip	Key Map ©	City / ETJ
Harris	77088	412J	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)

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))

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

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

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. (Sec 42-190(b))

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

191. Appendix G: Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (232.0025, Texas Local Government code)

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (232.0025, Texas Local Government code)

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))

206. Staff recommendation is disapproval for the following reasons: Title report, Chapter 42

* Revised title report not provided with corrected legal description of property (replat).

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57

Action Date: 11/14/2019

Plat Name: West Mount Houston Plaza

Developer: Progressive Construction Management

Applicant: Bowden Land Services

App No/Type: 2019-1891 C2

Staff Recommendation:

Disapprove

The below comments were made by other agencies during this review period. These comments are 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 (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 restriction (COH-Chapter 42)

Aerial easement will need to be dedicated by separate instrument prior to plat recordation (COH-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: 58
Action Date: 11/14/2019
Plat Name: Westheimer Green Plaza
Developer: BM Design
Applicant: BM DESIGN LLC
App No/Type: 2019-1733 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.8240	Total Reserve Acreage:	3.8240
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:	HARRIS FORT BEND COUNTIES MUD 1
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	485N	ETJ

Conditions and Requirements for Approval

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(5))

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. (Sec 42-121 and 122)

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. (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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 11/14/2019
Plat Name: Westheimer Green Plaza
Developer: BM Design
Applicant: BM DESIGN LLC
App No/Type: 2019-1733 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Fort Bend Engineer: 1.) Access denied notes should also be plat note
2.) Submit Final Plat to Fort Bend County for formal review
3.) This does not constitute a formal review by Fort Bend County as not all review comments are provided in this portal

PWE Traffic: 10/09/19:

No comments.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 11/14/2019
Plat Name: Willow Meadows Sec 18 partial replat no 2
Developer: Rick S. Guttman
Applicant: Texas Field Services
App No/Type: 2019-1995 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3415	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77096	531R	City

Conditions and Requirements for Approval

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713 -207-0430.

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: 11/13/19:

No comment.

PWE Utility Analysis: Approve

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

Harris County Flood Control District: Flood Control review - Need to show Channel D100-00-00 top of bank.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 11/14/2019
Plat Name: Windrow Sec 3
Developer: Pulte Homes of Texas, L.P.
Applicant: Costello, Inc.
App No/Type: 2019-1992 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	14.5300	Total Reserve Acreage:	0.7400
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

Conditions and Requirements for Approval

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. Windrow Sec 2 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)

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: 60
Action Date: 11/14/2019
Plat Name: Windrow Sec 3
Developer: Pulte Homes of Texas, L.P.
Applicant: Costello, Inc.
App No/Type: 2019-1992 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: Please show the road change from "SUNNY SAVANNA DRIVE" to "BUSHEL PARK DRIVE" in the plat.

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 COH-chapter 42)

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

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

Verify document for flood control fee strip.

This is a replat of Harris County School Lands Four Leagues

Required UVE has not been shown on the Plat and construction plan. (Chapter 10-COH geometric design guidelines, 10-23)

Construction plan (Project Number 1907120140) 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: 61
Action Date: 11/14/2019
Plat Name: Alexander Heights
Developer: Street Development, LLC
Applicant: The Interfield Group
App No/Type: 2019-2026 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 11/14/2019
Plat Name: Bonaire Place
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2019-1931 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1876	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455T	City

Conditions and Requirements for Approval

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way. 42-120 (a) (3)

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

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 Traffic: 10/28/19:

No comments.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention maybe required subject to impervious cover more than 65%. B.L. is missing.

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

Parks and Recreation: Provide all appropriate parks notes and corresponding table.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 11/14/2019
Plat Name: CCR Racing
Developer: CCR Racing Ventures
Applicant: M2L Associates, Inc.
App No/Type: 2019-2058 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3576	Total Reserve Acreage:	0.3576
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	77040	410Q	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)

Remove the dual building line and building line encroachment from the face of the plat.

For Your Information:

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

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. (HC) (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)

- Verify if water well and septic can be built on property
UVE should be checked at Warren Rd and Fairbanks N Houston (chapter 10-COH geometric design guidelines, 10-23)

City Engineer: Detention is required.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 11/14/2019
Plat Name: Courtyard of Saint Charles Street
Developer: LL Custom Builders & Complete Home Remodeling
Applicant: Bowden Land Services
App No/Type: 2019-1758 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	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 or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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.

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)

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

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

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

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

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

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 11/14/2019
Plat Name: Courtyard of Saint Charles Street
Developer: LL Custom Builders & Complete Home Remodeling
Applicant: Bowden Land Services
App No/Type: 2019-1758 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

City Engineer: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre.

Two-way driveways must intersect city streets at approximately 90 degrees.

Driveway must remain tangential for a minimum of 20' past property line.

No driveway radius shall encroach on abutting property.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 11/14/2019
Plat Name: DSMTX at Cunningham
Developer: Martinez, Guy & Maybik, Inc.
Applicant: Martinez, Guy & Maybik, Inc.
App No/Type: 2019-1993 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.4930	Total Reserve Acreage:	2.4930
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	409X	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: 65
Action Date: 11/14/2019
Plat Name: DSMTX at Cunningham
Developer: Martinez, Guy & Maybik, Inc.
Applicant: Martinez, Guy & Maybik, Inc.
App No/Type: 2019-1993 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. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (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)
- Dedicate 20 feet of ROW for future expansion of Cunningham Road (COH-Chapter 42)
- Limited scope TIA required to determine driveway location and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
PWE Utility Analysis: Approve
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 11/14/2019
Plat Name: Fullerton Place partial replat no 4
Developer: Tejas City Group LLC
Applicant: Richard Grothues Designs
App No/Type: 2019-2047 C2R

Staff Recommendation:
Defer for further study and
review

Total Acreage:	0.3490	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	City

Conditions and Requirements for Approval

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

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.

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

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.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 11/14/2019
Plat Name: Fullerton Place partial replat no 4
Developer: Tejas City Group LLC
Applicant: Richard Grothues Designs
App No/Type: 2019-2047 C2R

Staff Recommendation:
Defer for further study and review

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67

Action Date: 11/14/2019

Plat Name: Gator Place

Developer: CARTA GOMEZ INTERNATIONAL LLC

Applicant: CARTA GOMEZ INTERNATIONAL LLC

App No/Type: 2019-1819 C2R

Staff Recommendation:

Disapprove

Total Acreage:	1.6887	Total Reserve Acreage:	1.6887
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377G	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)

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67

Action Date: 11/14/2019

Plat Name: Gator Place

Developer: CARTA GOMEZ INTERNATIONAL LLC

Applicant: CARTA GOMEZ INTERNATIONAL LLC

App No/Type: 2019-1819 C2R

Staff Recommendation:

Disapprove

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 address driveway locations and left turn lane requirements before the review of site development plan. (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: 68
Action Date: 11/14/2019
Plat Name: Glade at Groves
Developer: LH Groves LLC
Applicant: BGE, Inc.
App No/Type: 2019-1989 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	20.1900	Total Reserve Acreage:	20.1900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	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.

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).

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: 68
Action Date: 11/14/2019
Plat Name: Glade at Groves
Developer: LH Groves LLC
Applicant: BGE, Inc.
App No/Type: 2019-1989 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Harris County Flood Control District: - Please provide an additional 15-ft of drainage easement dedicated to HCFCD in accordance to the Watershed Master Plan.

PWE Utility Analysis: Approve

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

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

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

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: 69
Action Date: 11/14/2019
Plat Name: Green Pine
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1959 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0444	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325B	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.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 11/14/2019
Plat Name: Green Pine
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1959 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. (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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 11/14/2019
Plat Name: Hadley Rail
Developer: HADLEY STREET LLC
Applicant: Texas Field Services
App No/Type: 2019-1894 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.3769	Total Reserve Acreage:	0.0000
Number of Lots:	7	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	494W	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: 10/28/19:

Lots are taking access directly from the public street. No guest parking required.

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

Submit applications online at houstonpermittingcenter.org

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

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

City Engineer: Detention is required.

Parks and Recreation: Dwelling units in parks table and notes should be existing 8, proposed 7 and incremental units 0.

Addressing: Please change LUCINDA STREET, North of Hadley Street, to EDMUNDSON 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 11/14/2019
Plat Name: Harlem Estates
Developer: Macor Investments, LLC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1879 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	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.

134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.(Ch. 42, Sec 254).

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

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

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: 71

Action Date: 11/14/2019

Plat Name: Harlem Estates

Developer: Macor Investments, LLC

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2019-1879 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

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.

Parks and Recreation: Must provide proof of existing dwelling unit with a water letter or demo permit either dated within past 12 months. Number of DUs in Park Notes #5 should reflect same number as Incremental Dwelling Units in Parks Table (c). Changes to be made before final 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: 72
Action Date: 11/14/2019
Plat Name: Huffman Properties
Developer: Soliton Services, LLC
Applicant: Bretco LLC
App No/Type: 2019-2029 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9879	Total Reserve Acreage:	0.9879
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	339K	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)

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

For Your Information:

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

City Engineer: Detention is required.

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

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)

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)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 11/14/2019
Plat Name: Hull Calhoun Estates
Developer: Neighborhood Recovery Community Development Corporation
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2019-1983 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.9275	Total Reserve Acreage:	0.0039
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	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.

175. Add Shared Driveway note to the plat. (159)

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: 73

Action Date: 11/14/2019

Plat Name: Hull Calhoun Estates

Developer: Neighborhood Recovery Community Development Corporation

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2019-1983 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Submit applications online at houstonpermittingcenter.org

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

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

Parks and Recreation: Correct dwelling unit numbers in Park Notes and Park Table to reflect 10 lots as stated in replat. Must be corrected by final plat.

City Engineer: Detention is required.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 74
Action Date: 11/14/2019
Plat Name: Jurado Estates
Developer: Individual
Applicant: Bowden Land Services
App No/Type: 2019-1820 C2R

Staff Recommendation:
Disapprove

Total Acreage:	0.4884	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	573H	City

Conditions and Requirements for Approval

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

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

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.

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

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

134.4. This percentage (____%) shall be applied to the then-current fee in lieu of dedication.

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

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)

206. Staff recommendation is disapproval for the following reasons.

Enlarge plat boundary and adjust surrounding property lines accordingly.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74

Action Date: 11/14/2019

Plat Name: Jurado Estates

Developer: Individual

Applicant: Bowden Land Services

App No/Type: 2019-1820 C2R

Staff Recommendation:

Disapprove

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 - Plat does not indicate clearly its location also the vicinity map is a different location. Please correct..

Parks and Recreation: Provide all required parks notes.

Addressing: South Acres Street type should be Drive please change street type of South Acres to Drive on plat.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 11/14/2019
Plat Name: Karam Plaza Southloop
Developer: SNK Holdings LLC
Applicant: Cornerstone Survey Group LLC
App No/Type: 2019-1858 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	2.6460	Total Reserve Acreage:	2.6460
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	77012	535K	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 (short replat paragraph).

189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

For Your Information:

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

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

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

Harris County Flood Control District: Flood Control review – Need to show and label Plum Creek as Drainage Channel C102-00-00 with top of banks also show City of Houston Drainage Easement (see uploaded PDF).

Parks and Recreation: N/A Commercial

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: 76
Action Date: 11/14/2019
Plat Name: McCarty Development
Developer: ABC Building Design
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-2033 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.3995	Total Reserve Acreage:	0.3995
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	455U	City

Conditions and Requirements for Approval

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

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

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: Include applicable Park Notes prior to final plat submission.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 11/14/2019
Plat Name: McLean Court
Developer: TEAM HBC, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2019-2043 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1310	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533U	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.

Parks and Recreation: Correct Park Sector to 7. Please make correction prior to final plat submission.

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: 78
Action Date: 11/14/2019
Plat Name: Milwee Place
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1830 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.0193	Total Reserve Acreage:	0.0000
Number of Lots:	16	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	77092	451K	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

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.

Addressing: Bolin Street should be Bolin Road on plat. Please change street type of Bolin to Road on plat.
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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 11/14/2019
Plat Name: Moderno at Tidwell
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1911 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8981	Total Reserve Acreage:	0.0092
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

Conditions and Requirements for Approval

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

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

180.2. For PAE II or Shared driveways: Storm Sewer system within the private property or private easement is a private system and must be maintained by the property owners or the home owners association.(STM)

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)).

No part of a shared driveway shall be more than 200 feet from a type 1 permanent access easement or a public street that is not an alley and that contains a roadway. The distance shall be measured along the centerline of the shared driveway starting from the intersection with the type 1 permanent access easement or the public street. (Ch. 42, Sec 145 (2)).

The shared driveway shall intersect with a type 1 permanent access easement or a public street at a 90-degree angle. (Ch. 42, Sec 145 (b)(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: 79
Action Date: 11/14/2019
Plat Name: Moderno at Tidwell
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1911 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 10/28/19:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

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

City Engineer: Detention is required.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 80
Action Date: 11/14/2019
Plat Name: Moguns in Paradise
Developer: twocats llc
Applicant: Field Data Srvce, Inc
App No/Type: 2019-1991 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:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (42)
- 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)
- 134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11. (42-1)
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. (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: 80
Action Date: 11/14/2019
Plat Name: Moguns in Paradise
Developer: twocats llc
Applicant: Field Data Srvce, Inc
App No/Type: 2019-1991 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Submit applications online at houstonpermittingcenter.org

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

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

Parks and Recreation: Correct Park Sector to 11 in Park Notes #10. Notes #13, number of dwelling units should reflect same number as Incremental DUs in Park Table (c).

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 11/14/2019
Plat Name: Nichols Street Landing
Developer: Sagecap, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2019-2017 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 11/14/2019
Plat Name: Northside Park
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-2020 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6965	Total Reserve Acreage:	0.2120
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	452D	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)

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: 82
Action Date: 11/14/2019
Plat Name: Northside Park
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-2020 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 11/13/19:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

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

Parks and Recreation: Number of Incremental Dwelling Units (c) in Park Table should match number of dwelling units in Park Notes #5. Please make corrections prior to final plat submission.

Addressing: Please add the correct PREFIX for the designated street from "DONOVAN STREET" to

"W DONOVAN STREET"

City Engineer: Please provide master W.M. for subdivision, which is required for shared driveway. Detention is required.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 11/14/2019
Plat Name: Palazzi at the Yards
Developer: CIVE
Applicant: Paksima Group1
App No/Type: 2019-1710 C2R

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.1000	Total Reserve Acreage:	0.1000
Number of Lots:	0	Number of Multifamily Units:	4
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	77026	493H	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. (42-161)

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. (41)

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

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

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

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

134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.

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

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

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

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

For Your Information:



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 11/14/2019
Plat Name: Palazzi at the Yards
Developer: CIVE
Applicant: Paksima Group1
App No/Type: 2019-1710 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

PWE Utility Analysis: 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%.

Addressing: ELYSIAN STREET is incorrect. According to our files, the plat is in between HARDY STREET and MOP 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 11/14/2019
Plat Name: Park at Hutchins
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2019-1816 C2R

Staff Recommendation:
Disapprove

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

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

206. Staff recommendation is disapproval for the following reasons.

1. Plat is creating land-locked parcels with the remainder of lots 6 and 7 of the original plat.

For Your Information:

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

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

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.

Parks and Recreation: Notes should indicate the fee applies to 0 dwelling units.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 11/14/2019
Plat Name: Park Vista at El Tesoro Sec 1
Developer: Peluda, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-2018 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	29.3300	Total Reserve Acreage:	12.5740
Number of Lots:	109	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574L	City

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 on the face of the plat.

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 11/14/2019
Plat Name: Park Vista at El Tesoro Sec 1
Developer: Peluda, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2019-2018 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "PRARIE" is a misspelled word. The correct spelling is PRAIRIE. Unsure if this is intentional

Cannot distinguish if "PARK VISTA OAKS DRIVE" is a direct extension of recorded "VAZCA DEGAMA DRIVE". If so, there should not be a name change.

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: No comments

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: 86
Action Date: 11/14/2019
Plat Name: Pech Landing
Developer: Field Data Service, INC
Applicant: Field Data Service, Inc
App No/Type: 2019-1982 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0015	Total Reserve Acreage:	0.0340
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451N	City

Conditions and Requirements for Approval

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

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

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

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

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

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: Approve

Parks and Recreation: Correct Park Sector to 10 in Park Notes #11. Notes #14 should reflect same number as Incremental Dwelling units (c) in Park Table.

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

City Engineer: Master W.M. is required for 28'PAE. Detention is required.

Solid Waste: The proposed development does not qualify for COH solid waste collection services. Chpt 39-63 requires developments with private drives to contain no more than 25 units.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 11/14/2019
Plat Name: Peek Entrepreneurs replat no 1
Developer: SunRaj Developers Inc.,
Applicant: Advance Surveying, Inc.
App No/Type: 2019-1827 C2R

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	7.7122	Total Reserve Acreage:	7.1339
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77450	525G	ETJ

Conditions and Requirements for Approval

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.
- 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(1))
088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (Sec 42-190)
148. Change street name(s) as indicated on the marked file copy. (Sec 41-22; 42-133)
153. Intersection spacing is not permitted. (126-129) Revise drawing for compliance. (Sec 42-126 thru 129)
163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)
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: 87
Action Date: 11/14/2019
Plat Name: Peek Entrepreneurs replat no 1
Developer: SunRaj Developers Inc.,
Applicant: Advance Surveying, Inc.
App No/Type: 2019-1827 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Fort Bend Engineer: 1.) Coordinate with FBC Engineering regarding private street Peek Trail
PWE Traffic: 11/05/19:
No comments.
PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - Plat is in Fort Bend county. 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: 88
Action Date: 11/14/2019
Plat Name: Rhodes School at Channelview
Developer: Rhodes School for the Performance Arts
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2019-2009 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0060	Total Reserve Acreage:	2.0060
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:	H.C.W.C.I.D. 21
County	Zip	Key Map ©	City / ETJ
Harris	77530	458Y	ETJ

Conditions and Requirements for Approval

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.

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. (Sec 42-41(1))

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

203. Provide complete Recordation Package when submitting plat for recordation. (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: 88

Action Date: 11/14/2019

Plat Name: Rhodes School at Channelview

Developer: Rhodes School for the Performance Arts

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2019-2009 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Utility Analysis: Approve

City Engineer: Detention is required.

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)

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: 89
Action Date: 11/14/2019
Plat Name: Sunshine Terry
Developer: Bulent Uckac
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-1964 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

Conditions and Requirements for Approval

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

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

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

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

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

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

For Your Information:

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

PWE 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%.



Agenda Item: 90
Action Date: 11/14/2019
Plat Name: Yellowstone Academy Campus
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-2060 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	3.8174	Total Reserve Acreage:	3.8174
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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

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

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

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

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

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

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 Sauer Street as indicated on the marked file copy.

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 11/14/2019
Plat Name: Yellowstone Academy Campus
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-2060 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.
B.L. is missing.

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

Parks and Recreation: Include Park Sector 15 in Park Notes prior to final plat submission.

Addressing: Please change street type of HADLEY to STREET on plat. HADLEY STREET, and BRAILSFORT STREET, may both exist through Reserve. Need to either display easements on plat or pursue abandonment of streets through the Reserve.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 11/14/2019
Plat Name: Amhurst Sec 2 partial replat no 2
Developer: Echostate Solution, Inc.
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1807 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2187	Total Reserve Acreage:	0.0055
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406M	ETJ

Conditions and Requirements for Approval

012.2.Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

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.

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

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)

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

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Amhurst Sec 2 partial replat no 2

Applicant: E.I.C. Surveying Company



C – Public Hearings

Site Location

Houston Planning Commission

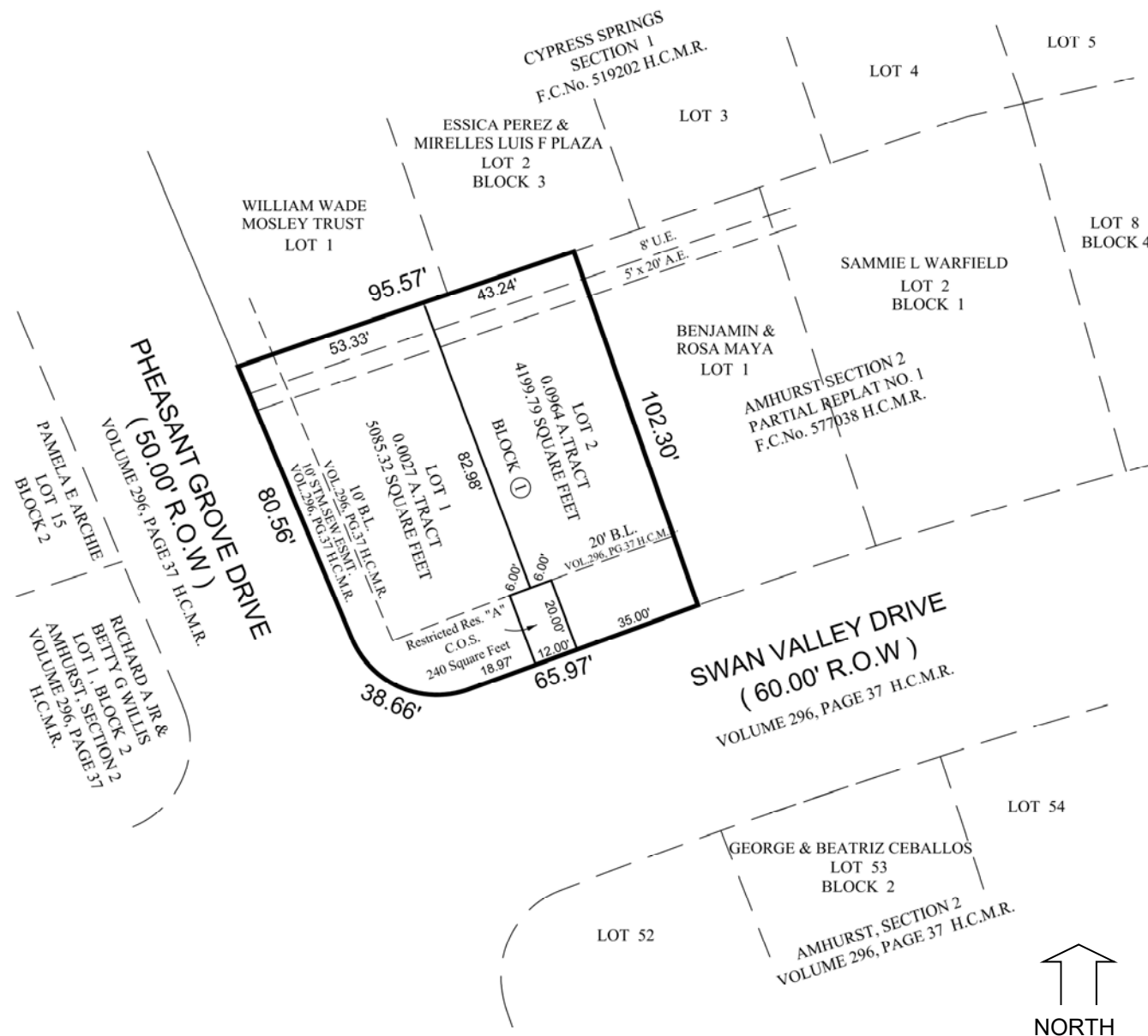
ITEM: 91

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Amhurst Sec 2 partial replat no 2

Applicant: E.I.C. Surveying Company



C – Public Hearings

Subdivision

Houston Planning Commission

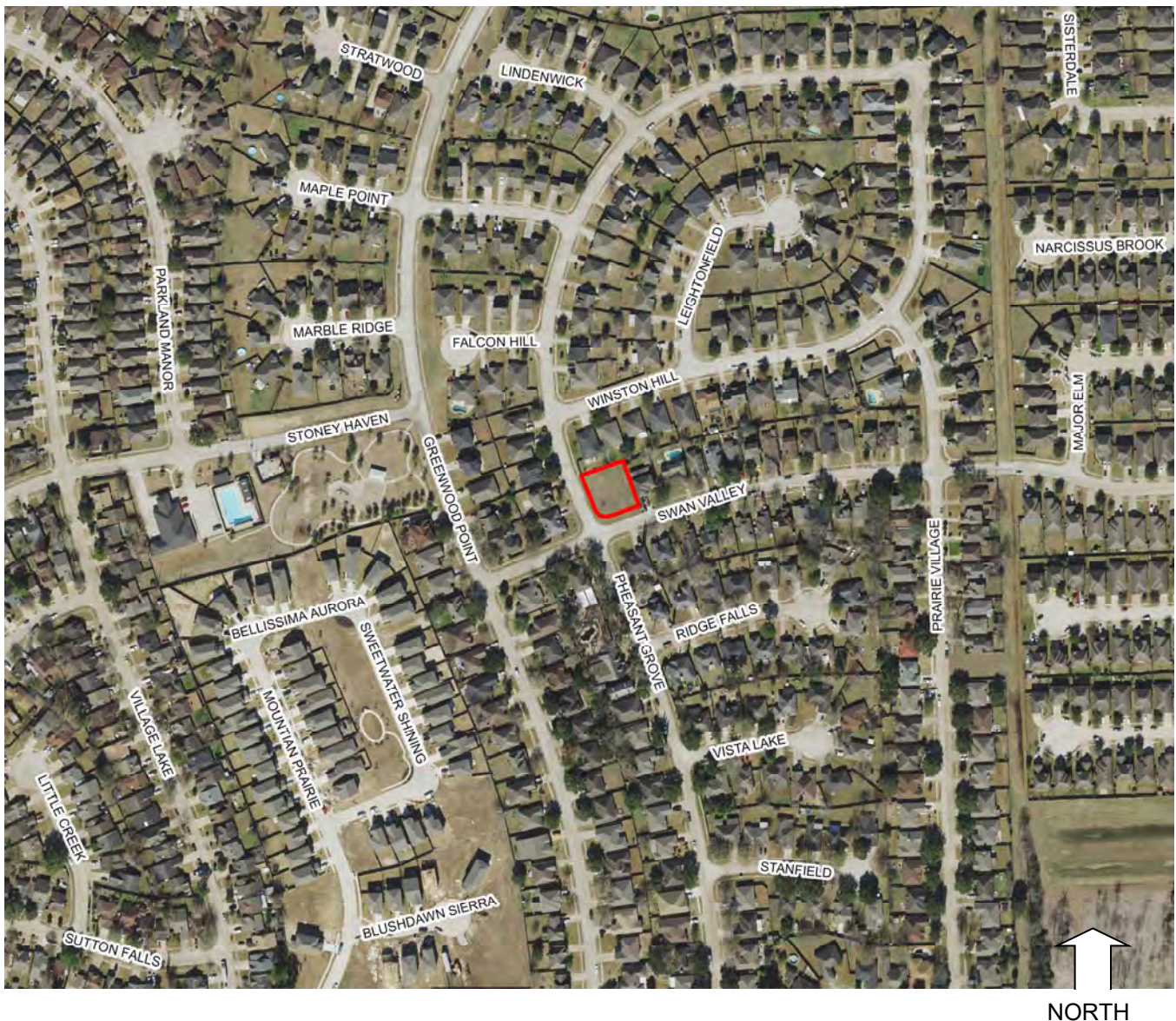
ITEM: 91

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Amhurst Sec 2 partial replat no 2

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

October 21, 2019

Dear Property Owner:

Reference Number: 2019-1807

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Amhurst Sec 2**". This proposal includes the replatting of all of Lot 11 and a portion of Lot 10, in Block 4, as recorded in Volume 296, Page 37 of the Harris County Map Records. The new subdivision name is "**Amhurst Sec 2 partial replat no 2**".

The property is located at the northeast corner of Pheasant Grove Drive and Swan Valley Drive. The purpose of the replat is to create two single-family residential lots. The applicant, Emil Haddad, with E.I.C. Surveying Company, can be contacted at 281-955-2772.

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, November 14, 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.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 11/14/2019
Plat Name: Clearcroft replat no 1
Developer: Pulte Homes of Texas L.P.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2019-1719 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.8330	Total Reserve Acreage:	4.0590
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576R	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.

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.

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 - Show and label drainage easement as channel A119-06-00 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.

Houston Planning Commission

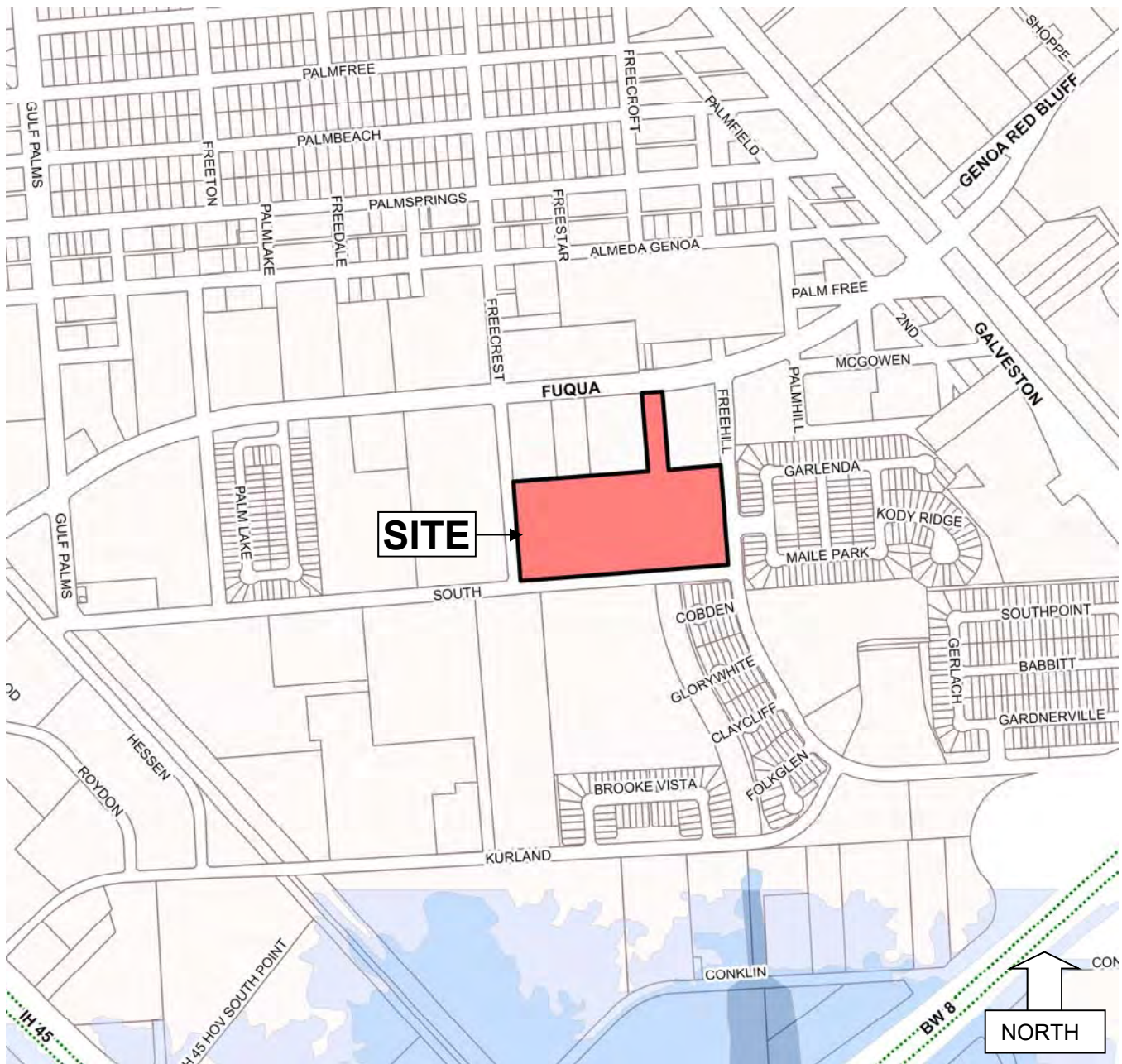
ITEM: 92

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Clearcroft replat no 1 (DEF 1)

Applicant: LJA Engineering Inc.



C – Public Hearings

Site Location

Houston Planning Commission

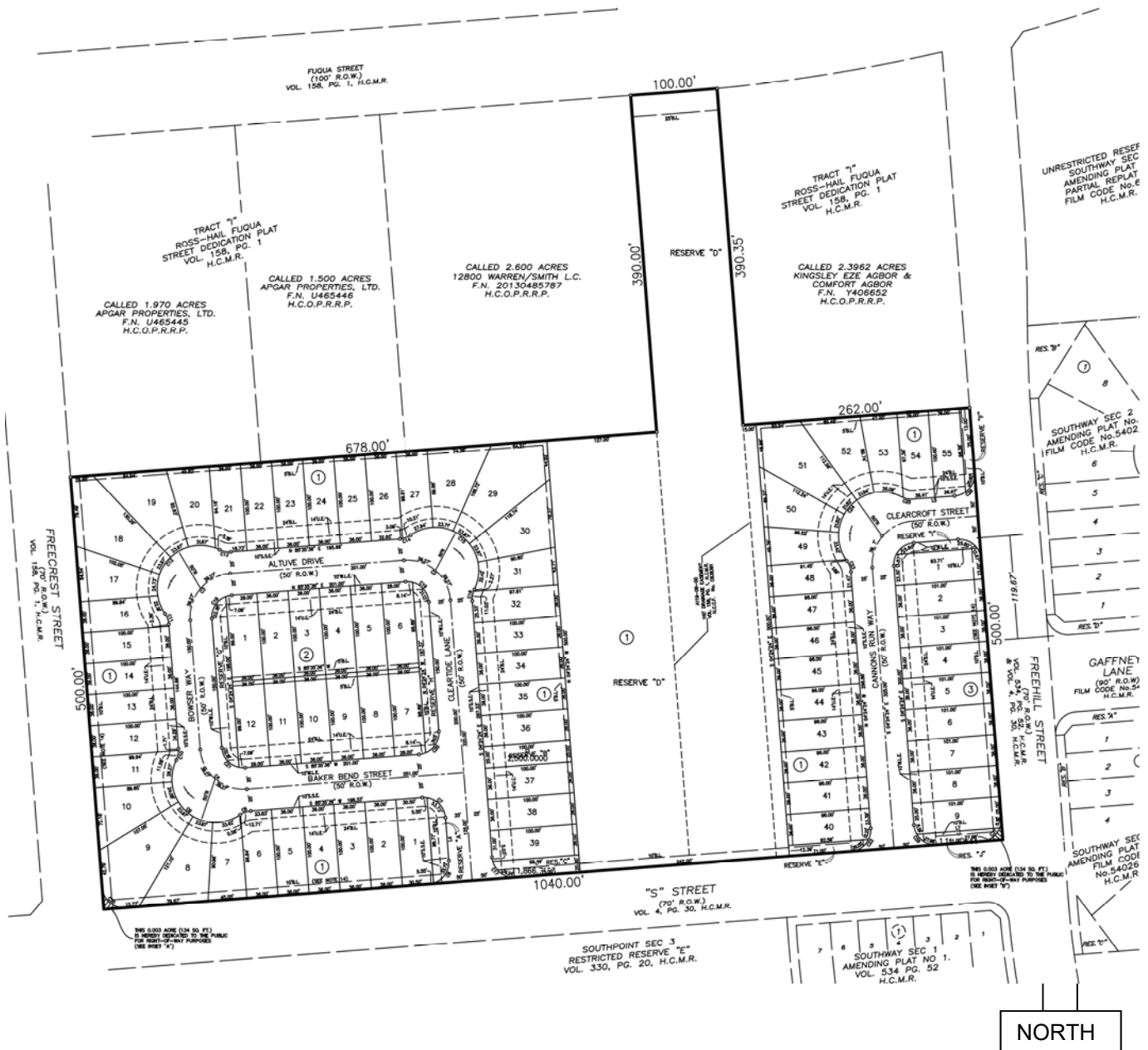
ITEM: 92

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Clearcroft replat no 1 (DEF 1)

Applicant: LJA Engineering Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Clearcroft replat no 1 (DEF 1)

Applicant: LJA Engineering 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

October 7, 2019

Dear Property Owner:

Reference Number: 2019-1719

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "**Clearcroft**" subdivision. This proposal includes the replatting of all of Clearcroft subdivision, as recorded at Film Code No. 687577 of the Harris County Map Records. The new subdivision name is "**Clearcroft replat no 1**".

The property is located south of Fuqua Street, west of Freehill Street and north of "S" Street. The purpose of the replat is to create 76 single-family residential lots and 10 restricted reserves. The applicant, Laurie Chapa, with LJA Engineering, Inc.-(West Houston Office), on behalf of Pulte Homes of Texas, L.P., can be contacted at 713-953-5173.

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 31, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. **THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

See reverse side for useful information

Para más información acerca de este documento, favor de llamar 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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 11/14/2019
Plat Name: David Crockett Second Replat partial replat no 5
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2019-1823 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.8127	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492U	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.

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

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: David Crockett Second Replat partial replat no 5

Applicant: Tri-Tech Surveying Co., LP



C – Public Hearings

Site Location

Houston Planning Commission

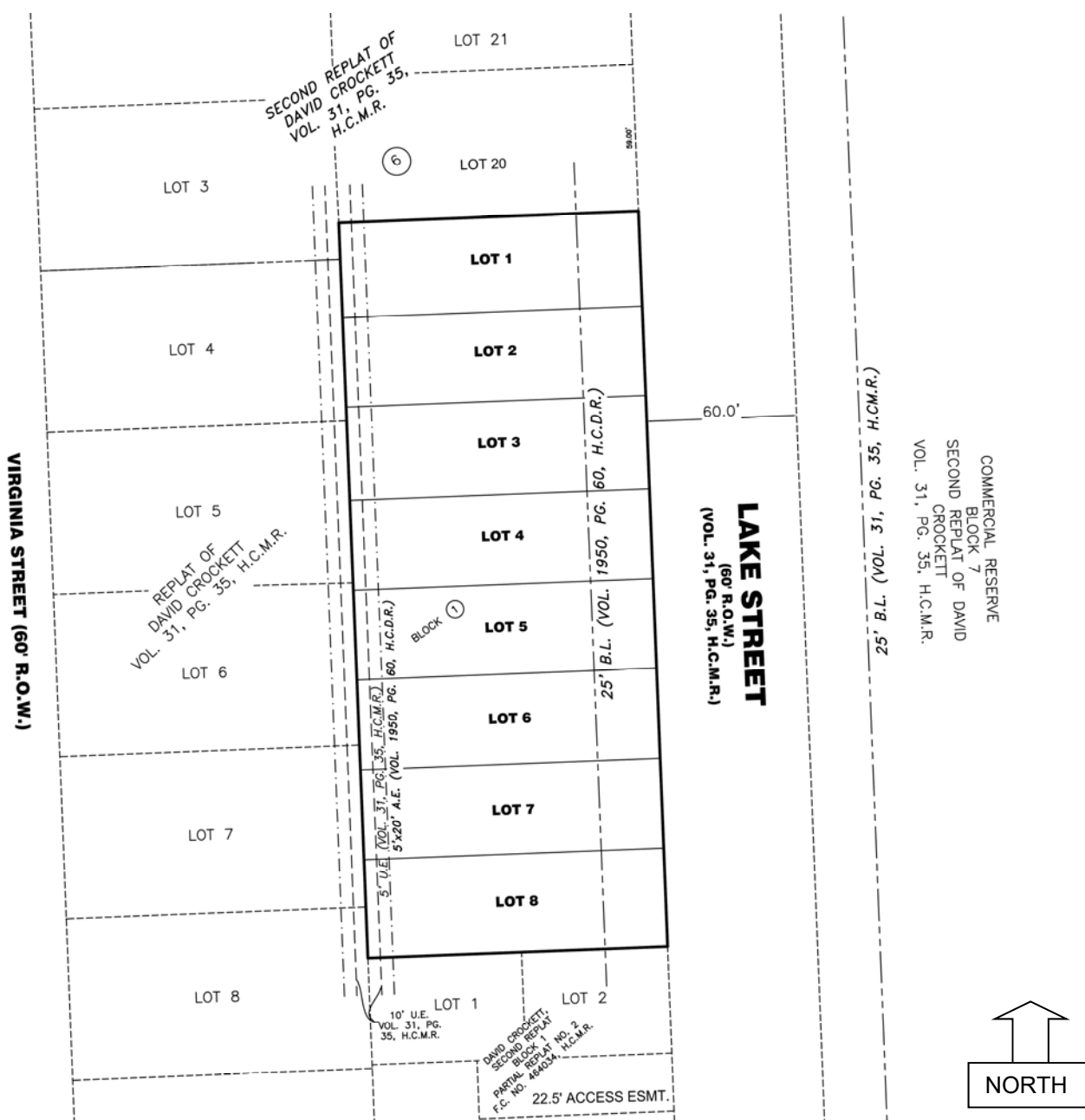
ITEM: 93

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: David Crockett Second Replat partial replat no 5

Applicant: Tri-Tech Surveying Co., LP



C – Public Hearings

Subdivision

Houston Planning Commission

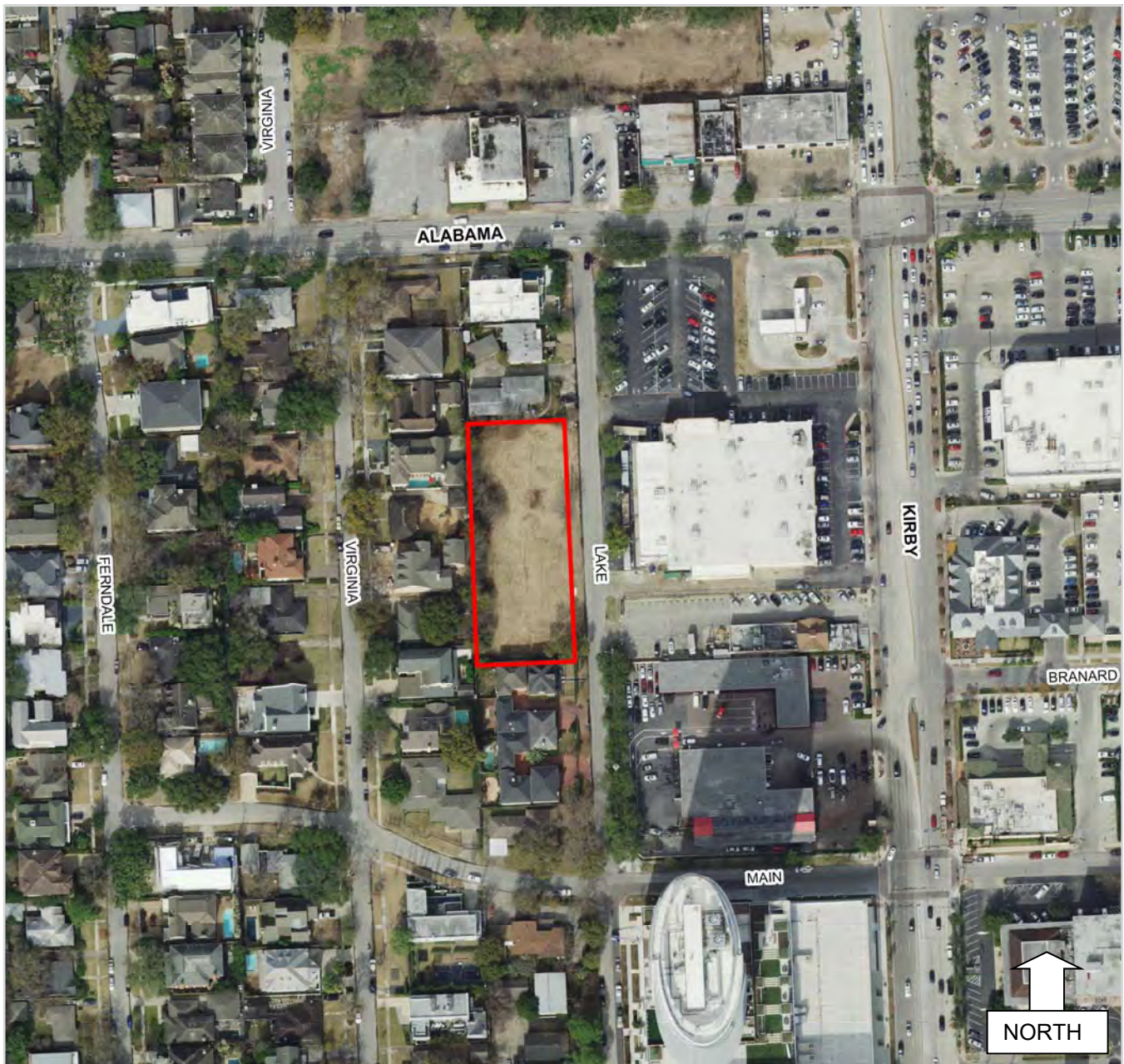
ITEM: 93

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: David Crockett Second Replat partial replat no 5

Applicant: Tri-Tech Surveying Co., LP



C – Public Hearings

Aerial



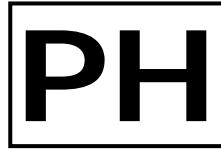
CITY OF HOUSTON

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

October 22, 2019

Dear Property Owner:

Reference Number: 2019-1823

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**David Crockett Second Replat**". This proposal includes the replatting of Lots 15-19 of Block 6, as recorded in Volume 31 Page 35 of the Harris County Map Records. The new subdivision name is "**David Crockett Second Replat partial replat no 5**".

The property is located west along Lake Street, south of W. Alabama Street, west of Kirby Drive. The purpose of the replat is to create 8 lots.

The applicant, Josh Kester, with Tri-Tech Surveying Co, LP, can be contacted at 713-667-0800.

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, November 14, 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

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

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 11/14/2019
Plat Name: Draco Spring Manufacturing Company
Developer: DRACO SPRING MANUFACTURING COMPANY
Applicant: Boundary One, LLC
App No/Type: 2019-1759 C3N

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	4.8160	Total Reserve Acreage:	4.8160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	534R	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 & 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 Traffic: 11/13/19:

No comment.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

No building is allowed within any public utilities easement.

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

Houston Planning Commission

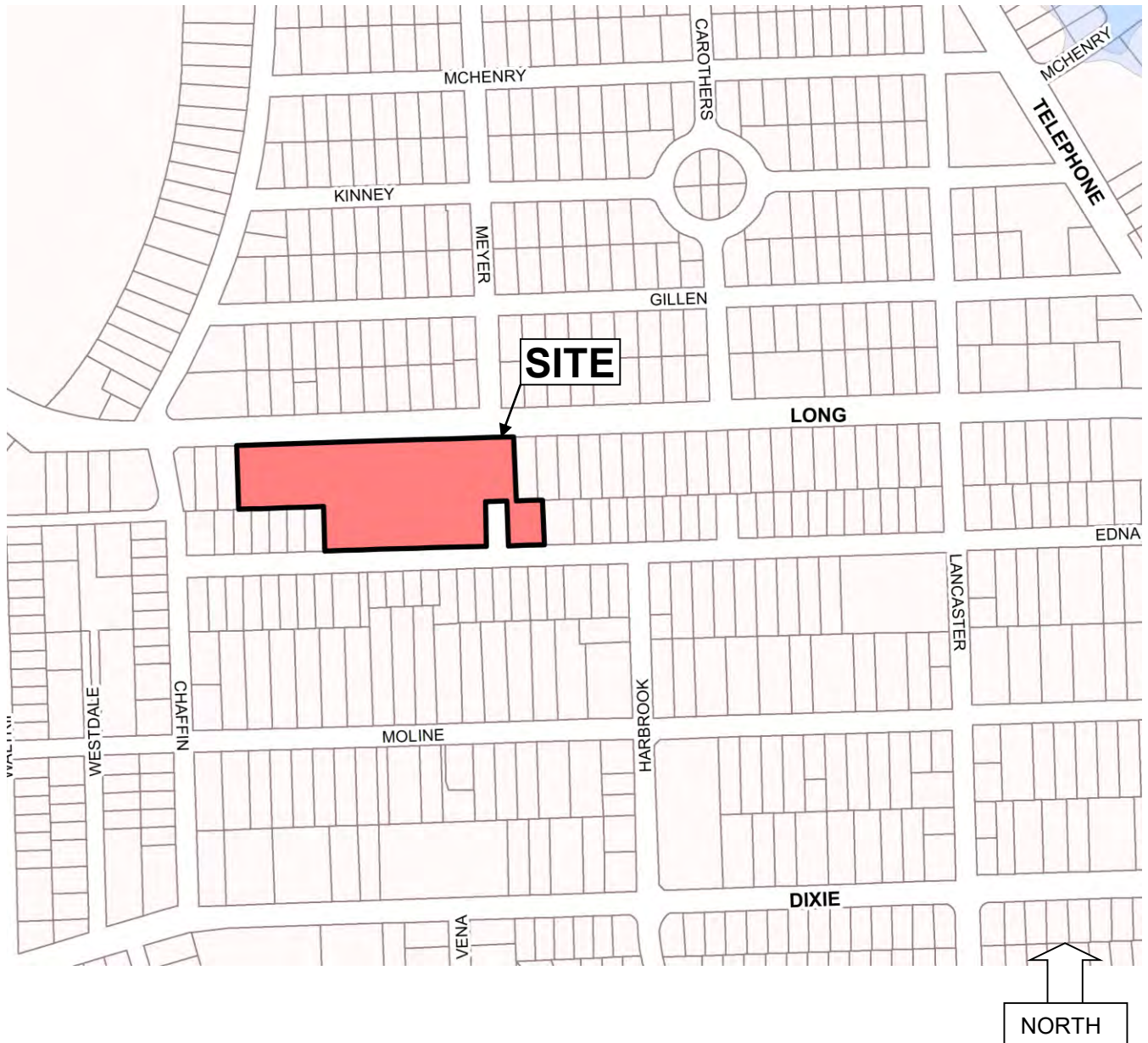
ITEM: 94

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

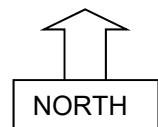
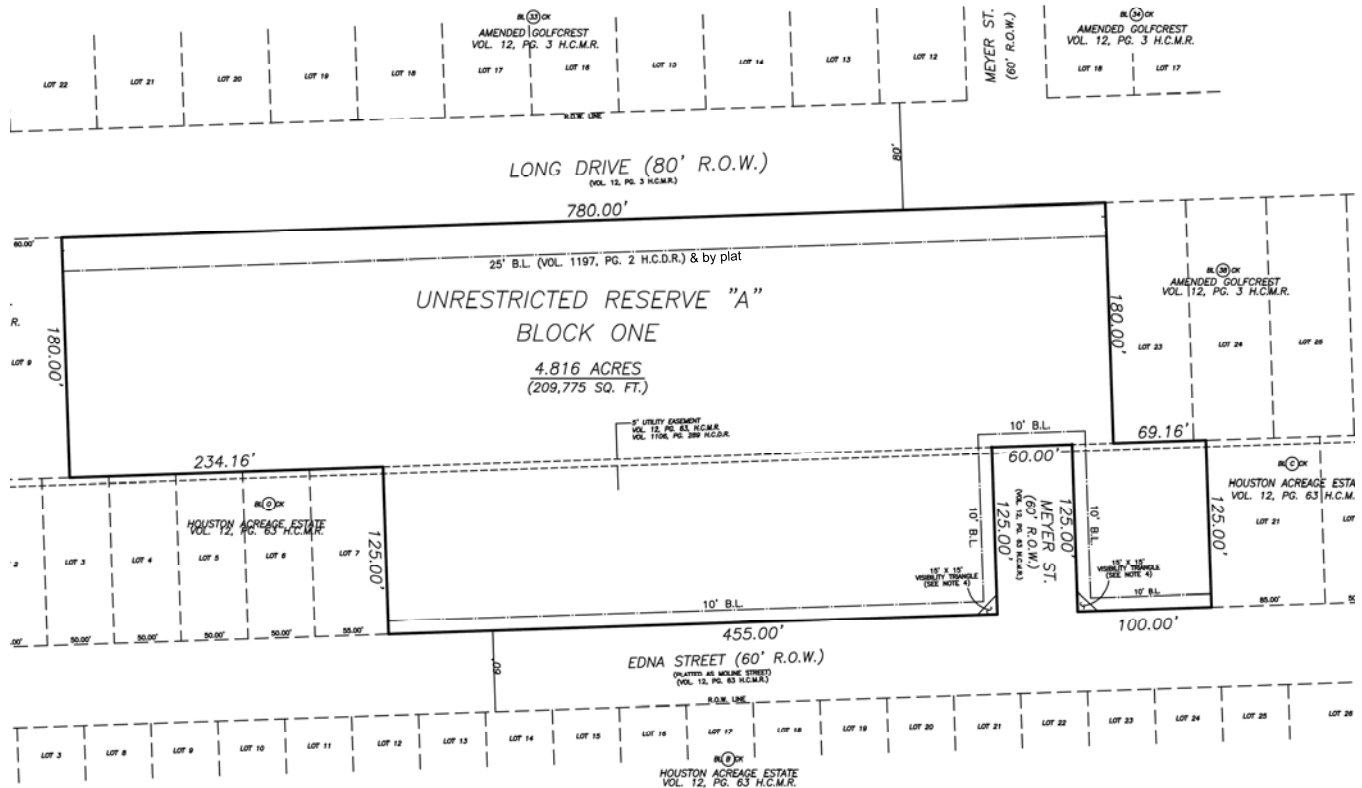
ITEM: 94

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC



C – Public Hearings with Variance

Aerial



Application Number: 2019-1759

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, 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:

Variance being sought to name the subdivision plat DRACO SPRING AND MANUFACTURING COMPANY. Section 42-41(1)b requires that a subdivision plat subject to the provisions of Section 42-49 of the Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the subdivision plat followed by "Partial Replat No. X", where X represents the next sequential number of partial replats of the prior subdivision.

Chapter 42 Section: 42-41(1)b

Chapter 42 Reference:

42-41 (1) b

Statement of Facts

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

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 straddles 2 different subdivisions. Strict application of Chapter 42-41(1)b would create a naming convention that is not congruent with the 45 year history of the company and its public perception within the surrounding neighborhood.

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

The owners of the property did not propose or impose the name of the plat upon the applicant or the city.

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

The intent and general purposes of this chapter will be preserved and maintained as the plat straddles 2 subdivisions and is unique in that regard. The framers of Chapter 42-41(1)b did not anticipate such an unusual situation.

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

The public health, safety or welfare will not be injured as the plat will be named what the surrounding residents of the neighborhood would expect it to be.

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

There does not presently exist any economic hardship should the strict naming convention of Chapter 42-41(1)b be strictly enforced.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1759

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, 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:

Variance being sought to not extend or terminate Meyer Street into a cul-de-sac. Sec. 42-135 requires that a public street terminating at the boundary of a plat previously approved by the commission shall be extended into the adjacent property at the time the adjacent property is platted.

Chapter 42 Section: 42-135

Chapter 42 Reference:

42-135

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 extension of Meyer Street would require the demolition of the existing 1 story metal building.

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

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

The owners of the property do not desire to create a cul-de-sac as there is not a public need for the creation of one. There is only 180 feet of land between Long Drive and the northerly terminus of Meyer Street.

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

The intent and general purposed of this chapter will be preserved and maintained as the existing stub street is a local street and not designated as a collector or major thoroughfare.

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

The public health, safety or welfare will not be injured as the stub street isn't being used by anyone other than the owners of this property.

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

There does not presently exist any economic hardship keeping the stub street in it's current condition and not extending or terminating said street into a cul-de-sac.



STAFF REPORT Variance Request Form

Application No: 2019-1759

Agenda Item: 94

PC Action Date: 11/14/2019

Plat Name: Draco Spring Manufacturing Company

Applicant: Boundary One, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-135; 42-41(1)b

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

Variance being sought to not extend or terminate Meyer Street into a cul-de-sac. Sec. 42-135; Variance being sought to name the subdivision plat DRACO SPRING AND MANUFACTURING COMPANY. Section 42-41(1)b requires that a subdivision plat subject to the provisions of Section 42-49 of the Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the subdivision plat followed by "Partial Replat No. X", where X represents the next sequential number of partial replats of the prior subdivision.;

Basis of Recommendation:

The site is located east of Chaffin St and bounded by Long Drive to the north and Edna to the south of the subject tract. The reason for replat is to create one unrestricted reserve. The applicant is seeking 2 variances. The first variance is to not extend or terminate Meyer Street into a cul-de-sac. The second variance is to allow a unique subdivision name. Staff is in support of both requested variances.

This application was previously submitted in 2017 with an additional variance for a Dual B.L for an awning that was built without a permit and encroached into the public row. That Dual B.L request was denied but the stub street and subdivision name request were granted but the plat was never recorded. Since then, the applicant has coordinated with public works and provided evidence the encroachment along Edna St has been removed.

The site is comprised of multiple lots from both the Amended Goldcrest addition and Houston Acreage Estate subdivision platted in 1932 and 1935.

Meyer street is only one lot in dept and is not needed for intersection spacing.

Requiring the street to be extended will not improve traffic circulation in the area and an existing one-story metal building which the manufacturing company operates out of would need to be torn down in order for Meyer Street to connect with Long Point drive. The Meyer stub was created Houston Acreage subdivision and is not a hardship created by the applicant.

Requiring the applicant to keep both subdivision names is impractical due to the long history the company operating at this location for many years.

Staff has not received any opposition for this variance request, review by legal indicates that this plat will not violate any restrictions on the face of the plat or those filed separately.

Staff's recommendation is to approve the variance request for a unique subdivision name and to allow Meyer Street to not be extended or terminate with a cul-de-sac.

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 extension of Meyer Street would require the demolition of the existing 1 story metal building which the manufacturing company currently operates from. Meyer street is not needed for intersection spacing.

(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;

na

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

The stub street is not the result of a hardship created by the applicant. The stub street was first created with the Houston Acreage Estates subdivision in 1935. At that time, the adjacent developer chose not to extend the street with the Amended Golfcrest subdivision recorded in June of 1932.

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

The stub street "Meyer Street" is not a Major Thoroughfare and is not needed to address excessive intersections sections spacing. Requiring the cul-de-sac would not improve traffic in the area.

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

The applicant has coordinated with public works to remove the original fence and awning that was located in the public r.o.w. As of now, public works has voiced no objection to the new proposal and is not in violation of any setbacks.

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

There is no economic hardship since the company has been functioning and operating with the stub street adjacent to there property for many years. Draco Spring company wishes to continue with the work they've been doing over the past years.



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 24th, 2019

Dear Property Owner:

Reference Number: 2019-1759

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Amended Golfcrest**" and "**Houston Acreage Estate**". This proposal includes the replatting of Lots 10-22, Block 38 of Amended Golfcrest, and Lots 8-16, Block O and Lots 19-20, Block C of Houston Acreage Estates as recorded in Volume 23 Page 3 & Vol 12 Pg. 63 of the Harris County Map Records. The new subdivision name is "**Draco Spring Manufacturing Company**".

The property is located south of Long Drive, north of Edna Street and East of Chaffin Street.

The purpose of the replat is to create one unrestricted reserve.

The applicant, **Christian Offenburger**, with Boundary One, LLC, on behalf of Draco Spring Manufacturing Company, can be contacted at **281-648-3131**.

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, November 14th, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 11/14/2019
Plat Name: East End on the Bayou Sec 3 replat no 1 and extension
Developer: Padua Realty Company
Applicant: Gruller Surveying
App No/Type: 2019-1528 C3N

Staff Recommendation:
Withdraw

Total Acreage:	1.5840	Total Reserve Acreage:	1.0537
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 11/13/19:

Must provide parking table. If on-street parking is proposed, show parking space location and dimension from corner and other "No Parking" zones. If On-site parking is proposed, show proposed parking stall locations and dimension.

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.

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

City Engineer: Master W.M.E. is required. Make sure that 10' clearance between public utility to the building foundation.

Solid Waste: Please submit a Solid Waste Plan to determine COH solid waste collection eligibility.

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

Houston Planning Commission

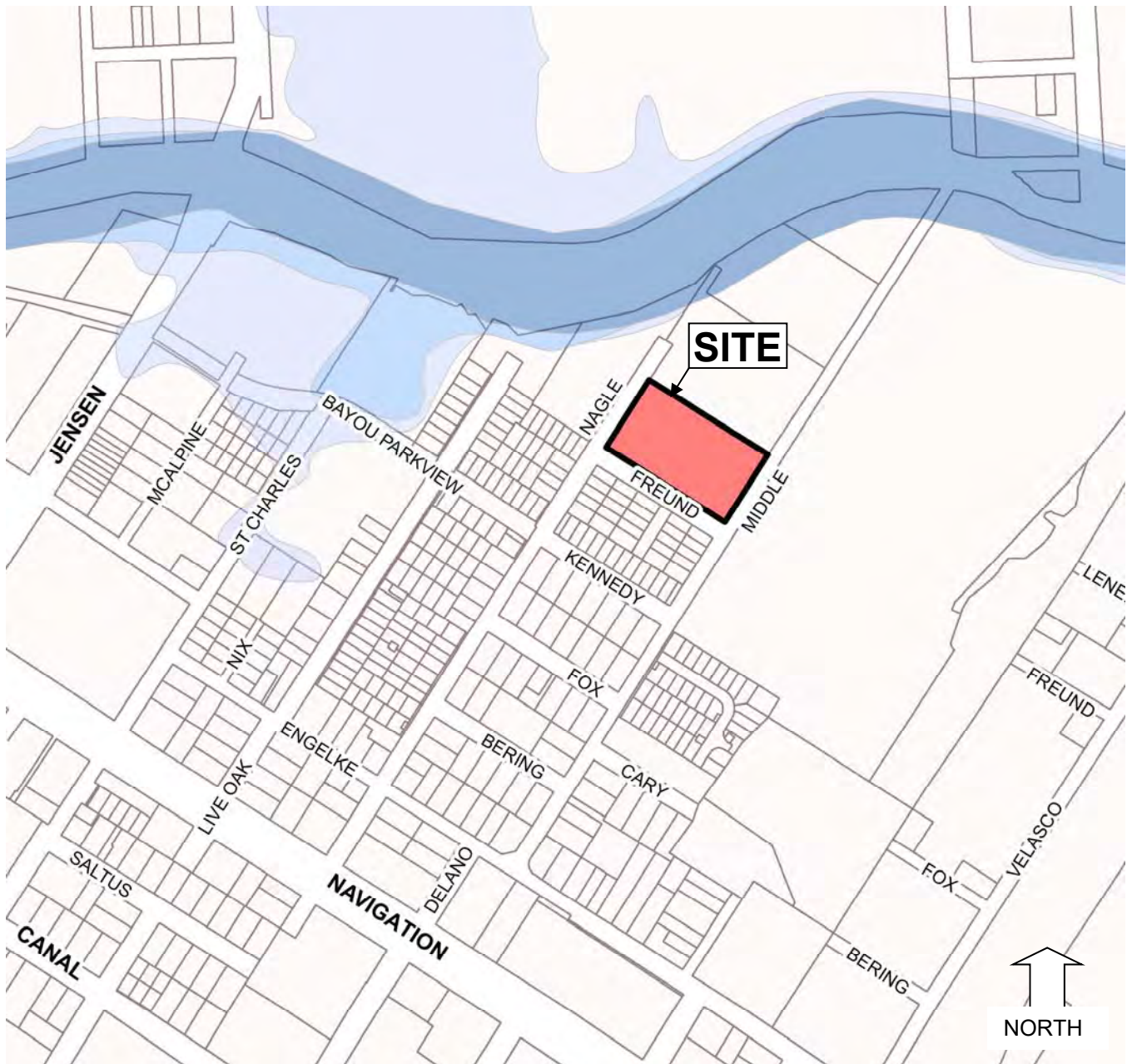
ITEM: 95

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 11/14/2019

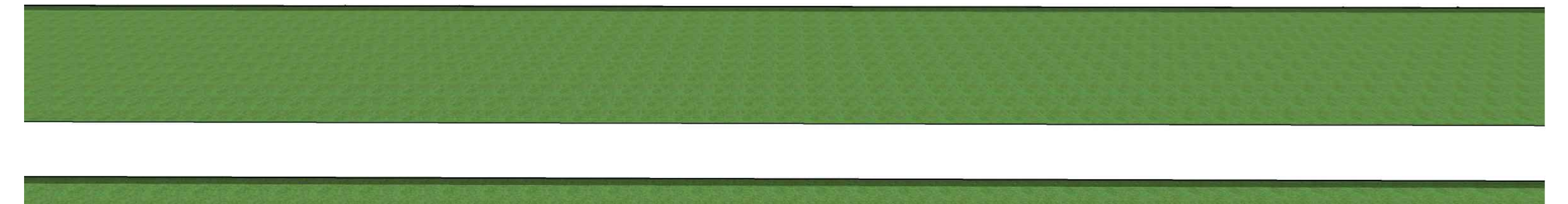
Subdivision Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying



C – Public Hearings with Variance

Aerial



EAST END ON THE BAYOU – SECTION 3

A N D E R S O N C A N Y O N , L L C



Application Number: 2019-1528

Plat Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying

Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 5' along North Nagle Street instead of the required 10' and no additional street dedication on Freund St in order to conserve a 50' ROW.

Chapter 42 Section: 42-122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local Streets (1) 50 feet if adjacent to exclusively single family residential lots; or (2) 60 feet if adjacent to any other development.

Statement of Facts

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

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

The applicant is attempting to build Condominiums which are a very similar use to the high density single family residential townhomes in the adjoining subdivisions. Therefore, strict application of this ordinance would not conform with the existing development surrounding it. Furthermore, strict application of this ordinance would not allow the applicant to maximize developable area in order to build a high quality 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 variance are not a hardship created by development, it is simply to keep the surrounding area uniform in development. As the condominium project will fit in with the surrounding developments. As well as the structure will be placed well beyond the 10' required setback.

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

The intent and general purpose will be preserved as it will keep the area in conformity. Widening the street to 60 feet would not benefit the City or the public in any manner. N Nagle Street has a dead end parallel to the northern most property line of the subject property and there are no published plans in the City Of Houston CIP to extend N Nagle further. In order to extend N Nagle further north, a bridge spanning over 200 feet over Buffalo Bayou has to be constructed, so it is unlikely going to be extended in the future. As a result, there will likely not be much more traffic along this portion of N Nagle Street other than cars coming to park in the proposed development. Freund Street only exists in front of our block, in between N Nagle and Middle Street. Therefore there is no benefit to the public to widen Freund to 55' in front of the condominium development. It will never be 60' because the townhomes are already constructed within the East End on the Bayou, Section 1, subdivision across the street, which is already platted as a 50' ROW,

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

The granting will not be injurious to the public, rather it would keep the subdivision and area surrounding it the same.

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

The sole justification of the variance is to keep match the purposed development with the surrounding development as to keep it in unity.



Application Number: 2019-1528

Plat Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying

Date Submitted: 08/26/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 10' building line for ground structures per code but allow a 5' building line for aerial structures and overhangs above 10' of height along N Nagle. This would include balcony cantilevers, roof overhangs, signage, and other overhangs coming from the building structure.

Chapter 42 Section: 42-150

Chapter 42 Reference:

(a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. (d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control. Local streets - Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more. Lesser of 25 feet or the greatest platted building line on the single-family residential

Statement of Facts

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

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

Strict application of this ordinance would not conform with the existing development surrounding it. The applicant is attempting to build Condominiums, the condominium structure will be outside of the 10' required building line as shown on the plat. However, the only encroachment would be overhangs and balconies. Current code allows for 30" of overhang. However, that is not sufficient to carry out the architects proposed high quality 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 variance are not a hardship created by development, it is simply to keep the surrounding area uniform in development. The building foot print will be well within the ordinance.

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

The intent and general purpose will be preserved as it will keep the area in conformity. The general purpose will be preserved as the building line will still be within the ordinance, only aerial encroachments will occur.

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

The granting will not be injurious to the public, rather it would keep the subdivision and area surrounding it the same and will still be well behind the required 10' building line.

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

The sole justification of the variance is to keep match the purposed development with the surrounding development as to keep it in unity.



STAFF REPORT Variance Request Form

Application No: 2019-1528

Agenda Item: 95

PC Action Date: 11/14/2019

Plat Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying

Staff Recommendation: Withdraw

Chapter 42 Sections: 122; 150; 42-122; 42-150

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

Right of Way width for local street not adjacent to residential (60 feet);

5' building line on collector street non-residential ;

To allow to dedicate 5' along North Nagle Street instead of the required 10' and no additional street dedication on Freund St in order to conserve a 50' ROW. ;

To allow to dedicate a 10' building line for ground structures per code but allow a 5' building line for aerial structures and overhangs above 10' of height along N Nagle. This would include balcony cantilevers, roof overhangs, signage, and other overhangs coming from the building structure. ;

Basis of Recommendation:

The applicant has withdrawn this 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

October 24, 2019

Dear Property Owner:

Reference Number: 2019-1528

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of **"East End on The Bayou Sec 3"**. This proposal includes the replatting of Lots 1-23, Reserves A,B,C of East End on the Bayou Sec 3 as recorded at Film Code No. 686051 of Harris County Map Records and Lots 6,7, 13, 14 and portion of lots 5 and 17 of Factory Addition and Vol 3 pg 69 of HCDR. The new subdivision name is **"East End on the Bayou Sec 3 replat no 1 and extension"**.

The property is located north along Freund Street, east along North Nagle Street and west along Middle Street. The purpose of the replat is to create one unrestricted reserve, 15 single family residential lots and 4 reserves and revise the building line along North Nagle Street. The applicant, Chris Garcia, with Gruller Surveying, on behalf of Padua Realty Company, can be contacted at 713-333-1466 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, November 14, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659. See reverse side for useful information.

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 11/14/2019
Plat Name: Long Point Acres partial replat no 5
Developer: Hyo Design & Construction, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2019-1654 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7025	Total Reserve Acreage:	0.0092
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450T	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 Traffic: 11/13/19:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

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

Master W.M. 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: 96

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Long Point Acres partial replat no 5

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

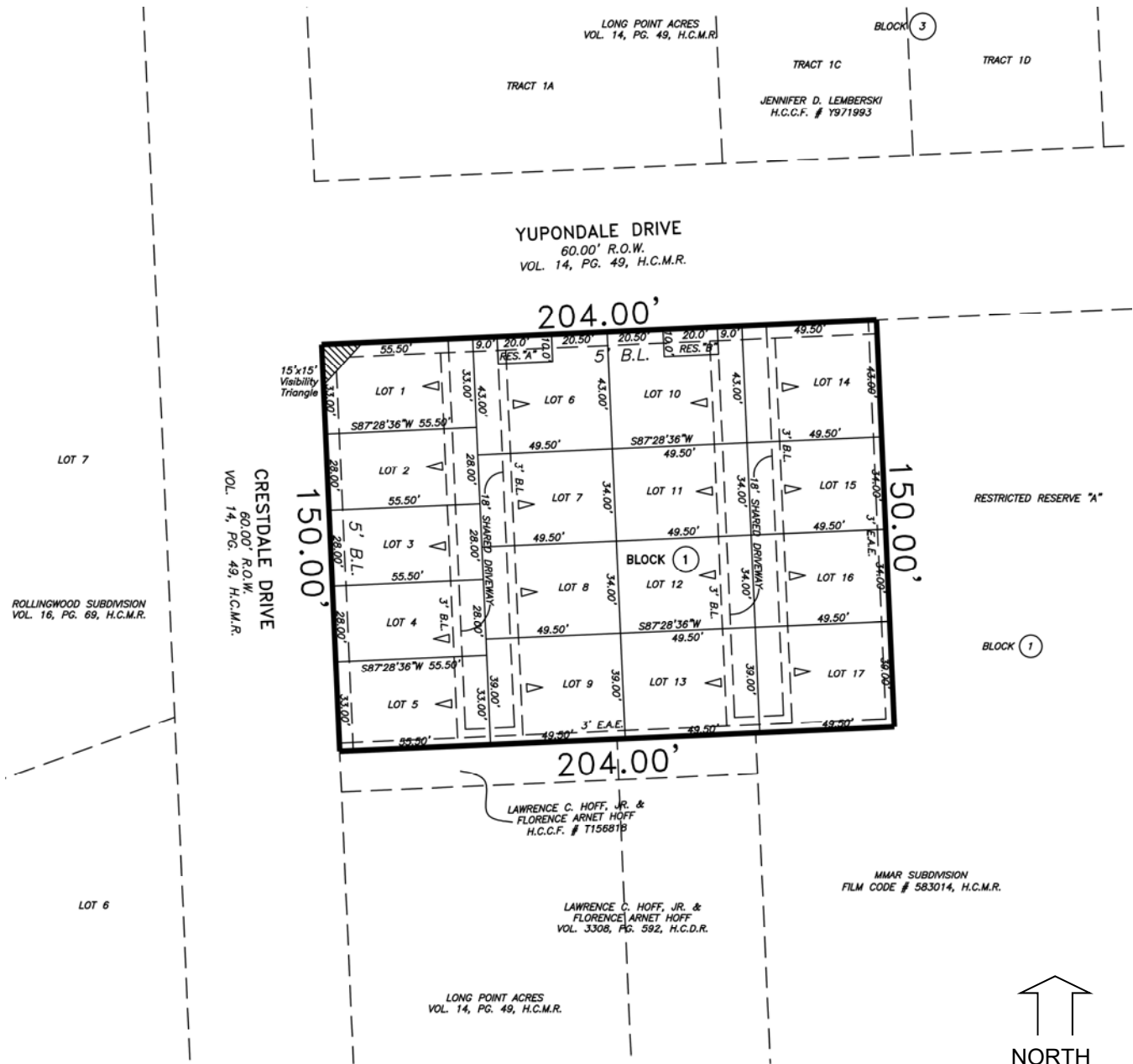
ITEM: 96

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Long Point Acres partial replat no 5

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Long Point Acres partial replat no 5

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 24th, 2019

Dear Property Owner:

Reference Number: 2019-1654

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of **"Long Point Acres"**. This proposal includes the replatting of the North 150' feet of Lot 13 and 14, Block 2 as recorded under Volume 14, page 49, of the Harris County Map Records. The new subdivision name is **"Long Point Acres partial replat no 5"**.

The property is located at the South-East intersection of Crestdale Dr and Yupondale Dr.

The purpose of the replat is to create lot 17 lots and 2 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 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, November 14th, 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.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 11/14/2019
Plat Name: Neuen Manor partial replat no 15
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1756 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5193	Total Reserve Acreage:	0.0092
Number of Lots:	14	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	450Q	City

Conditions and Requirements for Approval

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

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

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

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

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

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

1. Adjust "Reason for replat" to include reserves.

2. Provide all necessary information for dedication language and Lien certification.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 97
Action Date: 11/14/2019
Plat Name: Neuen Manor partial replat no 15
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2019-1756 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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.

Parks and Recreation: Change Parks Notes to read Park Sector 10. See Action CPC.

City Engineer: Detention is required.

Make sure that 10' clearance between public utility to the building foundation. Master W.M. is required.

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

Solid Waste: The plat states the the development is "eligible" for solid waste collection services. This note needs to be d to "ineligible". The development does not meet the minimum frontage requirement 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: 97

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Neuen Manor partial replat no 15 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

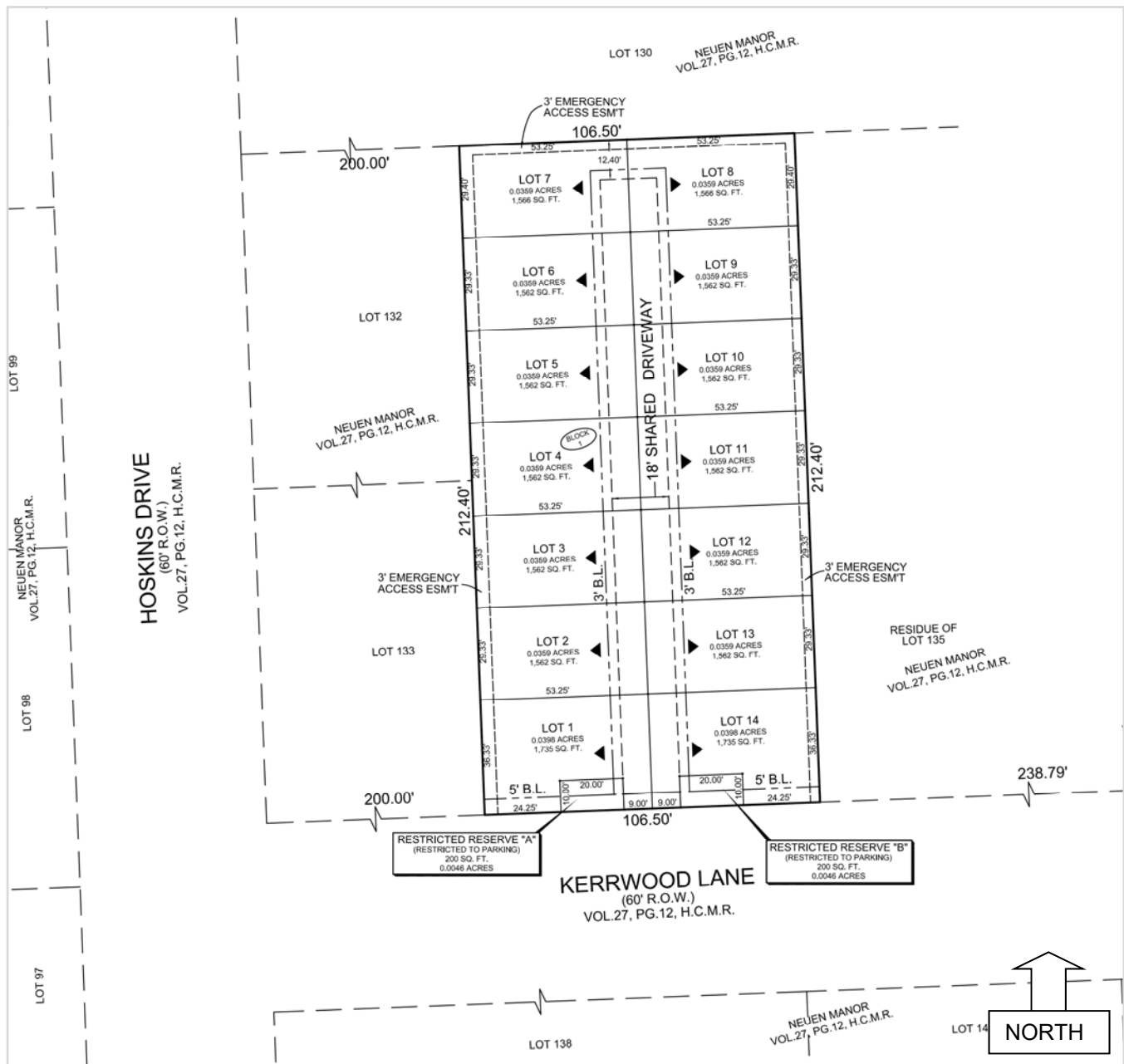
ITEM: 97

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Neuen Manor partial replat no 15 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

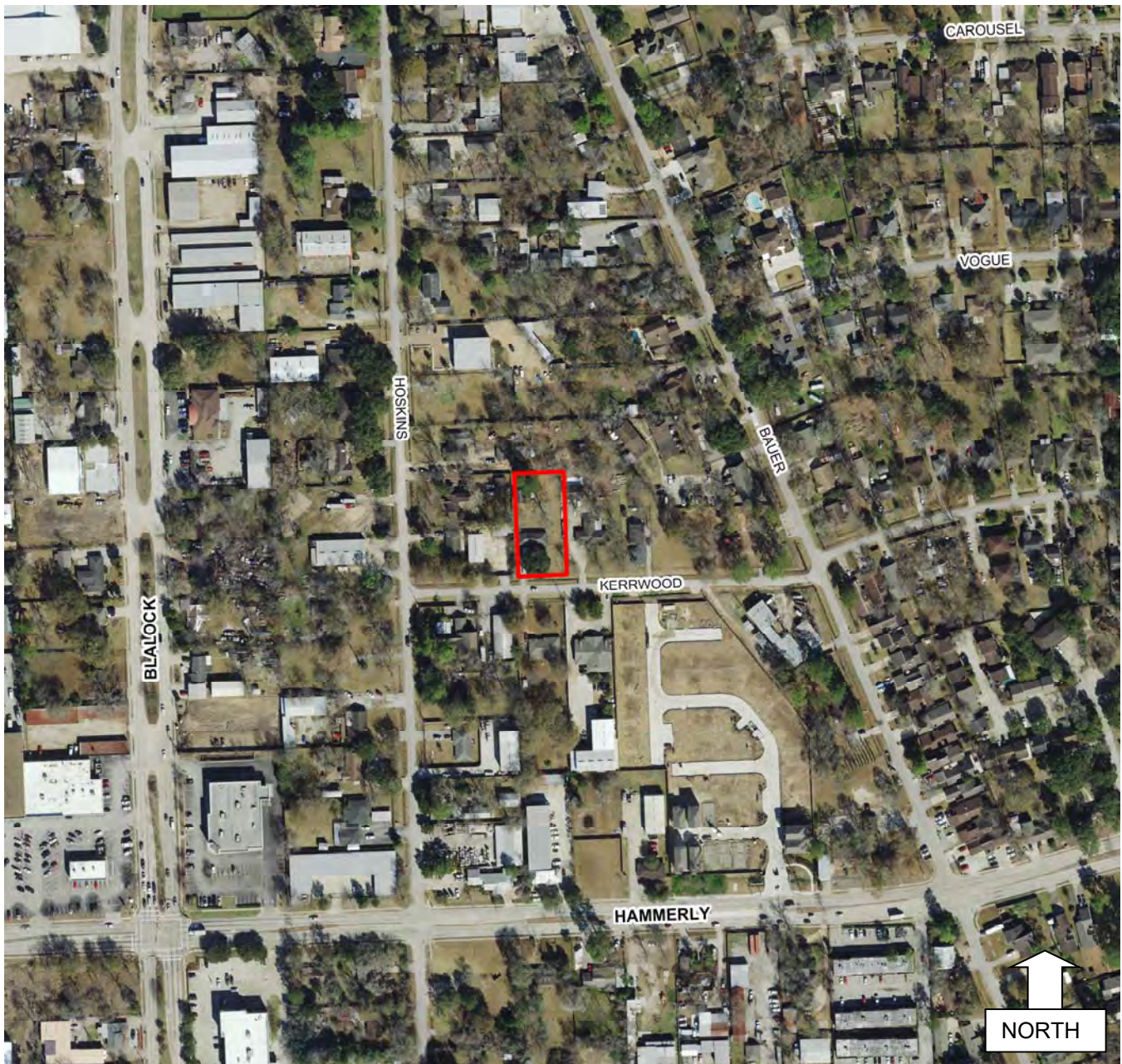
ITEM: 97

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Neuen Manor partial replat no 15 (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

October 7, 2019

Dear Property Owner:

Reference Number: 2019-1756

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Neuen Manor**". This proposal includes the replatting of Lots 55 and 56, as recorded in Volume 27 Page 12 of the Harris County Map Records. The new subdivision name is "**Neuen Manor partial replat no 15**".

The property is located on Kerrwood Lane, being east of Hoskins Drive and north of Hammerly Boulevard.

The purpose of the replat is to create fourteen (14) single family lots and two parking reserves. 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 31, 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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 11/14/2019
Plat Name: Northampton Sec 3 partial replat no 1
Developer: Northampton MUD
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-1859 C3N

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	1.0810	Total Reserve Acreage:	1.0810
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NORTHAMPTON MUD
County	Zip	Key Map ©	City / ETJ
Harris	77389	250Z	ETJ

Conditions and Requirements for Approval

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713 -207-0430.

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

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

Provide a 10' Landscape Buffer from the property line of the abutting development adjacent to single family development.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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 - Plat needs to show and label channels M100-00-00 and M105-00-00 with top of banks, also easements (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)

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

Label 10 foot BL by ordinance (COH-chapter 42)

County has no objections to variance.

Houston Planning Commission

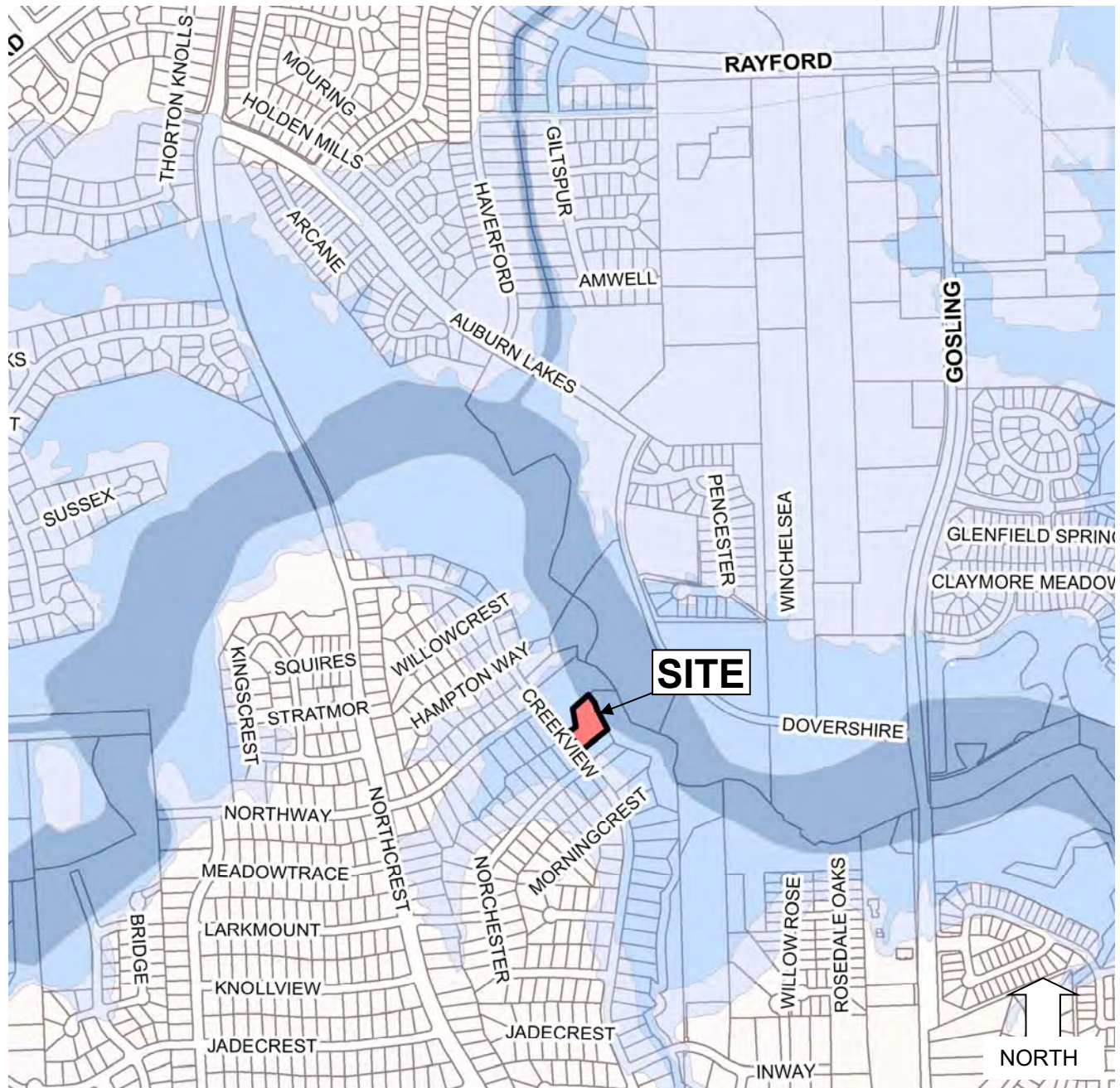
ITEM: 98

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Northampton Sec 3 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance Site Location

Houston Planning Commission

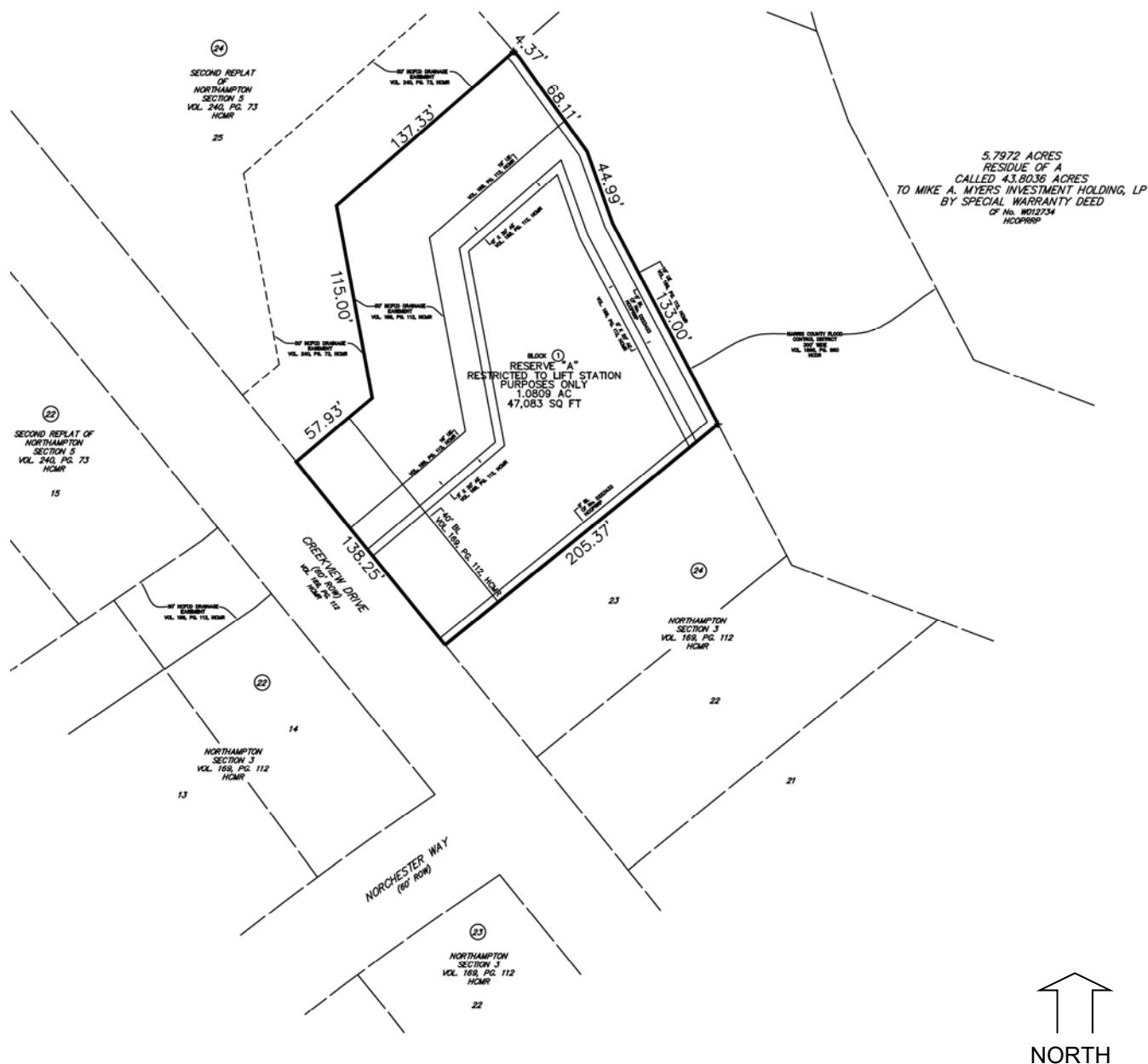
ITEM: 98

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Northampton Sec 3 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

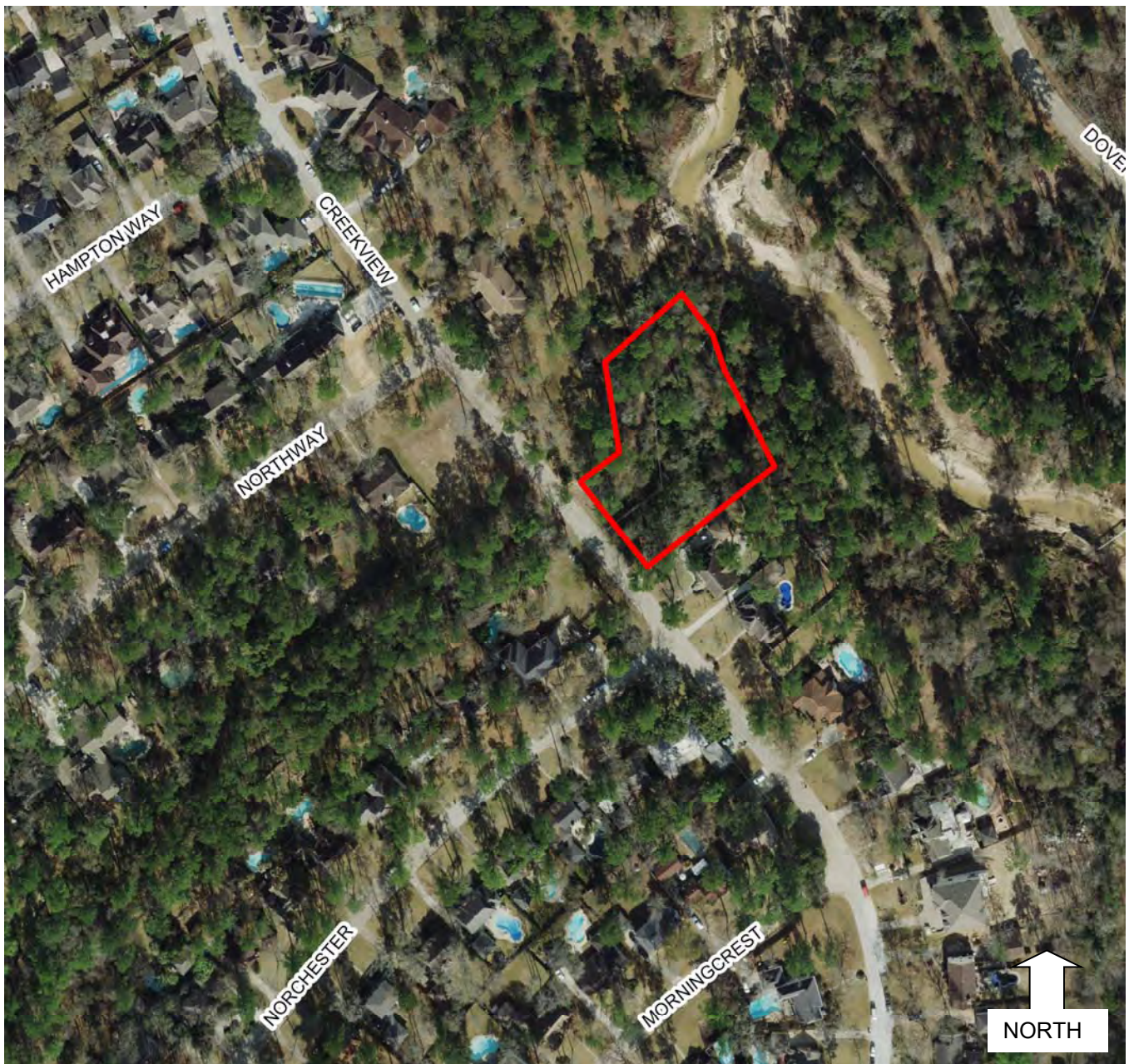
ITEM: 98

Planning and Development Department

Meeting Date: 11/14/2019

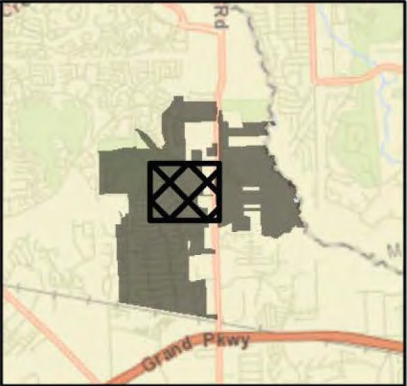
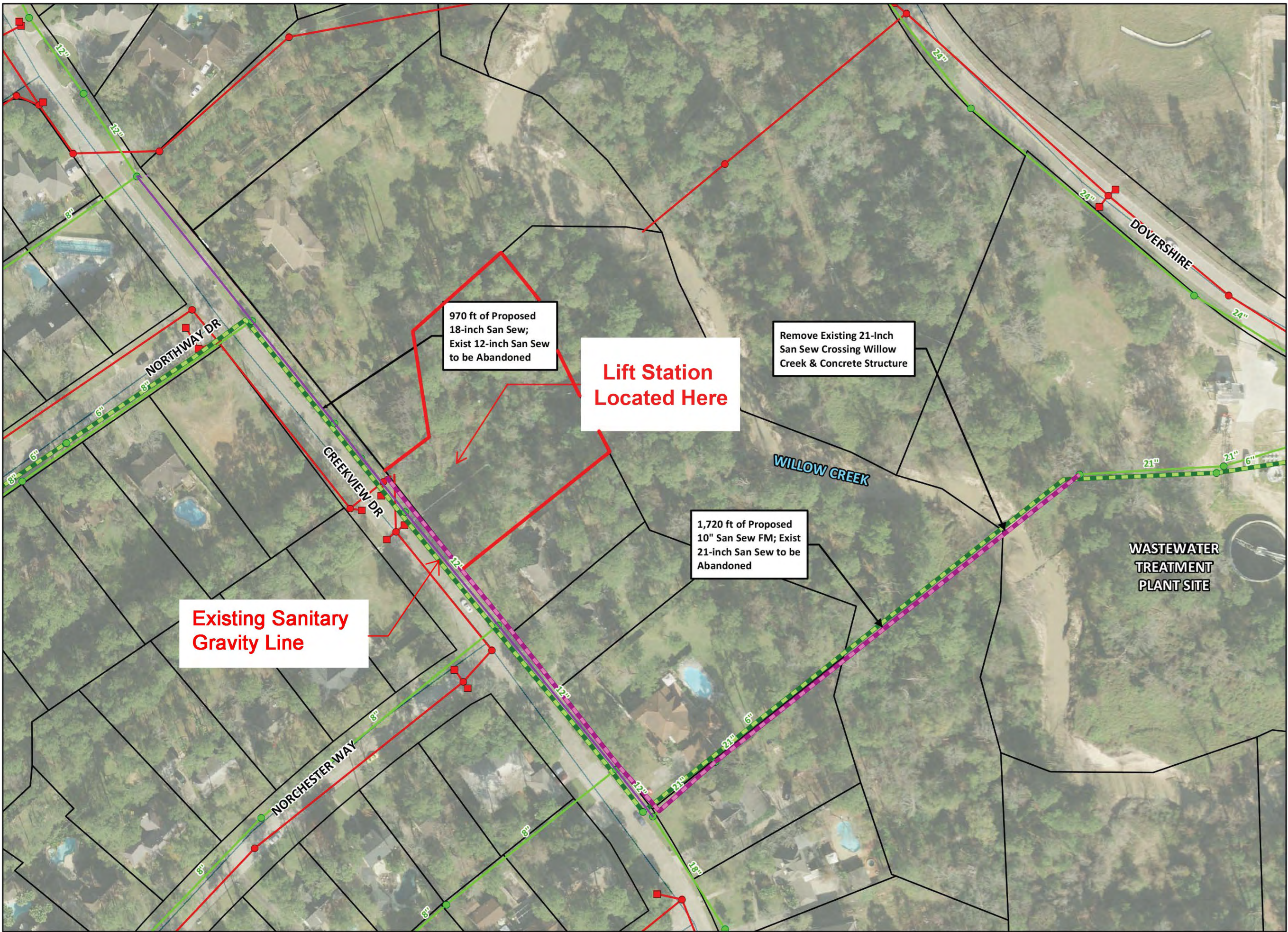
Subdivision Name: Northampton Sec 3 partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings with Variance

Aerial



VICINITY MAP

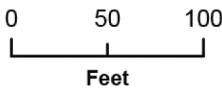
Scale: 1 inch equals 2 miles

LEGEND

- Prop San Sew FM
- Prop San Sew
- Prop LS Boundary
- San Sew MH
- Exist San Sew FM
- Exist San Sew
- Storm Inlet
- Storm MH
- Storm Sewer Line
- District Boundary
- HCAD Parcels

**CREEKVIEW
LIFT STATION,
SANITARY SEWER
AND FORCE MAIN
EXTENSION**

NORTHAMPTON M.U.D.
HARRIS COUNTY, TEXAS



1 inch equals 100 feet



Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439



Proposed 10' Landscape Buffer



APPLICANT'S Variance Request Form

Application Number: 2019-1859
Plat Name: Northampton Sec 3 partial replat no 1
Applicant: Jones|Carter - Woodlands Office
Date Submitted: 10/07/2019

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 lot restricted to single-family to be replatted to a restricted reserve for lift station purposes.
Chapter 42 Section: 193

Chapter 42 Reference:

(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

(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 tract is 1.08 acres in the City of Houston's ETJ in northwest Harris County. The tract is owned by and within the Northampton Municipal Utility District. The tract is a single-family residential lot that was platted in 1970 as part of the Northampton Sec 3 subdivision plat. A single-family residence was never constructed on the lot as the floodplain and topography existing on-site make it unsuitable for single-family residential use. A neighborhood trailhead does exist on-site which provides a trail connection from the subject tract to the community recreation center to the south off Inway Drive. The purpose of the proposed replat is to convert the existing lot into a reserve to be used for lift station purposes. As shown on the provided exhibits, the Wastewater Treatment Plant that serves the neighborhood is directly to the east, across Willow Creek on Dovershire Road. The existing sanitary sewer line to the plant is part of a "gravity" system that conveys the wastewater by gravity across Willow Creek to the plant. The sanitary line travels along the subject tract's street frontage to the south on Creekview Drive, through Lots 19 & 20, and then across the creek to the treatment plant. As the line is part of a gravity system, it is elevated over Willow Creek to allow for the elevation needed to reach the treatment plant. The fact that the sanitary line is elevated has recently caused concern for both the District and its residents as the elevated sanitary line was submerged during Hurricane Harvey and has come close to being submerged during other recent heavy rain events. The sanitary line being submerged poses a risk to the health, safety, and welfare of the residents as raw sewage could be discharged into Willow Creek and the surrounding areas if it were

to break during a storm. Furthermore, if the aerial crossing were to break, there is not a backup system that would allow the wastewater to reach the plant. The line could not be plugged or re-routed another direction to reach the plant. Due to the threat this poses to the community, the MUD District is proposing a sanitary sewer rehabilitation project to remove the aerial crossing and replace it with an underground pipe that would be bored under Willow Creek to eliminate the risk of the line being washed away. As the line will be underground, a lift station is needed to pump the wastewater under and across the creek to the treatment plant. The subject tract is ideal for the site as it is undeveloped, unsuitable for residential development, and close to the treatment plant.

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

The hardship is created by the old infrastructure that now poses a risk, and the changing weather patterns which have made destructive rain events more common.

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

The intent and general purposes of this chapter will be preserved and maintained as this project is intended to protect the health, safety, and welfare of the existing single-family residents, their property values, and the character of the existing neighborhood.

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

Granting of the variance will protect the public health, safety and welfare as removing the aerial crossing will eliminate the risk of raw sewage being discharged into Willow Creek and surrounding areas.

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

The justification for the variance is the desire of the MUD District to protect the health, safety, and welfare of the community by eliminating the threat posed by the aerial crossing of the sanitary sewer line.



STAFF REPORT Variance Request Form

Application No: 2019-1859

Agenda Item: 98

PC Action Date: 11/14/2019

Plat Name: Northampton Sec 3 partial replat no 1

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 193

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

To allow a lot restricted to single-family to be replatted to a restricted reserve for lift station purposes. ;

Basis of Recommendation:

The site is located east along Creekview Drive west of Gosling Road in Houston's ETJ in Harris County. The reason for replat is to create one restricted reserve restricted to lift station purposes only. The applicant is also requesting a variance to allow lot restricted to single to be replatted to a reserve restricted for lift station purposes. Staff is in support of this request. The subject site is a 1.08 acre lot that was created in 1970 with Northampton Sec 3 subdivision. The lot was recorded with the subdivision however a single family residence was never constructed on the lot. The lot is vacant and is located in the floodplain. The lot is owned by the Northampton Municipal Utility District and their desire is to convert the existing lot into a reserve to be used for lift station purposes.

The Wastewater Treatment Plat that serves the neighborhood is directly to the east, across Willow Creek on Dovershire Road. The applicant has provided information that the existing sanitary sewer line to the plant is part of a "gravity system" that conveys the wastewater by gravity across Willow Creek to the plant. The sanitary line travels along the subject tract's street frontage to the south on Creekview Drive, through Lots 19 & 20, and then across the creek to the treatment plant. As the line is part of a gravity system, it is elevated over Willow Creek to allow for the elevation needed to reach the treatment plant. The fact that the sanitary line is elevated, the applicant contends that the elevated line has recently caused concern for both the District and its residents as the elevated sanitary line was submerged during Hurricane Harvey and has come close to being submerged during other recent heavy rain events. The sanitary line being submerged poses a risk to the health, safety, and welfare of the residents as raw sewage could be discharged into Willow Creek and the surrounding areas if it were to break in a storm.

This location would allow the MUD District to provide a lift station to pump the wastewater under and across the creek to the treatment plant and there will be no threat of the line being washed away. Staff has requested and the applicant has agreed to provide a 10' landscape buffer from the property line of the abutting single family residential development to lessen the impacts of the lift station. Harris County's Engineer's office poses no objection to this variance. The granting of the variance would not be injurious to the public health, safety or welfare of the community and provide a benefit and much needed service to the community. Staff's recommendation is to grant the requested variance and approve the plat per the CPC 101 form conditions.

Statement of Facts

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

The lot is vacant and has been vacant for many years and located in a flood plain. The lift station would provide a benefit and much needed service to the community. The lot is suitable for this 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;

The lot is located in a flood plain. It has been vacant for many years and the lift station would provide a much needed service to the community.

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

The location of the lot is suitable for the proposed development and would be a benefit to the neighborhood.

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

The applicant has agreed to provide a 10' landscape buffer from the property line of the abutting single family residential development. The proposed use will be a benefit and provide a much needed service to the community. The intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance would not be injurious to the public health, safety or welfare of the community and provide a benefit and much needed service to the community. The lift station is needed to pump the wastewater under and across to the treatment plant.

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

The sanitary line is elevated and there is a risk of it being submerged poses a risk to the health, safety, and welfare of the residents as raw sewage could be discharged into Willow Creek and the surrounding areas if it were to break in a storm. This location would allow the MUD District to provide a lift station to pump the wastewater under and across the creek to the treatment plant and there will be no threat of the line being washed away. 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

October 21, 2019

Dear Property Owner:

Reference Number: 2019-1859

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of **"Nothampton Sec 3"**. This proposal includes the replatting of a portion of Lot 24, Block 24 as recorded under Volume 169, page 112, of the Harris County Map Records. The new subdivision name is **"Northampton Sec 3 partial replat no 1"**.

The property is located on Creekview Drive, being south of Rayford Road and west of Gosling Road. The purpose of the replat is to convert one single family lot into a reserve restricted to a lift station. The applicant, Mikalla Hodges, with Jones|Carter - Woodlands Office, can be contacted at 281-363-4039.

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.

Attached 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, November 14, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 11/14/2019
Plat Name: Riverside Terrace Sec 1 partial replat no 5
Developer: Alvin 281 Enterprise, Inc
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1487 C3N

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Total Acreage:	0.1790	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

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.

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: Parks notes must declare that the the current fee applies to 2 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.

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

Houston Planning Commission

ITEM:99

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Riverside Terrace Sec 1 partial replat no 5 (DEF 2)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance Site Location

Houston Planning Commission

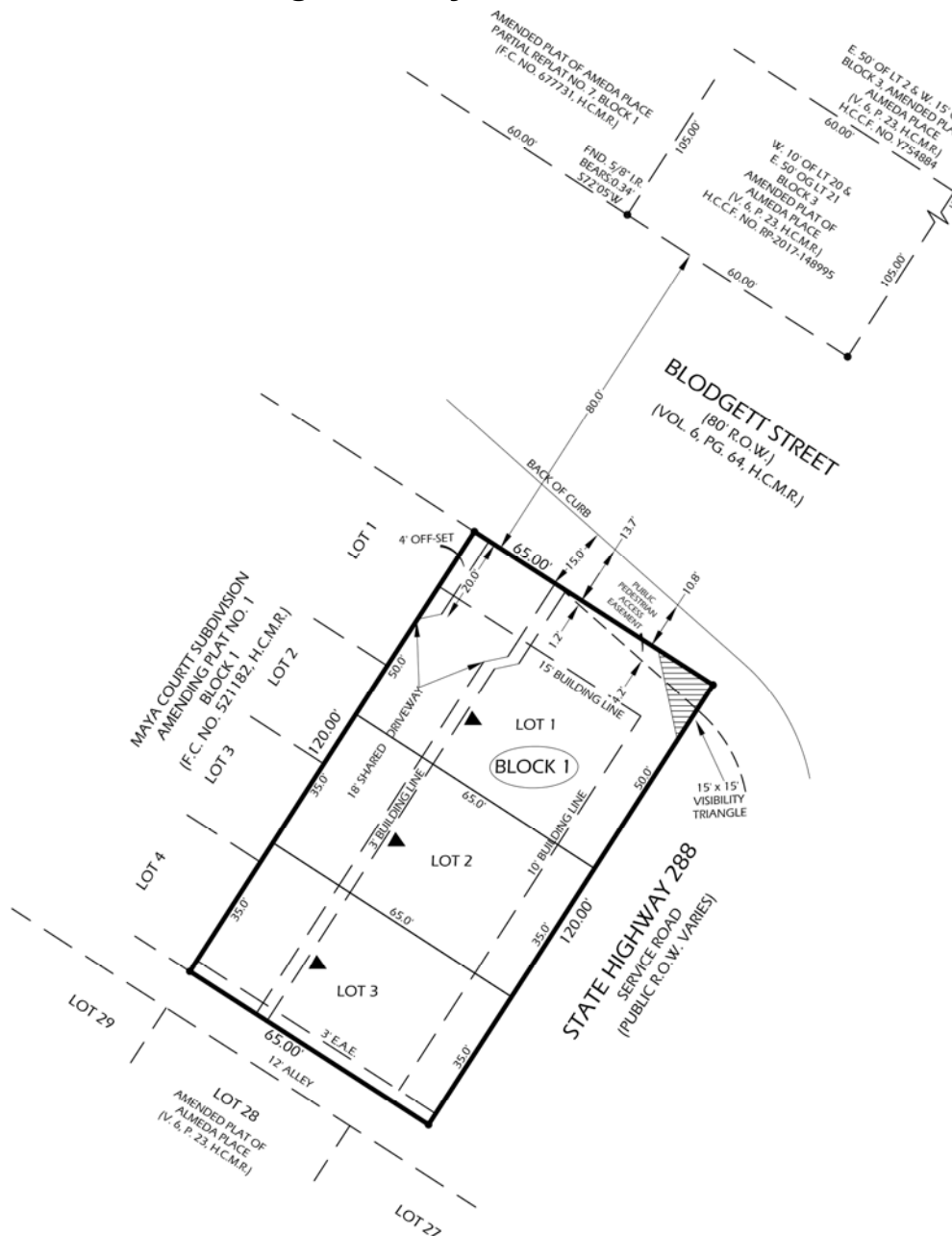
ITEM:99

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Riverside Terrace Sec 1 partial replat no 5 (DEF 2)

Applicant: Owens Management Systems, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Riverside Terrace Sec 1 partial replat no 5 (DEF 2)

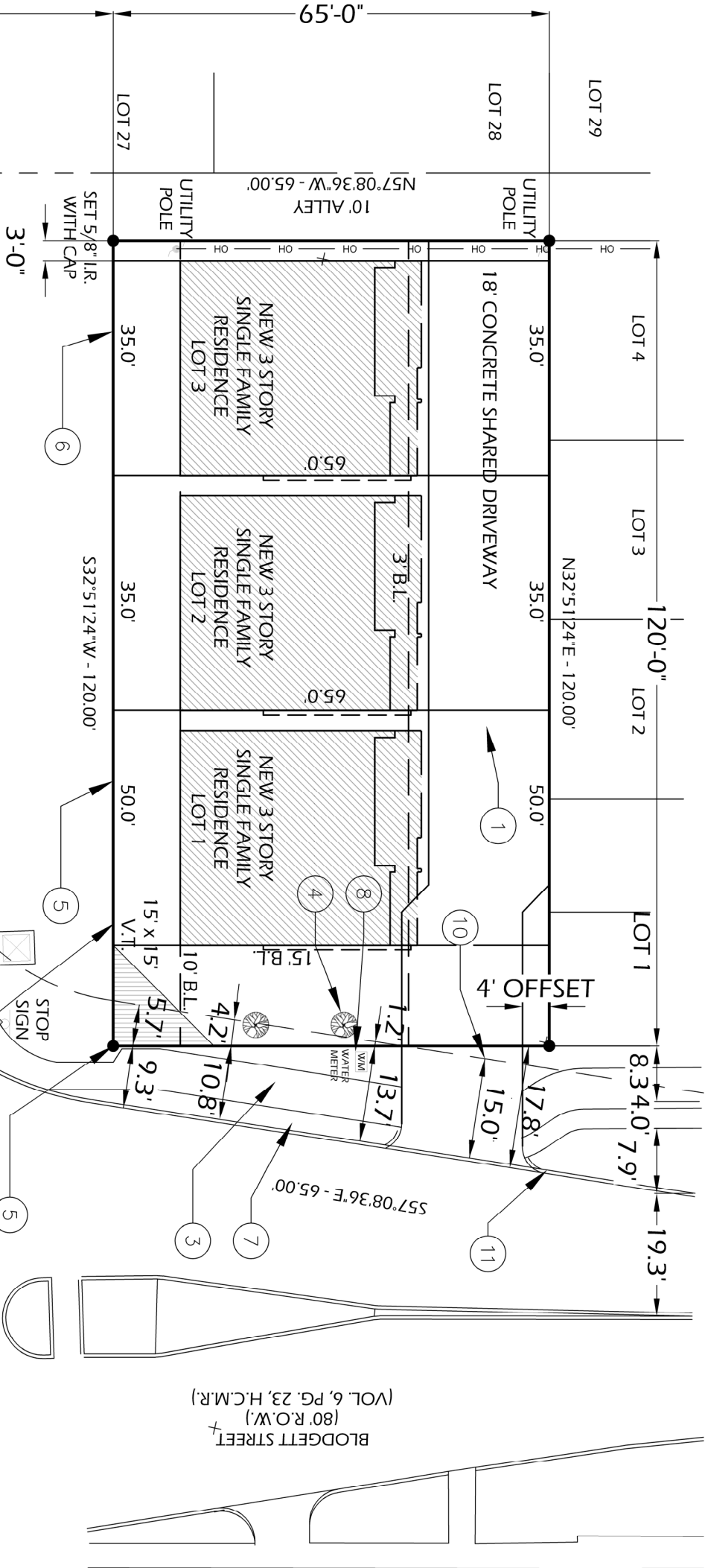
Applicant: Owens Management Systems, LLC



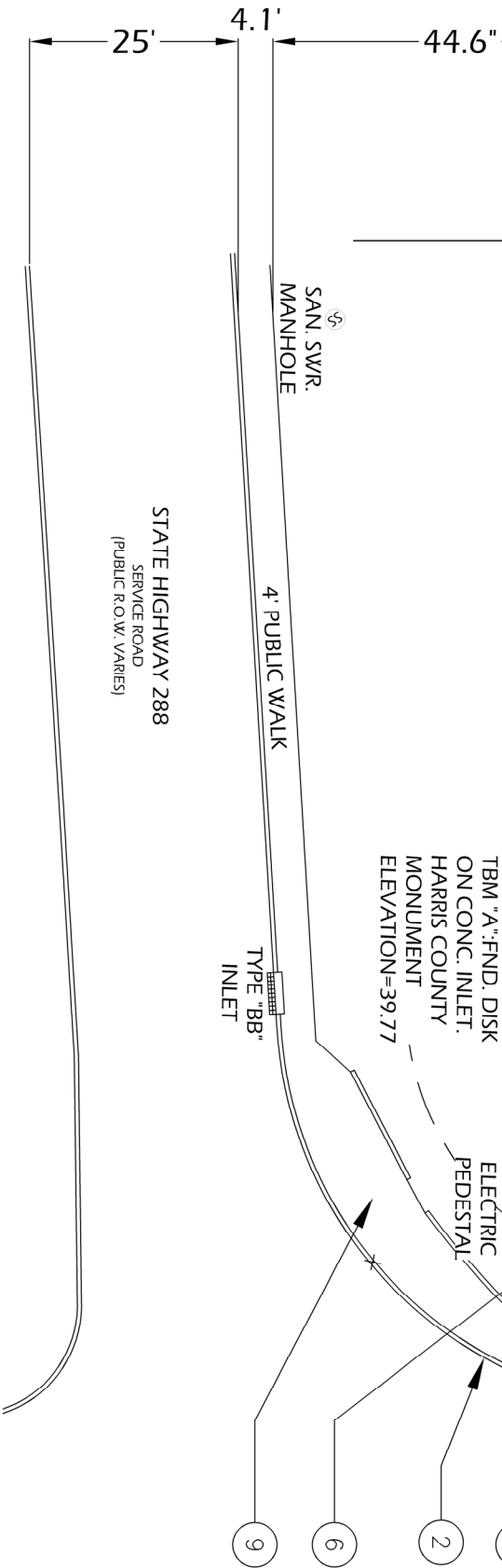
NORTH

C – Public Hearings with Variance

Aerial



BLODGETT STREET
(80' R.O.W.)
(VOL. 6, PG. 23, H.C.M.R.)



LEGAL DESCRIPTION:
TRS 9 & 10A BLK 1
RIVERSIDE TERRACE SEC 1

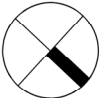
PROPERTY ADDRESS
2012 BLODGETT ST.
HOUSTON, TX 77004

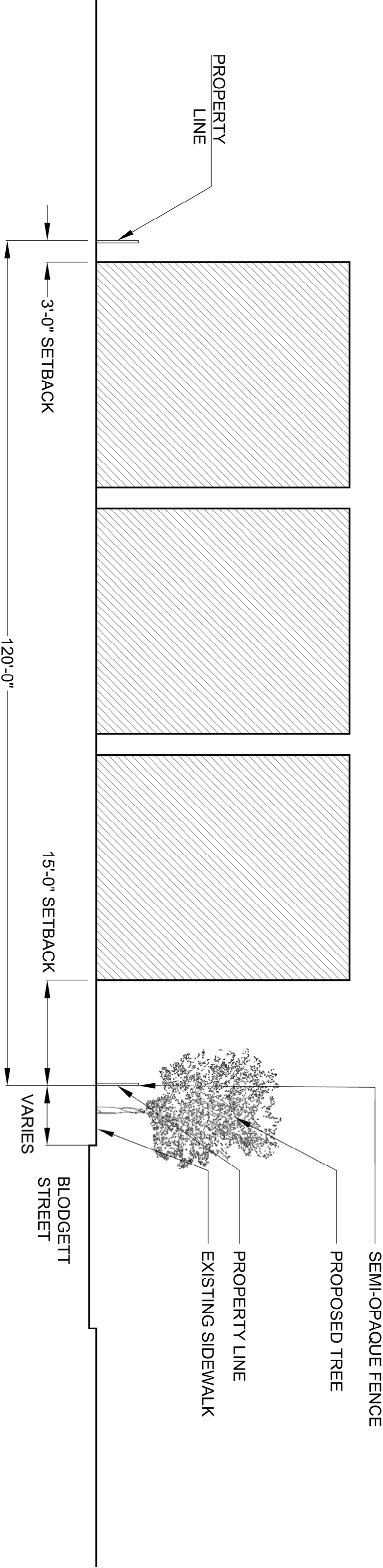
CITY OF HOUSTON
DEPARTMENT OF PLANNING & DEVELOPMENT
LANDSCAPE ANALYSIS
SINGLE - FAMILY - RESIDENTIAL
LOTS:
SEC. 33-110 (a) 4 5,000 SQ. FT. AND UNDER REQUIRES 1 NEW
OR PRESERVED TREE
SEC. 33-110 (a) 5 5,000 SQ. FT. AND OVER REQUIRES 2 NEW OR
PRESERVED TREES

KEYED PLAN NOTES

- | | | | | | |
|---|-----------------------------------|---|-----------------------|----|-------------------------|
| 1 | 18' SHARED DRIVEWAY | 5 | PROPERTY LINE | 10 | 15' PEDESTRIAN EASEMENT |
| 2 | CURB | 6 | SEMI-OPAQUE FENCE | 11 | EXISTING BACK OF CURB |
| 3 | NEW 6' SIDEWALK | 7 | LANDSCAPE | | |
| 4 | PROPOSED 2 (3-1/2") CALIPER TREES | 8 | RELOCATED WATER METER | | |
| | | 9 | EXISTING SIDEWALK | | |

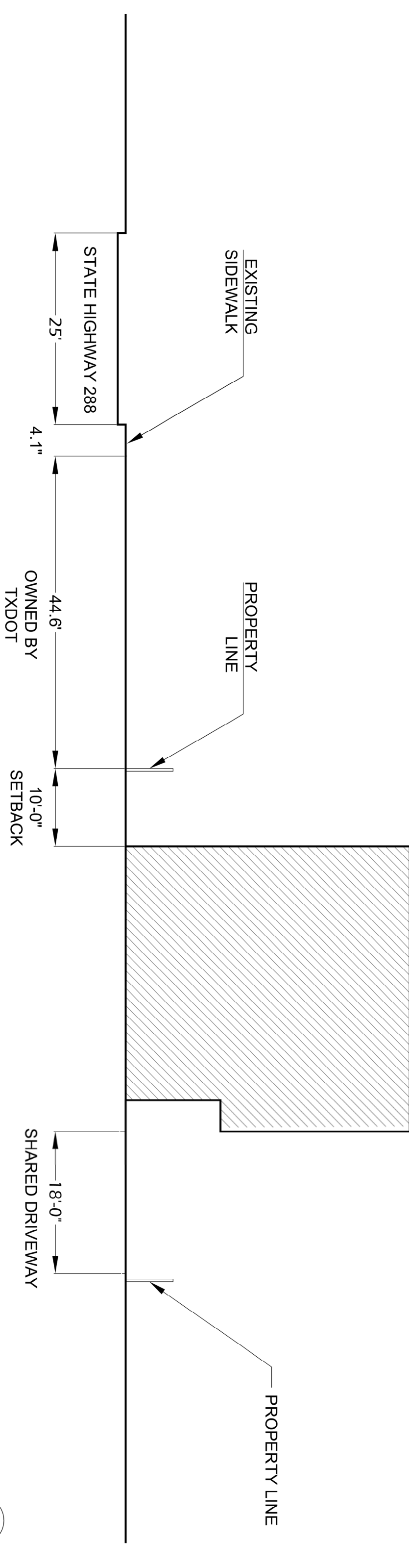
A1.0 SITE PLAN 2012 Blodgett





PROFILE OF STATE HIGHWAY 288

SCALE: 1/16" = 1'-0"



PROFILE OF BLODGETT STREET

SCALE: 1/16" = 1'-0"

A2.0 ELEVATIONS



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1487

Plat Name: Riverside Terrace Sec 1 partial replat no 5

Applicant: Owens Management Systems, LLC

Date Submitted: 08/12/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Variances are sought for a reduced building line along a major thoroughfare; 15' B.L on Blodgett St. and 10' B.L abutting undeveloped ROW along SH 288 feeder road.

Chapter 42 Section: 152 & 161

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (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. (b) A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: (1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and (2) Vehicular access cannot be taken from the 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

Riverside Terrace Sec 1 was platted in 1924 creating a residential subdivision. Texas Department of Transportation acquired lots 1-8 and a portion of lot 9 and lot 19 -26 in the development of SH 288. The residual undeveloped land out of lot 9 abuts the subject property and considered part of the major thoroughfare. The undeveloped ROW extends 48.6 feet from the back of curb to the property line. There are improved ADA ramps at the corner. Blodgett Street is an 80 feet ROW, curb and gutter, with a 38.7 feet paved section and median. ROW dedication is not required. The owners are proposing to construct three – four story townhomes with an 18' shared driveway.

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

N/A

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

The lot abuts 2 major thoroughfares. Along SH 288, the feeder road commences at the intersection of Blodgett and has 4-way stop signs. There is a substantial grade separation between the main lanes on SH 288 and the feeder road. The feeder has no access ramps at this location. The nearest on-ramp from SH 288 to the feeder is approximately 815 feet near Wichita Street. The physical corner at Blodgett and the feeder is 44 feet from the southern property line. A visibility triangle within the plat boundary will not improve sight distance. The lot is 65' x 120' – 7,800 sf. The ordinance

requirement for a 25' building line on Blodgett and 25' along southern boundary would take 4625 sf or 59% and deprive the owner of reasonable use of their land.

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

Along the feeder, the distance from the back of curb to the property line is 48.6 feet. The 10' building line along the southern property line will create 48.6 feet from the back of curb. The 4' sidewalk will be widened to a 6' sidewalk. A landscape buffer to include 1 - 3.5" caliper tree and shrubs will be planted along Blodgett to improve the pedestrian experience. Along Blodgett, the distance from the back of curb to the property line is 19.9. The 15' building line will create 34.9' vehicular buffer. 15' building line is consistent with the recent townhouse development abutting the property which received a variance for a 15' building line in 2016.

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

The median on Blodgett creates one-directional traffic pattern. Vehicles can only travel east on Blodgett for ingress and egress. There is no vehicular access to SH 288. The existing 4' sidewalk along Blodgett will be widened to 6'. There is a mature tree in the ROW. We will work with the Urban Forester to comply with tree preservation regulations. Semi-opaque fencing will be installed. TXDOT has commenced sound barrier walls along the feeder road from Arbor to Rosedale. The walls appear to be 5 feet from the residential property lines. Per Quincey Allen, TXDOT District Engineer, there are no proposed improvements to the feeder between Blodgett and Wentworth.

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

The existing characteristics created by TXDOT taking, approximately 5280 sf of undeveloped ROW created the hardship. The ordinance required building lines will consume 59% of the land. The proposed building lines are consistent with the characteristics of the neighborhood. Planning Commission granted a 10' bl along SH 288 for 2009 Blodgett, north side of Blodgett, in 2017 – Amended Plat of Alameda Place partial replat No 9. The 15' building line on Blodgett is consistent with existing townhouse development adjacent to the property. The granting of the variance will allow reasonable use of their land.



STAFF REPORT Variance Request Form

Application No: 2019-1487

Agenda Item: 99

PC Action Date: 11/14/2019

Plat Name: Riverside Terrace Sec 1 partial replat no 5

Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152 & 161

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

Variances are sought for a reduced building line along a major thoroughfare; 15' B.L on Blodgett St. and 10' B.L abutting undeveloped ROW along SH 288 feeder road. ;

Basis of Recommendation:

The site is located at the southeast intersection of Blodgett and State Highway 288 service road.

This applicant is proposing 3 single family lots and a shared driveway.

The applicant is also requesting a variance to allow a 10' building line along State Highway 288 service road and a 15' B.L along MTF Blodgett St. Staff is in support of this request.

The site is comprised of a portion of two lots from the Riverside Terrace subdivision recorded in 1924. The Texas Department of Transportation acquired land from the Riverside Terrace subdivision for the construction of State Highway 288, resulting in the subject tract becoming a corner lot with a 25' setback. The B.O.C distance to the property line along the service road ranges from 40' - 48.7'.

Currently, the sidewalk along Blodgett St. is 4' and is located directly adjacent to the travel lanes making very dangerous conditions for pedestrians. Staff has coordinated with the applicant to relocate and propose a 6' sidewalk while preserving a large mature tree located in front of the property. This requires a portion of land to be dedicated as a public pedestrian access easement to preserve the min 15' pedestrian realm.

The landscaping buffer along Blodgett St. ranges from 6" to 9.3' creating a much safer environment for pedestrians. The B.O.C distance to the residential homes along Blodgett St. ranges from 24'- 32.8'. Similar variances have been granted in the area for reduced B. L's and staff has not received any opposition to this request.

Review by Legal indicates this plat will not violate restrictions on the face of the plat or those filed separately. Staff's recommendation is to grant the requested variance to allow a 10' building line along State Highway 288 service road and 15' B.L along MTF Blodgett St.

Statement of Facts

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

The proposed replat is a replat of portion of lots that were created in 1924 with the Riverside Terrace subdivision. The lots are remnant parcels from Texas Department of Transportation as a result of the placement of State Highway 288. The property in question will sit approximately 40'-48' feet from the paving section of State Highway 288 and the proposed building will set approximately 50'-58' feet from the paved section of Highway 288 Service Road. A 10 feet building line will be appropriate at this location.

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

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 site has been in this configuration for many years. The 25' B.L. was applied to the side property line after the constructions of state highway 288. The site was originally platted as lot located in the mid-block with only one front B.L.

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

The intent and general purposes of this chapter will be preserved and maintained. The B.O.C distance is roughly 40' - 48' from the paving section of State Highway 288 service road and the proposed building will set approximately 50' - 58' feet from the paved section of Highway 288 Service Road. The B.O.C distance to the residential homes along Blodgett St. ranges from 24' - 32.8'.

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

The applicant preserving a mature tree on the site while also proposing a 3" caliper street tree and 6 feet sidewalks to enhance and beautify the pedestrian realm along Blodgett and Hwy 288 Service Road.

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

Economic hardship is not the sole justification of the variance because the applicant will need to make additional improvements to the pedestrian realm. The current conditions of the sidewalk is unsafe for pedestrians and the applicant will relocate the sidewalk to preserve an existing tree.



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 25th, 2019

Dear Property Owner:

Reference Number: 2019-1487

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Riverside Terrace Sec 1**". This proposal includes the replatting of the E. 35' of Lot 9 and the W. 30' of Lot 10, of Block 1, as recorded in Volume 6 Page 64 of the Harris County Map Records. The new subdivision name is "**Riverside Terrace Sec 1 partial replat no 5**".

The property is located at the Southeast intersection of Blodgett Street and state highway 288. The purpose of the replat is to create three single family lots and a shared driveway. The applicant, **Joyce Owens**, with **Owens Management Systems, LLC**, can be contacted at 713-643-6333.

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

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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 17th, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

See reverse side for useful information.

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

Terminology

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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

Local Government Code 212.015

(Statement below is required as a part of the written notice)

- When a variance is requested:
(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 11/14/2019
Plat Name: Riverside Terrace Sec 11 partial replat no 2
Developer: Urban Mutual
Applicant: Pioneer Engineering, LLC
App No/Type: 2019-1778 C3N

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:	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.
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.
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.

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Riverside Terrace Sec 11 partial replat no 2

Applicant: Pioneer Engineering, LLC

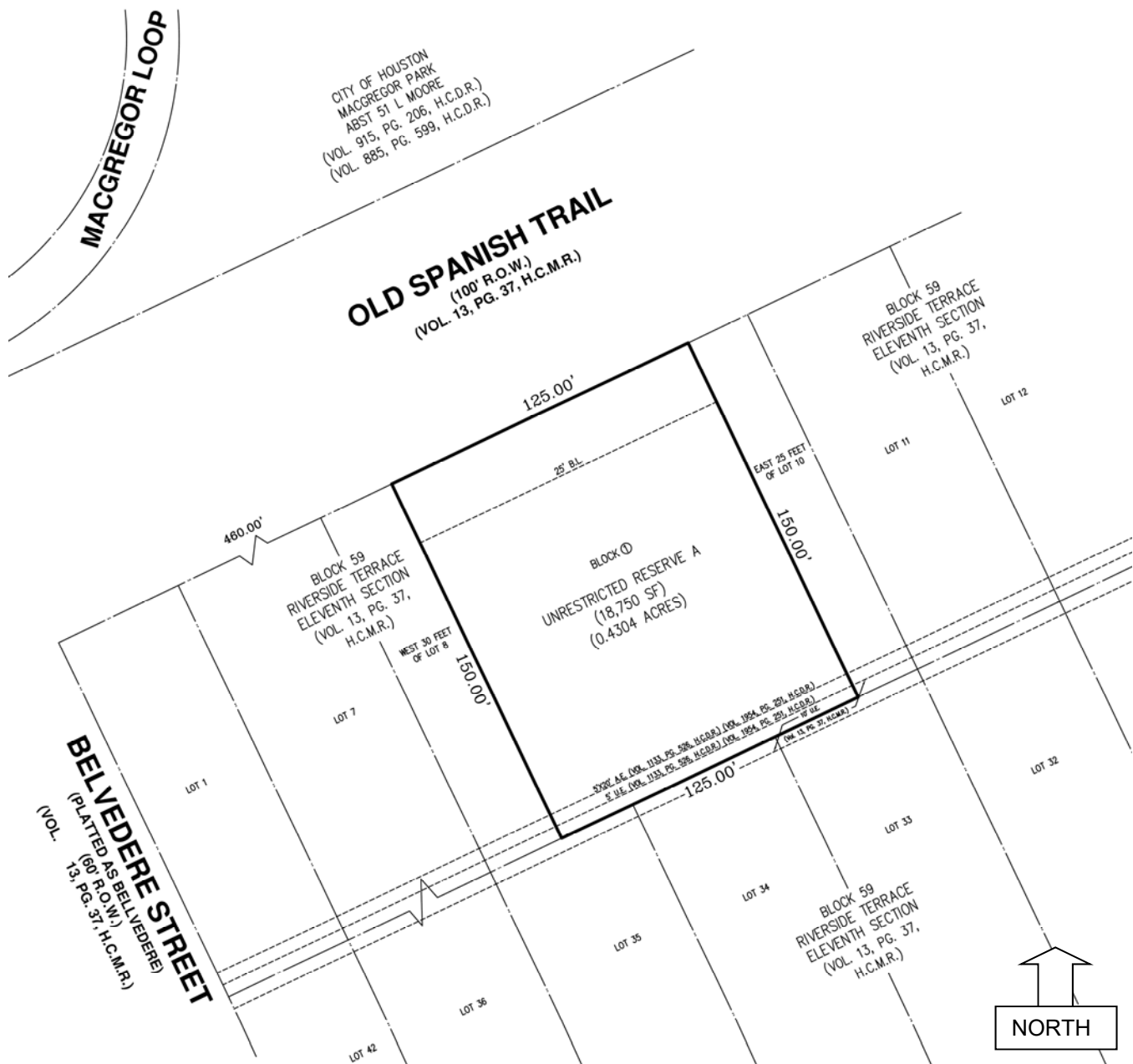


C – Public Hearings

Site Location

Meeting Date: 11/14/2019

Applicant: Pioneer Engineering, LLC



Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Riverside Terrace Sec 11 partial replat no 2

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

October 23, 2019

Dear Property Owner:

Reference Number: 2019-1778

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Riverside Terrace Eleventh Section**". This proposal includes the replatting of a portion of the east 30 feet of lot 8, all of lot 9, and the adjoining west 35 feet of lot 10 in Block 59, as recorded at Film Code No. 013037 of the Harris County Map Records. The new subdivision name is "**Riverside Terrace Sec 11 partial replat no 2**".

The property is located at south along Old Spanish Trail, east of Calhoun Road and west of Martin Luther King Boulevard.

The purpose of the partial replat is to create one 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, November 14, 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

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

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

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 11/14/2019
Plat Name: Tetracon Sec 1 partial replat no 1
Developer: GAVC Real Estate, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1749 C3N

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	0.0790	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	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.(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 & 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 Traffic: 11/01/19:

With only 29' available along lot 1, there is not sufficient space to account for the 4' clearance to the property line, a minimum 12' driveway, and the sight triangle. Allowing a driveway at this location would potentially place a vehicle within the sight triangle.

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

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

Houston Planning Commission

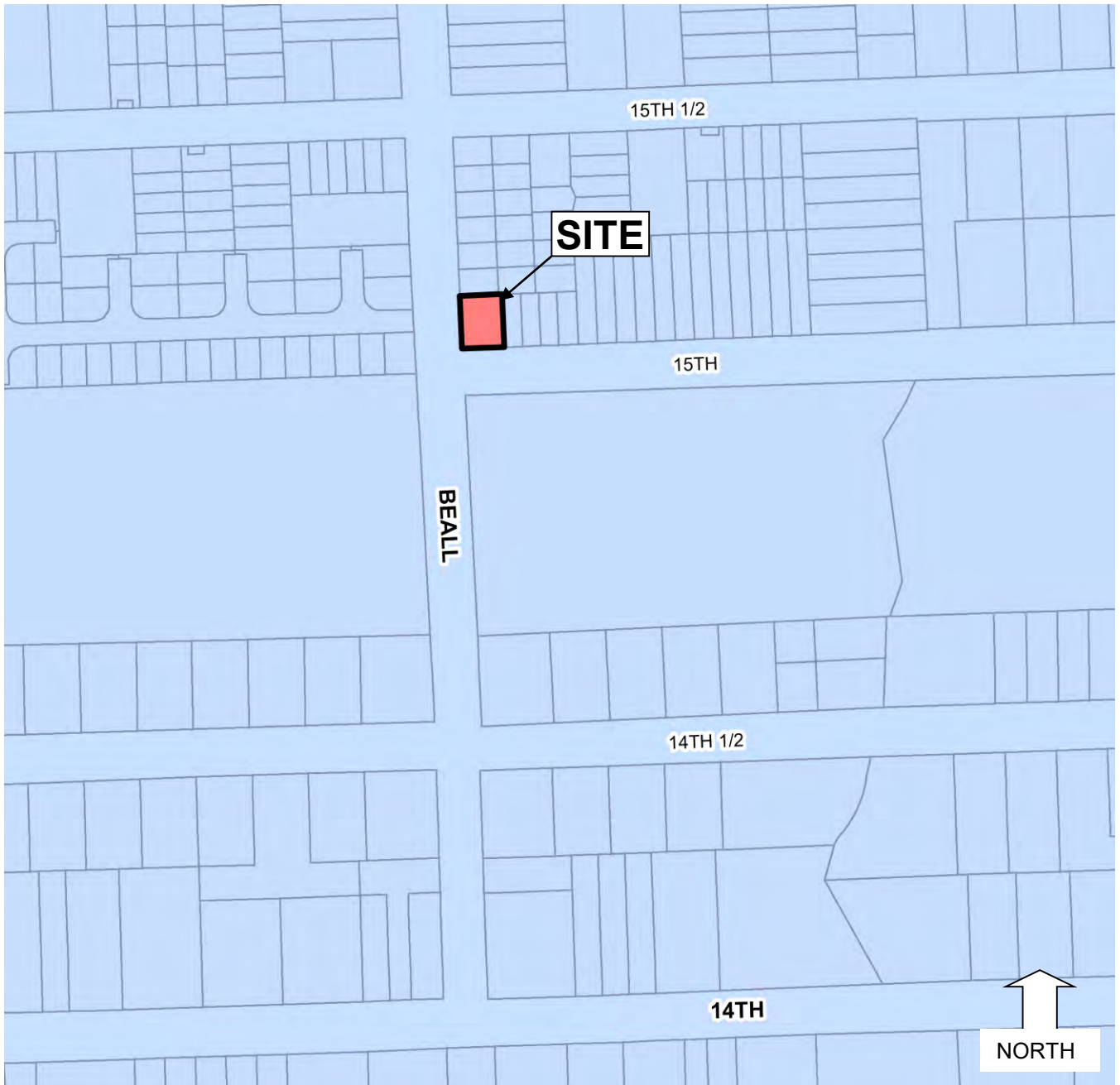
ITEM: 101

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Tetracon Sec 1 partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

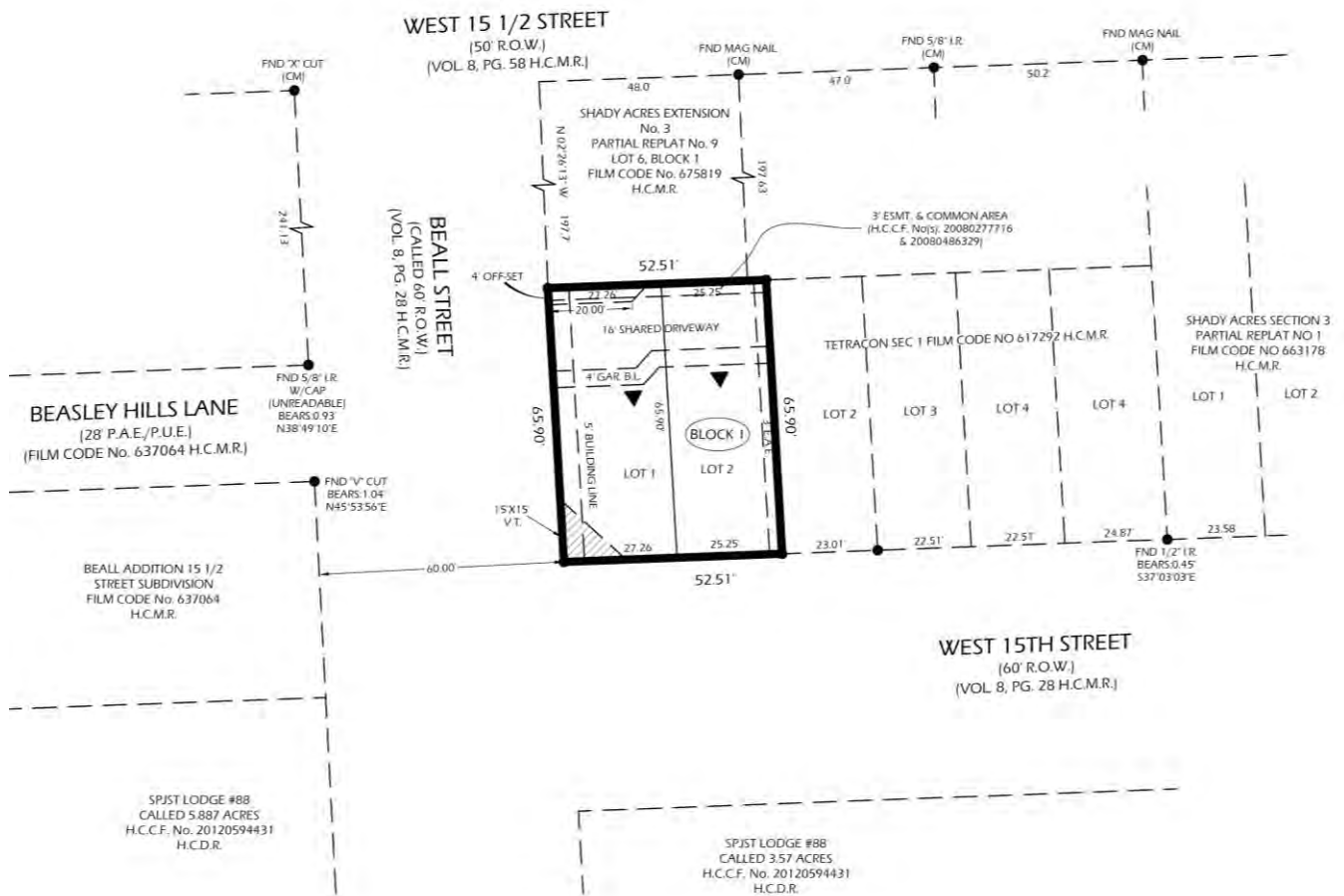
ITEM: 101

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Tetracon Sec 1 partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Tetracon Sec 1 partial replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

October 7, 2019

Dear Property Owner:

Reference Number: 2019-1749

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Tetracon Sec 1**". This proposal includes the replatting of all of Lot 1, Block 1, as recorded at Film Code No. 617292 of the Harris County Map Records. The new subdivision name is "**Tetracon Sec 1 partial replat no 1**".

The property is located at the northeast intersection of Beall Street and W 15th Street.

The purpose of the replat is to create two (2) single-family residential lots.

The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of GAVC Real Estates, LLC, can be contacted at 713-643-6333.

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

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

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

Thursday, October 31, 2019 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

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

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. **THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

See reverse side for useful information

Para más información acerca de este documento, favor de llamar 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

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: 102
Action Date: 11/14/2019
Plat Name: Yaupon Grove partial replat no 1
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2019-1805 C3N

Staff Recommendation:
 Defer Applicant request

Total Acreage:	0.8999	Total Reserve Acreage:	0.8999
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	77040	450C	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.

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

206. Staff recommendation is disapproval for the following reasons.

1. Per the legal department, this plat contains separately filed deed restrictions that prohibit commercial uses. This proposal will violate 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.In the floodplain, need drainage plan.
 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.

Houston Planning Commission

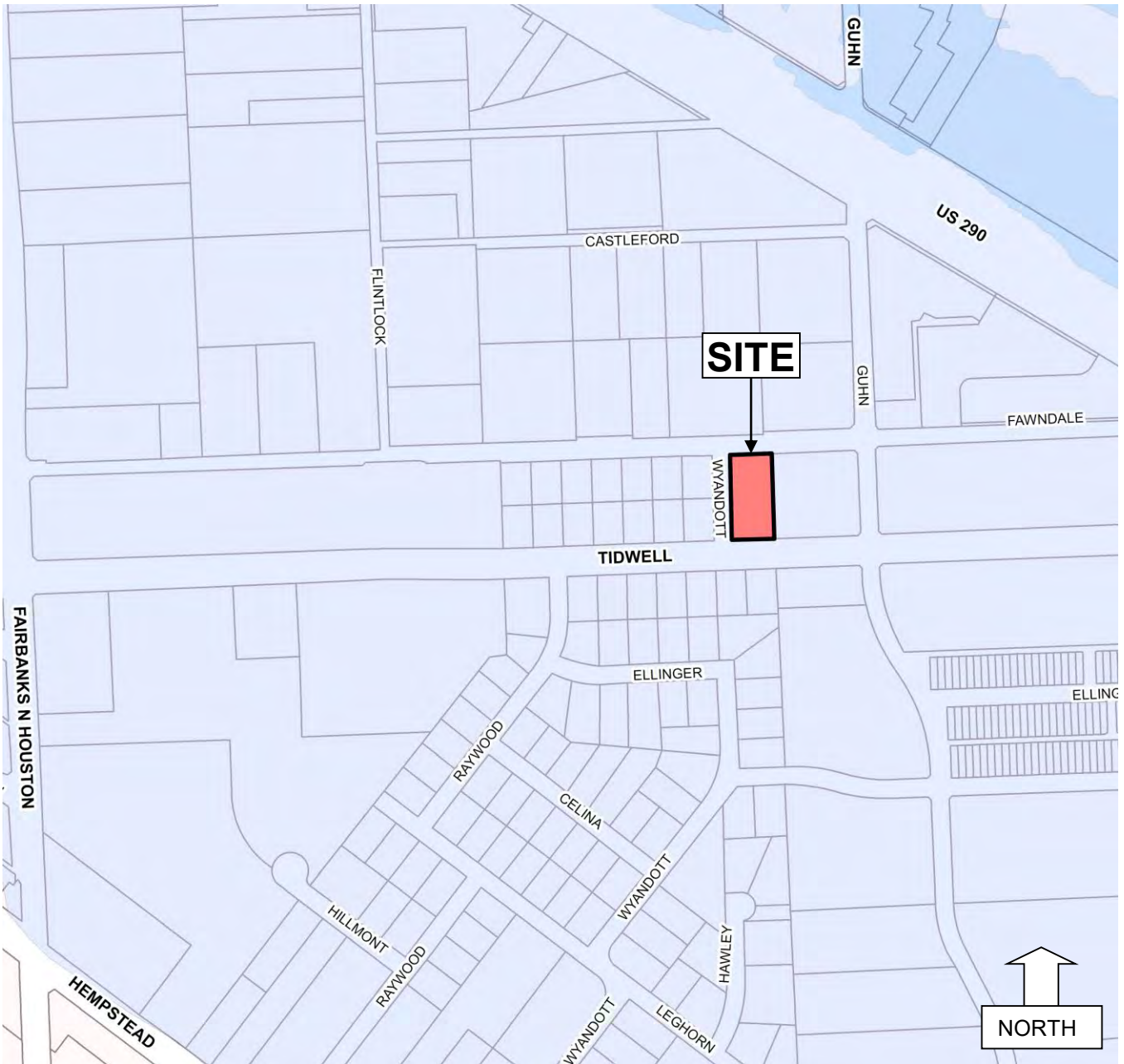
ITEM: 102

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Yaupon Grove partial replat no 1

Applicant: E.I.C. Surveying Group



C – Public Hearings

Site Location

Houston Planning Commission

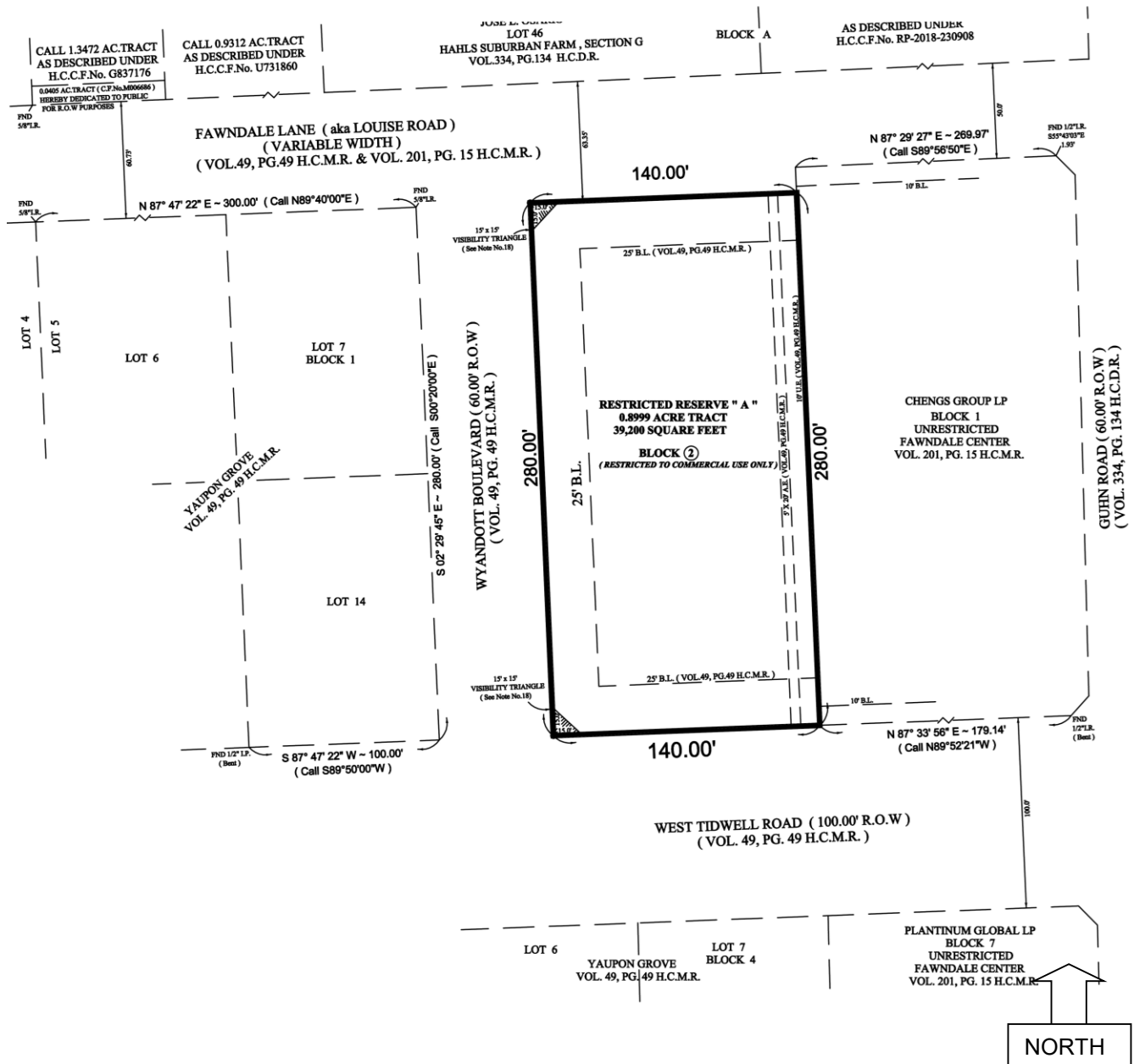
ITEM: 102

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Yaupon Grove partial replat no 1

Applicant: E.I.C. Surveying Group



C – Public Hearings

Subdivision

Houston Planning Commission

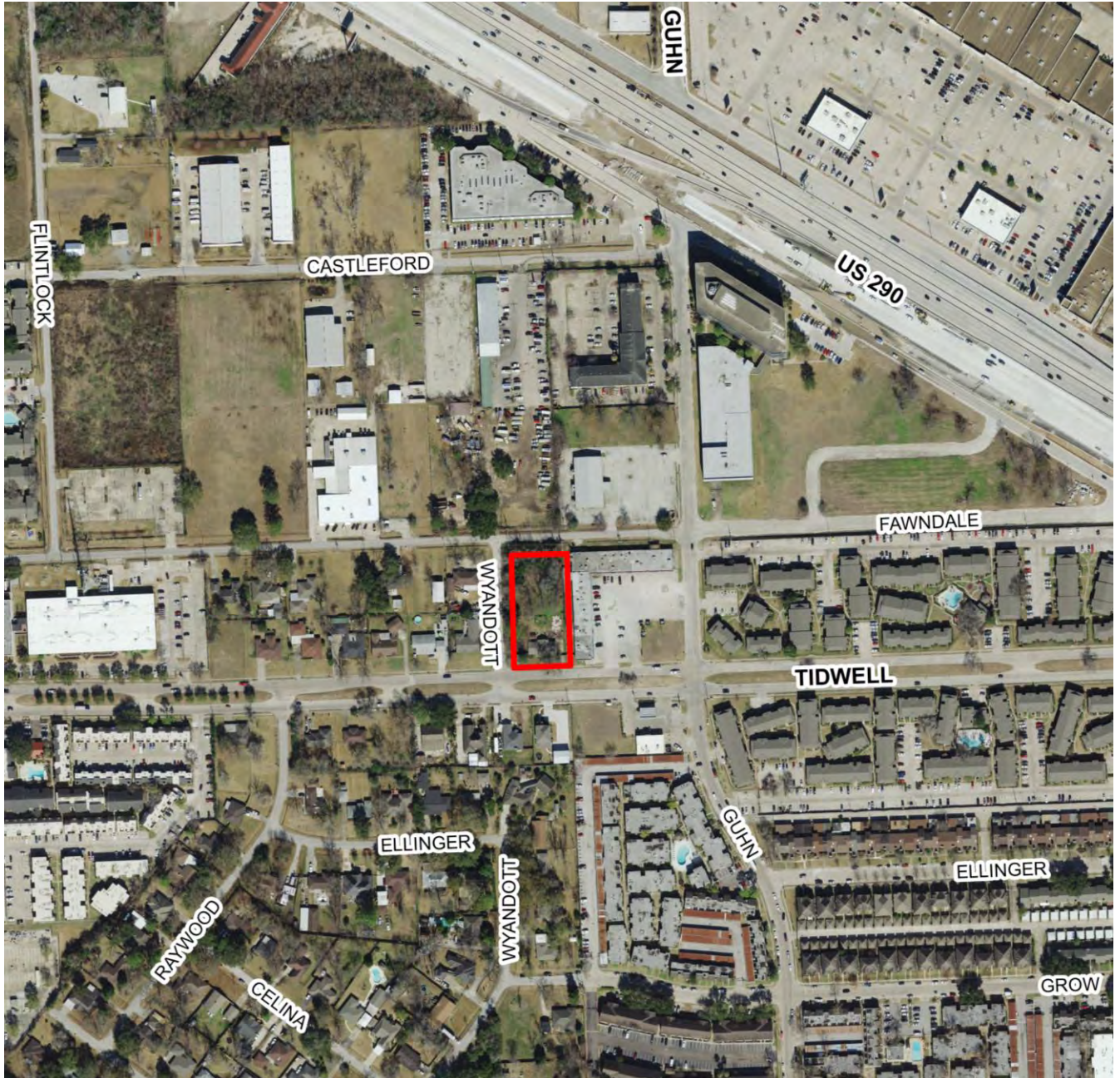
ITEM: 102

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Yaupon Grove partial replat no 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

October 22, 2019

Dear Property Owner:

Reference Number: 2019-1805

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Yaupon Grove**". This proposal includes the replatting of Lots 1, 2, and 3, Block 2 as recorded in Volume 49, Page 49 of the Harris County Map Records. The new subdivision name is "**Yaupon Grove partial replat no 1**".

The property is located at the northeast corner of West Tidwell Road and Wyandott Blvd.

The purpose of the replat is to create one commercial reserve.

The applicant, Emil Haddad, with E.I.C. Surveying Company, can be contacted at 281-955-2772.

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, November 14, 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

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- **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: 103
Action Date: 11/14/2019
Plat Name: Aldine Pines GP
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2019-1955 GP

Staff Recommendation:
Grant & deny the
requested variance(s) and
Approve the plat subject to
the conditions listed

Total Acreage:	30.2692	Total Reserve Acreage:	0.0000
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77032	374Z	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.

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

Address minimum intersection spacing along Aldine Bender Rd

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 103

Action Date: 11/14/2019

Plat Name: Aldine Pines GP

Developer: Benchmark Engineering Corp.

Applicant: Benchmark Engineering Corporation

App No/Type: 2019-1955 GP

Staff Recommendation:

Grant & deny the requested variance(s) and Approve the plat subject to the conditions listed

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

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

Harris County Flood Control District: Flood Control review - 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)

ROW transition should be on both sides of centerline for Seymour Drive (HC-permit regs)

Address intersection spacing along Aldine Bender. Coordinate with TxDOT.(COH-Chapter 42)

INO letter will be needed for pipeline crossing (HC-permit regs)

Coordination is needed with COH-Public works to determine if they will allow pavement crossing over 100" waterline

UVE should be checked at unnamed entry road and Aldine Bender Road (FM 525), and Seymour Drive.

20'x20' ROW cutback will be required at corner of unnamed entry road and Aldine Bender Road.

Aldine Bender Road (FM 525) is maintained by either City of Houston or TxDOT. Approval for tie-in for unnamed entry road should be obtained.

ALL-WAY Stop Warrant analysis per TMUTCD Section 2B.07 should be provided at intersection of Seymour Drive and Surles Street.

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

Houston Planning Commission

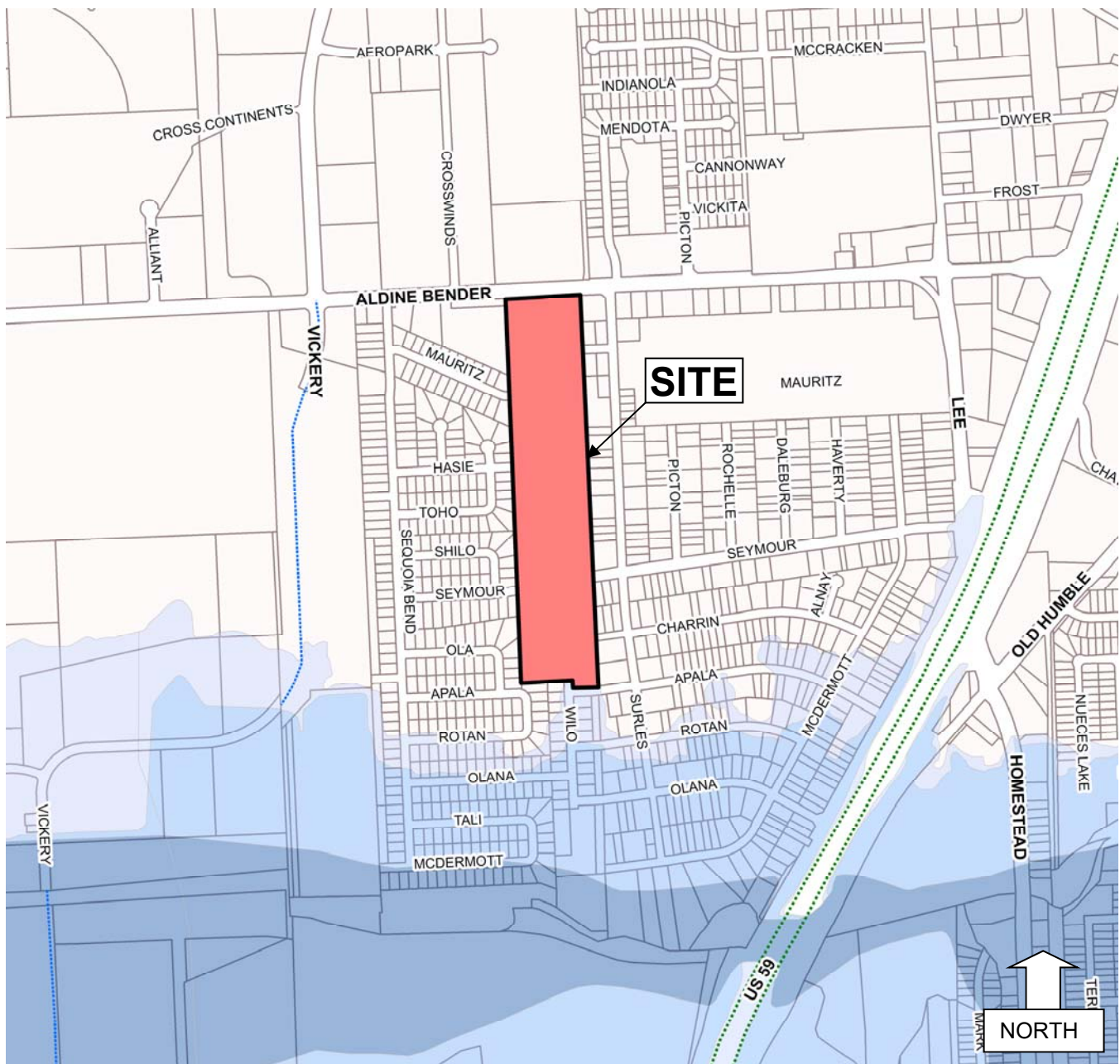
ITEM: 103

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Aldine Pines GP (DEF 1)

Applicant: Benchmark Engineering Corp.



D – Variances

Site Location

Houston Planning Commission

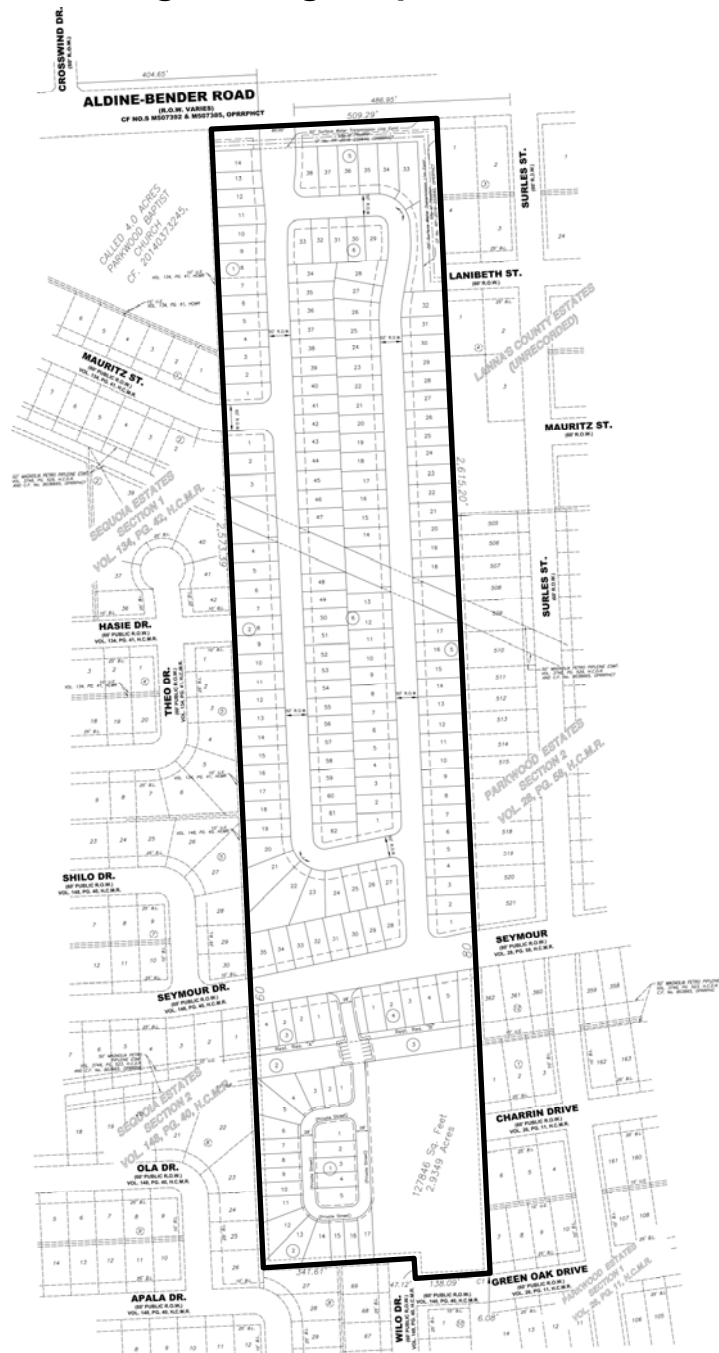
ITEM: 103

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Aldine Pines GP (DEF 1)

Applicant: Benchmark Engineering Corp.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Aldine Pines GP (DEF 1)

Applicant: Benchmark Engineering Corp.



D – Variances

Aerial



Application Number: 2019-1955

Plat Name: Aldine Pines GP

Applicant: Benchmark Engineering Corporation

Date Submitted: 10/21/2019

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:

(1) To allow an intersection spacing to exceed more than the required 1,400' in the north and south direction within the limits of the General Plan. (2) To not extend Lanibeth Street, Hasie Drive, Charrin Drive and Vilo Drive or terminate it with a cul-de-sac.

Chapter 42 Section: 128 & 134

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

Statement of Facts

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

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

Proposed Aldine Pines Subdivision is approximately a 30 acre tract proposed for a single-family residential public street community and including a section of 28' private streets within the development, all in northeast Harris County. This development is bounded to the north by existing Aldine Bender Road a 100' foot major thoroughfare right of way that runs east/west and is located approximately halfway between US 59 to the east and Vickery Road to the west. It will also be within the limits of the extension of proposed Seymour Drive, a collector street that will run through this development in an east/west direction creating connectivity to Sequoia Road Boulevard to the west and US 59 to the east and running through existing platted single family residential subdivisions adjoining the east and west boundaries of this development. There exists a 50' wide Magnolia Petro Pipeline Easements that extends diagonally through Aldine Pines Development. There also exists a City of Houston 50' wide Surface Water Transition Line Easement abutting the South right of law line along the frontage of Aldine Bender. Said easement extends southerly along east boundary line of Aldine Pines terminating at the north right of way line of Lanibeth Street (a 60' wide road). The City of Houston has acquired easements for providing surface water supply to the different communities. Aldine Pines Subdivision will have three

access points, the primary point is off existing Aldine Bender Road a 100' foot major thoroughfare right of way along the north that runs east/west, the other two points of connection to the proposed development will be from existing dead-end stub streets that will be extended into the development to create a safe traffic pattern. These are Mauritz Street and Sequoia Bend Boulevard. Laniberth, a local street located approximately 400' south of Aldine Bender connecting to Surles Street a 60' wide collector street. Laniberth is occupied by the 108" City of Houston Surface Water Supply Line. Placing public road pavement on top of the 108" surfacewater supply line is not advisable. Also, extension of Laniberth Street may cause an invitation to cut through traffic within the proposed Aldine Pines Development. We believe extension of Laniberth will not provide additional provisions to the mobility in the neighborhood. The block length along the east line of Aldine Pines is approximately 1830' feet, which will exceed the 1,400' feet. Due to the conditions stated above, and the location of the 50' Magnolia Petro Pipeline Easement, the 1830' foot dimension is not an imposed condition on this development. Hasie Drive, an existing local street that connects to Sequoia Bend Boulevard, a 60' wide collector street. Sequoia Road Boulevard provides connectivity to Aldine Bender to the north, and Seymore Drive to the south. Wild Drive that stubs into the South boundary line of Aldine Pines is a 60' local street that connects to Olana Drive, a collector street that connects to US 59 and Apala Drive, also a collector street that also connects to US 59. The stub portion of Wild Drive serves only one single family lot within the Sequoia Development. The location of Wild Drive, with its close proximity to Surles Drive, with consideration of the close proximity of Wild Street to Surles Drive, we believe that extension of this street would not provide additional advantage to traffic mobility within the neighborhood.

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

The subject property is a unplatted property with unique characteristics and the reason for the variances are not a result of actions from the developer but are due to existing conditions.

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

The overall circulation in the area will be maintained by providing public street circulation through the development. Also, future development extensions of the dead end streets will multiple opportunities for public street connections in and out within the area.

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

The proposed Seymour Drive street extension as well as Mauritz Street connection to serve the proposed development will provide sufficient access and will not be injurious to the public health, safety or welfare. The development has been designed to meet traffic circulation and all fire protection standards.

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

Economic hardship is not the reason for the variance request. The road pattern depicted on the General Plan is the most practical design and the developer will dedicate all roads shown to help maintain traffic circulation for all surrounding properties.



Application Number: 2019-1955

Plat Name: Aldine Pines GP

Applicant: Benchmark Engineering Corporation

Date Submitted: 10/21/2019

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 less than the required 600' feet in the east and west direction along Aldine Bender Road a major thoroughfare. Surles Street to the proposed entry street of the development is approximately 487' feet and directly along the north side of Aldine Bender Road, Crosswinds Drive to the proposed entry street of the development is approximately 405' feet.

Chapter 42 Section: 127

Chapter 42 Reference:

Intersections along a major thoroughfare shall be spaced a minimum of 600' feet apart.

Statement of Facts

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

(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 intersection spacing along the southern right of way of Aldine Bender Road between existing Surles Street and the proposed entry to the development is approximately 487' feet. This represents a deviation of 19% from the standard. Also, to the west, the intersection spacing along the northern right of way of Aldine Bender Road between existing Crosswinds Drive and the proposed entry to the development is approximately 405' feet. This represents a deviation of 32% from the standard. Along the north side of Aldine Bender Road the deviation will be a minimal impact due to the fact that Aldine Bender Road is a 100' foot right of way road with four lanes of traffic separated by a painted turning lane for traffic flow to use in both directions. Proposed Aldine Pines Subdivision is approximately a 30 acre tract proposed for a single-family residential public street community and including a section of 28' private streets within the development, all in northeast Harris County. This development is bounded to the north by existing Aldine Bender Road a 100' foot major thoroughfare right of way that runs east/west and is located approximately halfway between US 59 to the east and Vickery Road to the west both major thoroughfares. It will also be within the limits of the extension of proposed Seymour Drive, a collector street that will run through this development in an east/west direction creating connectivity to Sequoia Road Boulevard to the west and US 59 to the east and running through existing platted single family residential subdivisions adjoining the east and west boundaries of this development. Aldine Pines Subdivision will have three access points, the primary point is off existing Aldine Bender Road a 100' foot major thoroughfare right of way along the north that runs east/west, the other two points of connection to the proposed development will be from existing dead-end stub streets that will be extended into the development to create a safe traffic pattern. These are Mauritz Street and Sequoia Bend Boulevard.

(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 is a unplatted property with unique characteristics and the reason for the variances are not a result of actions from the developer but are due to existing conditions.

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

The overall circulation in the area will be maintained by providing public street circulation through the development. Also, future development extensions of the dead end streets will multiple opportunities for public street connections in and out within the area.

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

The proposed Seymour Drive street extension as well as Mauritz Street connection to serve the proposed development will provide sufficient access and will not be injurious to the public health, safety or welfare. The development has been designed to meet traffic circulation and all fire protection standards.

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

Economic hardship is not the reason for the variance request. The road pattern depicted on the General Plan is the most practical design and the developer will dedicate all roads shown to help maintain traffic circulation for all surrounding properties.



Application No: 2019-1955

Agenda Item: 103

PC Action Date: 11/14/2019

Plat Name: Aldine Pines GP

Applicant: Benchmark Engineering Corporation

Staff Recommendation: Grant & deny the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128 & 134; 127

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

(1) To allow an intersection spacing to exceed more than the required 1,400' in the north and south direction within the limits of the General Plan. (2) To not extend Lanibeth Street, Hasie Drive, Charrin Drive and Vilo Drive or terminate it with a cul-de-sac.;

To allow an intersection spacing less than the required 600' feet in the east and west direction along Aldine Bender Road a major thoroughfare. Surles Street to the proposed entry street of the development is approximately 487' feet and directly along the north side of Aldine Bender Road, Crosswinds Drive to the proposed entry street of the development is approximately 405' feet. ;

Basis of Recommendation:

The site is located south of Aldine Bender Road and west of US 59 North, in northeast Harris County. The applicant is requesting a variance to not extend nor terminate in a cul-de-sac 4 of the 7 stub streets that currently stub into the subject property and to allow minimum intersection spacing along Aldine Bender. Staff is in support of the first variance but not in support of the minimum intersection spacing variance.

The applicant is proposing a residential subdivision with both public and private streets within. Currently, 7 public streets stub into the subject property along the western, eastern and southern boundaries. The applicant is proposing to extend three of the 7 stub streets, which will enhance traffic circulation in the area. The extensions of the streets will provide an additional north south and east west connection. However, extending all stub streets will not drastically further enhance traffic circulation from the proposed layout.

The variance to allow minimum intersection spacing along Aldine Bender Road will create intersection spacing of approx. 400' and 480'. There is an existing 50' COH surface water transmission line easement that incorporates a 100 inch plus water line that runs parallel to Aldine Bender Rd. At this time, the applicant has not provided a no objection letter from Houston Public Works for the crossing of this easement, as well as the proposed right of way width. After discussions with Public Works, they still need more time to review the document and confer with necessary departments. Staff believes it would be premature to grant a variance for the intersection location without approval from Public Works. Also, Aldine Bender Road is maintained by TxDOT and the applicant has not provided feedback from them regarding the intersection distances. At this time, staff is not ready to make a positive recommendation on this variance.

Harris County Engineer Department has voiced no objection for the stub street variance, Therefore, staff recommends granting the requested variance to not extend 4 of the 7 stub streets and deny the variance to allow minimum intersection spacing along Aldine Bender Road and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

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

N/A

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

The subject tract has a total of 7 stub streets that stub into the property along the eastern, western and southern boundary. The applicant is extending 3 stub streets, which will enhance traffic circulation in the area. Extending all streets is not necessary given the existing development and connection points. Without HPW and TxDOT approval for the intersection spacing, staff believes it is premature to grant the variance.

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

The existing stub streets were created with adjacent subdivisions plats decades ago. Extending all streets would create a loss in buildable area and would not drastically enhance traffic movement. Without HPW and TxDOT approval for the intersection spacing, staff believes it is premature to grant the variance.

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

The intent and general purposes will be maintained as the 3 stub streets that are being extended will provide an additional E/W and N/S connection. Without HPW and TxDOT approval for the intersection spacing, staff believes it is premature to grant the variance.

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

The granting of the variance will not be injurious to public health, safety or welfare as the stub streets that are being extended will provide an additional E/W and N/S connection. Without HPW and TxDOT approval for the intersection spacing, staff believes it is premature to grant the variance.

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

Economic hardship is not the sole justification as sufficient traffic circulation in the area is the main reasoning.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 11/14/2019
Plat Name: Becker Road Tract GP
Developer: Golden Shamrock Realty Inc.
Applicant: META Planning + Design, LLC
App No/Type: 2019-1826 GP

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1096.2000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	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. (24)

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

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

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

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

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

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

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 11/14/2019
Plat Name: Becker Road Tract GP
Developer: Golden Shamrock Realty Inc.
Applicant: META Planning + Design, LLC
App No/Type: 2019-1826 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.

Harris County Flood Control District: Flood Control review - Show proposed drainage channels.

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)

Show future High Speed Rail alignment on GP

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

Houston Planning Commission

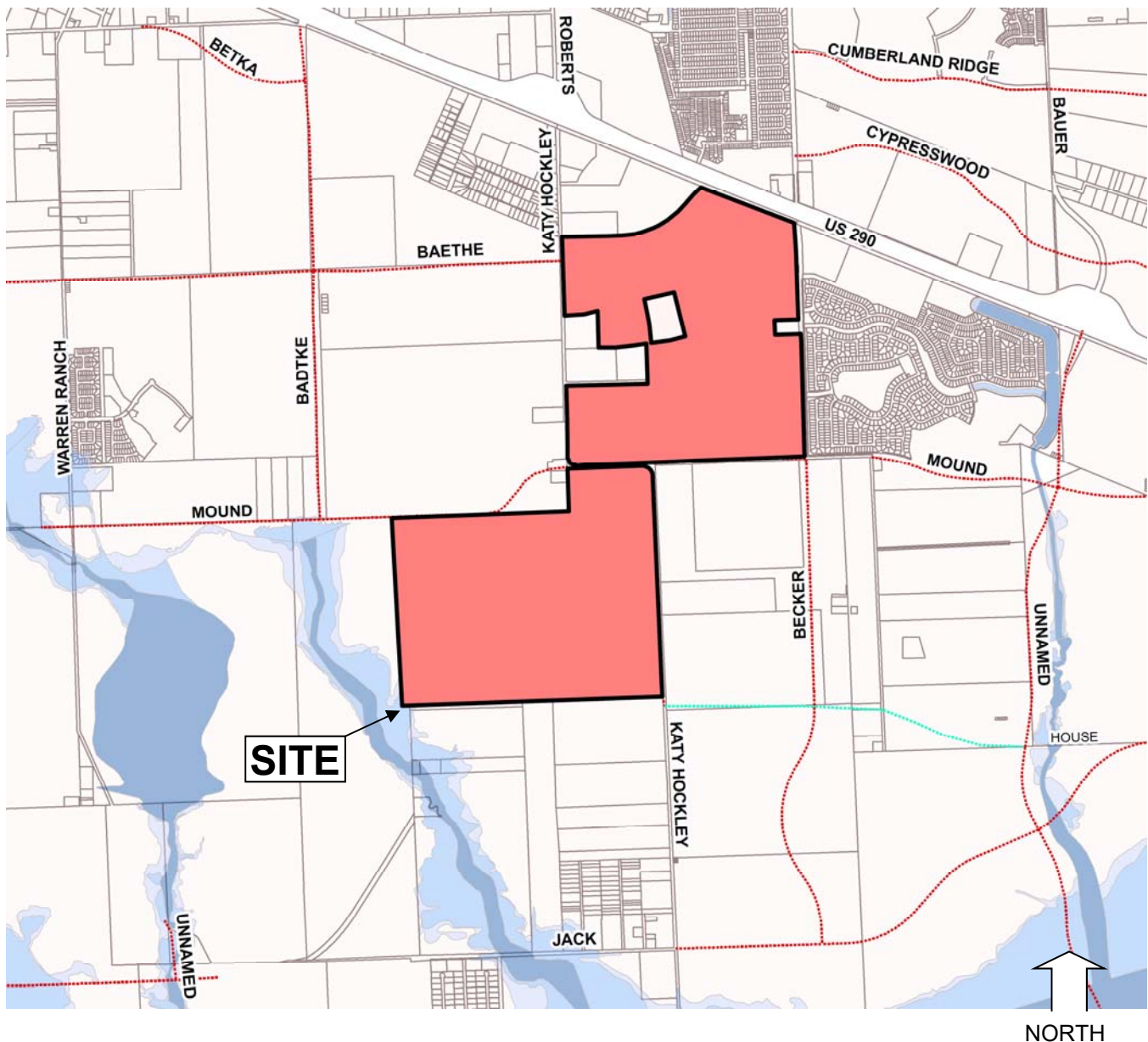
ITEM: 104

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Becker Road Tract GP (DEF 2)

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Houston Planning Commission

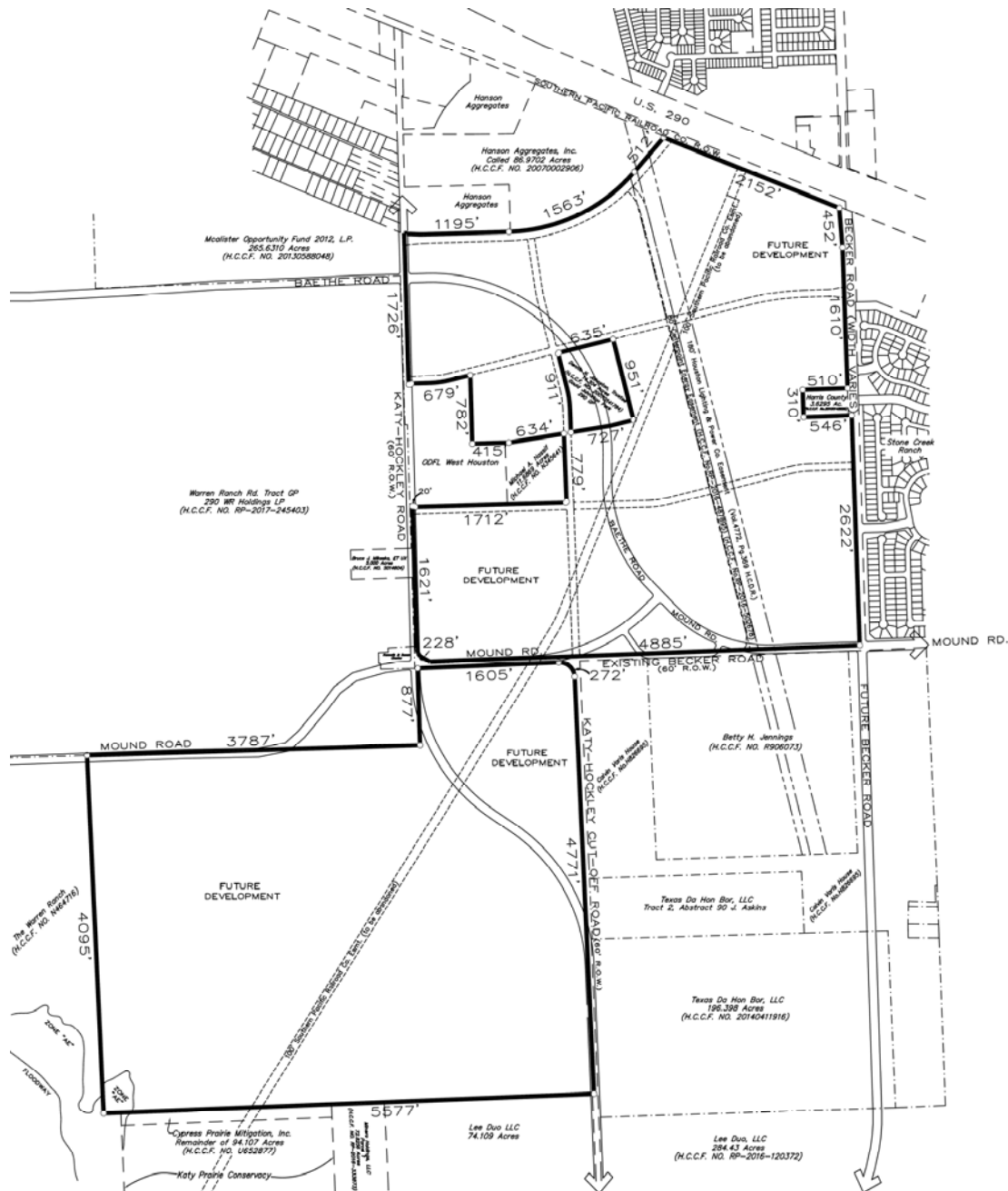
ITEM: 104

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Becker Road Tract GP (DEF 2)

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

Houston Planning Commission

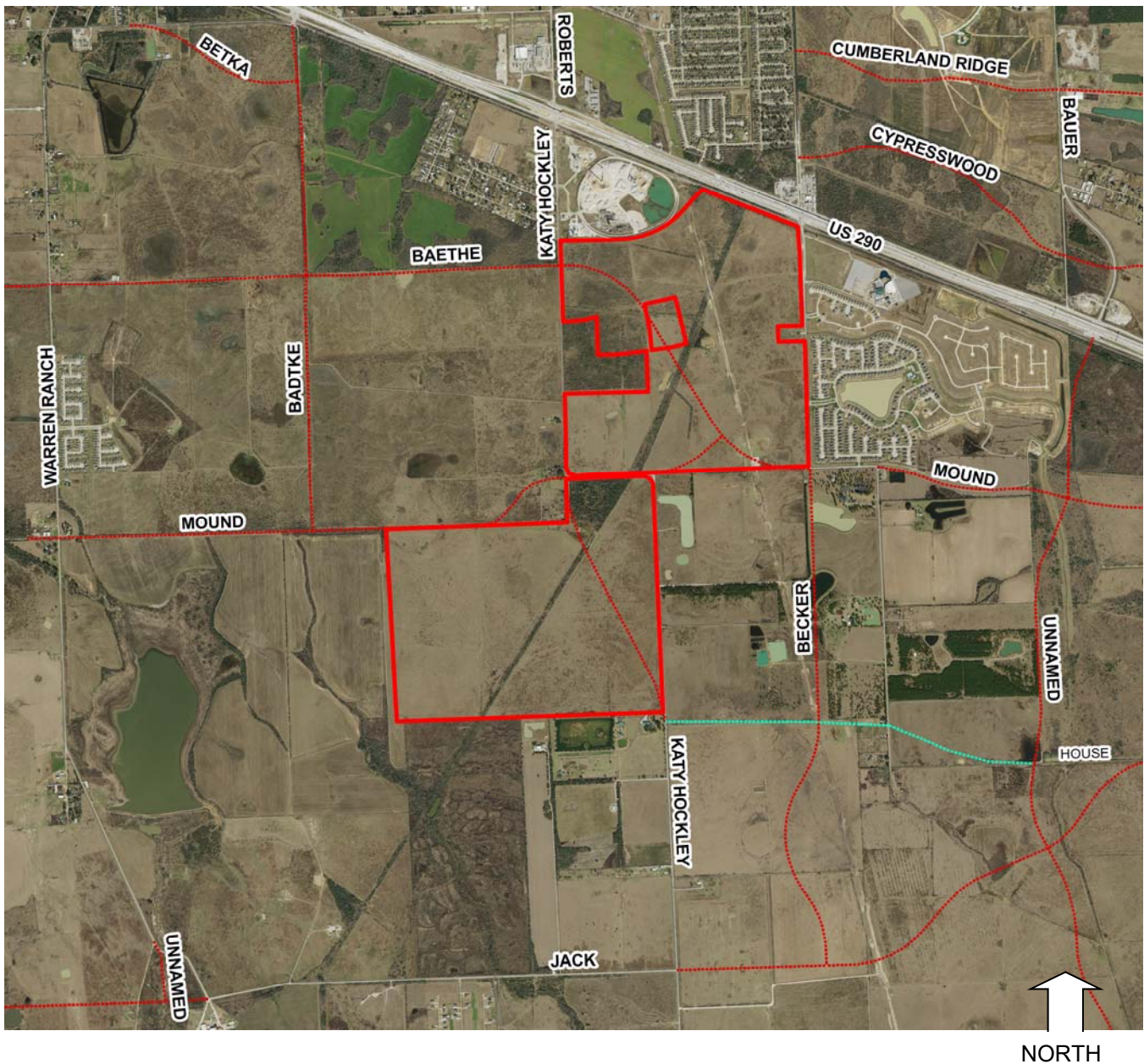
ITEM: 104

Planning and Development Department

Meeting Date: 11/14/2019

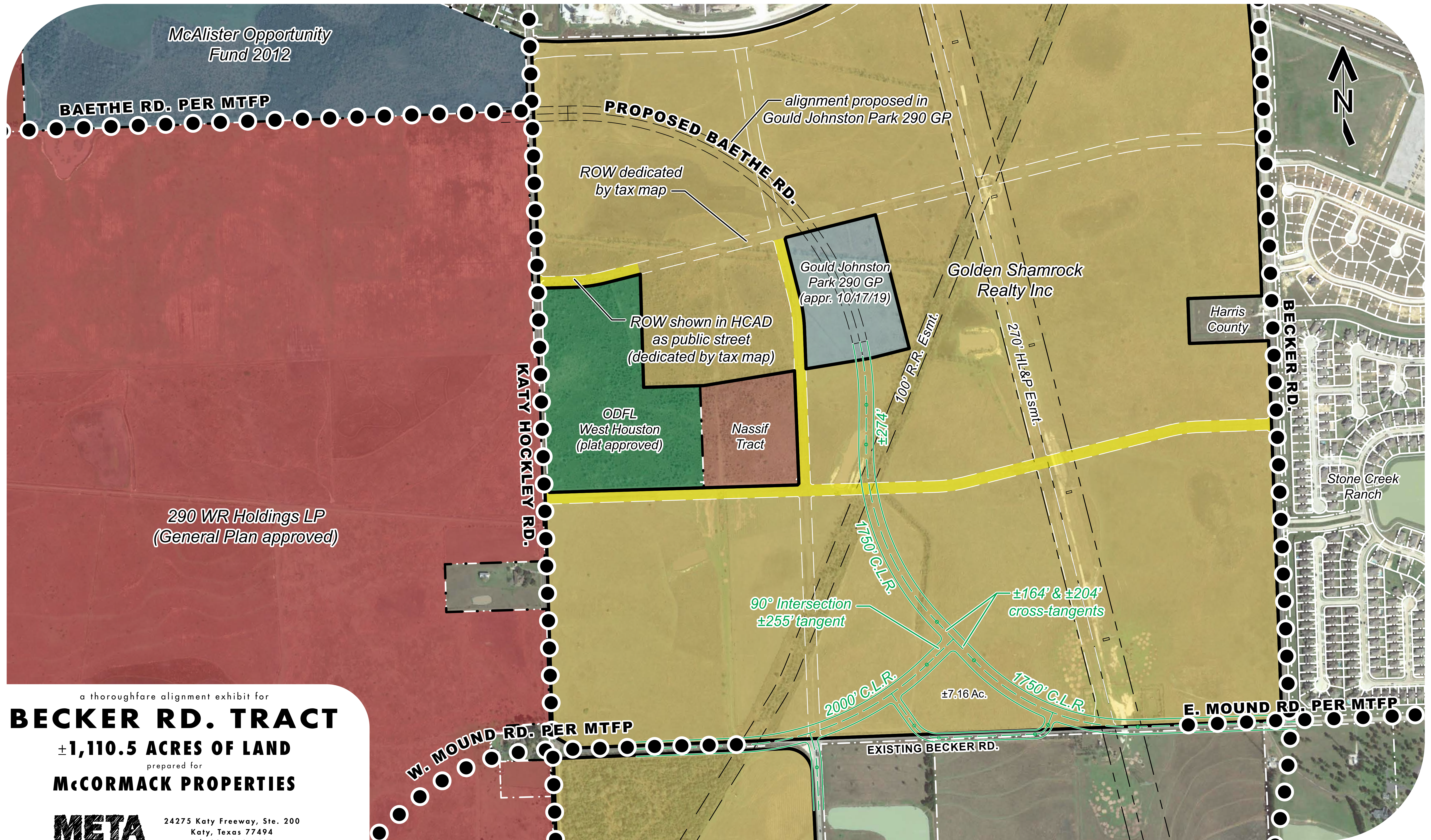
Subdivision Name: Becker Road Tract GP (DEF 2)

Applicant: META Planning + Design, LLC



D – Variances

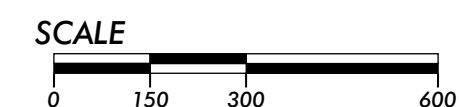
Aerial



a thoroughfare alignment exhibit for
BECKER RD. TRACT
±1,110.5 ACRES OF LAND
prepared for
McCORMACK PROPERTIES



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-43000
NOVEMBER 8, 2019

THOROUGHFARE LEGEND

- ● ● ● MTFP-DESIGNATED ALIGNMENTS
- ALIGNMENT "D" (1750' R & 2000' R combination)

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING, AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Application Number: 2019-1826

Plat Name: Becker Road Tract GP

Applicant: META Planning + Design, LLC

Date Submitted: 10/07/2019

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 centerline radii of 1750' instead of the required 2000' for major thoroughfares Baethe Road and Mound Road within the subject site.

Chapter 42 Section: 132

Chapter 42 Reference:

Chapter 42-132. - Curves. (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet; ... (d) At the request of an applicant, the commission shall approve a lesser curve radius upon certification by the (a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet; ... (d) At the request of an applicant, the commission shall approve a lesser curve radius upon certification by the Director of Houston Public Works that the lesser radius meets nationally accepted standards set forth in either the "Guidelines for Urban Major Streets Design" of the Institute of Transportation Engineers or "A Policy on Geometric Design of Highways and Streets" of the American Association of State Highway and Transportation Officials.

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 Becker Road Tract is a ±1,096-acre tract located far west of central Houston on the south side of US 290. The property is in two large tracts which lie west of the Becker Road intersection with US 290, encompassing most of that square mile to existing Katy-Hockley Road with the exception of a few out tracts, and crossing the existing jog of Becker Road to extend further to the southwest as well. The northeastern quadrant of the property is encumbered by a large overhead electric transmission corridor, a railroad spur which is proposed for abandonment, and a grid of "paper" rights-of-way that were dedicated by tax map in the 1960s and are proposed for partial abandonment. These "paper" roads were never constructed but portions of them appear as public right-of-way in the Harris County Appraisal District, and two of the adjacent out tracts take sole access from those "paper" streets. The portions providing access must be preserved. Additionally, there are some surrounding tracts that take access from existing local streets that must be rerouted when the thoroughfare network develops. The Houston MTFP specifies a thoroughfare alignment for Baethe Road / Mound Road with a reverse curve crossing the northeast quadrant from the southeast to the northwest, with Mound Road continuing southwest via an intersection along the curve within the subject site, and Baethe continuing to the northwest. The proposed reverse curve impacts the Johnston out tract in the middle of the subject site and is reflected on their approved General Plan. The alignment also crosses the HL&P corridor, the railroad easement, and several of the "paper" streets, including "Bankford Drive", one of the "paper" roads that appears as public right-of-way in HCAD. Several challenges restrict the curvature of the thoroughfares south of the central out tract. 1) To keep Mound Road at the southeast corner going generally straight and following the existing right-of-way of Becker Road until after it

passes under the overhead transmission line, in order to minimize encroachment into the HL&P easement. 2) To keep future Mound Road on the west side as close as possible to the existing intersection of Becker Road and Katy-Hockley Cut-Off Road, to minimize reconfiguration of that intersection during development. 3) To allow the intersection of Baethe Road with Mound Road to meet requirements for a 90-degree intersection with tangents in accordance with Harris County requirements. And 4) To vary as little as possible from the alignment and entry points set by the Gould Johnston Park 290 GP in the middle of the subject site. A 2000' thoroughfare radius on the conjoint Baethe/E. Mound curve is not feasible within the constricting points of making the HL&P easement crossing at least partially within existing Becker Road right-of-way (#1 above) while starting at the boundary of the Johnston tract (#4). Reducing the curve radius to 1750' allows the Baethe/E. Mound curve to begin at the HL&P easement with as little impact as possible, provides for a cross-tangent at the thoroughfare intersection mid-curve (#3), and continues north to provide a tangent before the reverse curve into the Johnston Tract. A 1750' radius meets the requirements of AASHTO for safe thoroughfare curvature. Along the curve discussed above, Mound Road continues southwest via a T-intersection, including a right-angle intersection and tangent before the curve which meets all Harris County requirements (#3). The proposed design of W. Mound with a 2000' radius curve still falls within the existing ROW of the existing Becker/Katy-Hockley intersection before curving up to meet the new Baethe/E. Mound curve with a tangent that meets Harris County requirements. (#2) Altogether, the proposed curvature of the thoroughfares is the best possible outcome to achieve the intent of the Major Thoroughfare and Freeway Plan, to meet the geometric requirements for safe intersections, tangents, and curve radii in all directions, and to minimize impacts to the subject site and the HL&P easement.

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

The required connection points, property configuration between different owners, and existing street pattern are the justifications supporting the granting of the variance.

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

The proposed thoroughfare alignment will allow regional circulation at standards specified as acceptable by ASSHTO while limiting the impacts of the various existing physical conditions that encumber the designated thoroughfare route.

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

The proposed radius meets AASHTO standards and will not be injurious to the public health, safety, or welfare.

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

The existing physical characteristics of the site are the justifications for the variance.



Application No: 2019-1826

Agenda Item: 104

PC Action Date: 11/14/2019

Plat Name: Becker Road Tract GP

Applicant: META Planning + Design, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 132

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

To allow centerline radii of 1750' instead of the required 2000' for major thoroughfares Baethe Road and Mound Road within the subject site.;

Basis of Recommendation:

Subject site is located south of US 290 between Katy Hockley and Becker Road in Harris County. The applicant is requesting a variance to allow reduced centerline radii of 1750' for major thoroughfares Baethe Road and Mound Road instead of the required 2000'.

Staff is in support of the variance request.

Becket Road Tract GP is approx. 1100 acre tract proposing single family development. The land is surrounded by major thoroughfares Katy Hockley, Becker Rd and Mound Road. Also major thoroughfares Mound Road and Baethe Road intersect within the GP boundary. Due to the curvature in the Baethe Road alignment as identified in the MTFP, Mound Road intersection to be maintained at 90 degrees and the existing railroad and ROW's it was impossible to meet all the requirements. After extensive coordination of the applicant with Harris County Engineering department these alignments have been proposed. The least possible deviation proposed with this alignment is the 1750' radius for Becker Rd and Mound Road at the intersection. This reduced radius meets AASHTO standards and Harris County Engineering department poses no objection to this variance. Strict application of the ordinance will make this project infeasible due to the existing characteristics. Therefore, Staff's recommendation is to grant the requested variance and approve the GP subject to CPC 101 form conditions.

Statement of Facts

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

N/A

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

Strict application of the ordinance would make this project infeasible as the streets will not be connecting accurately.

(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 due to the alignment of Baethe Road and Mound Road on the MTFP.

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

Granting of this variance will not be injurious to the public health and safety as the streets intersect and 90 degrees and maintain an adequate tangent distance as required by Harris County.

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

Granting of this variance will not be injurious to the public health and safety as the streets intersect at 90 degrees and maintain an adequate tangent distance as required by Harris County.

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

Economic hardship is not the sole justification of this variance. It is due to the alignment on the MTFP.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 11/14/2019
Plat Name: Columbia Parkview
Developer: The Estate of Angeline Frank
Applicant: The Interfield Group
App No/Type: 2019-1864 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7576	Total Reserve Acreage:	0.7576
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	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)

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

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

For Your Information:

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

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

City Engineer: Detention is required.

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

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

Houston Planning Commission

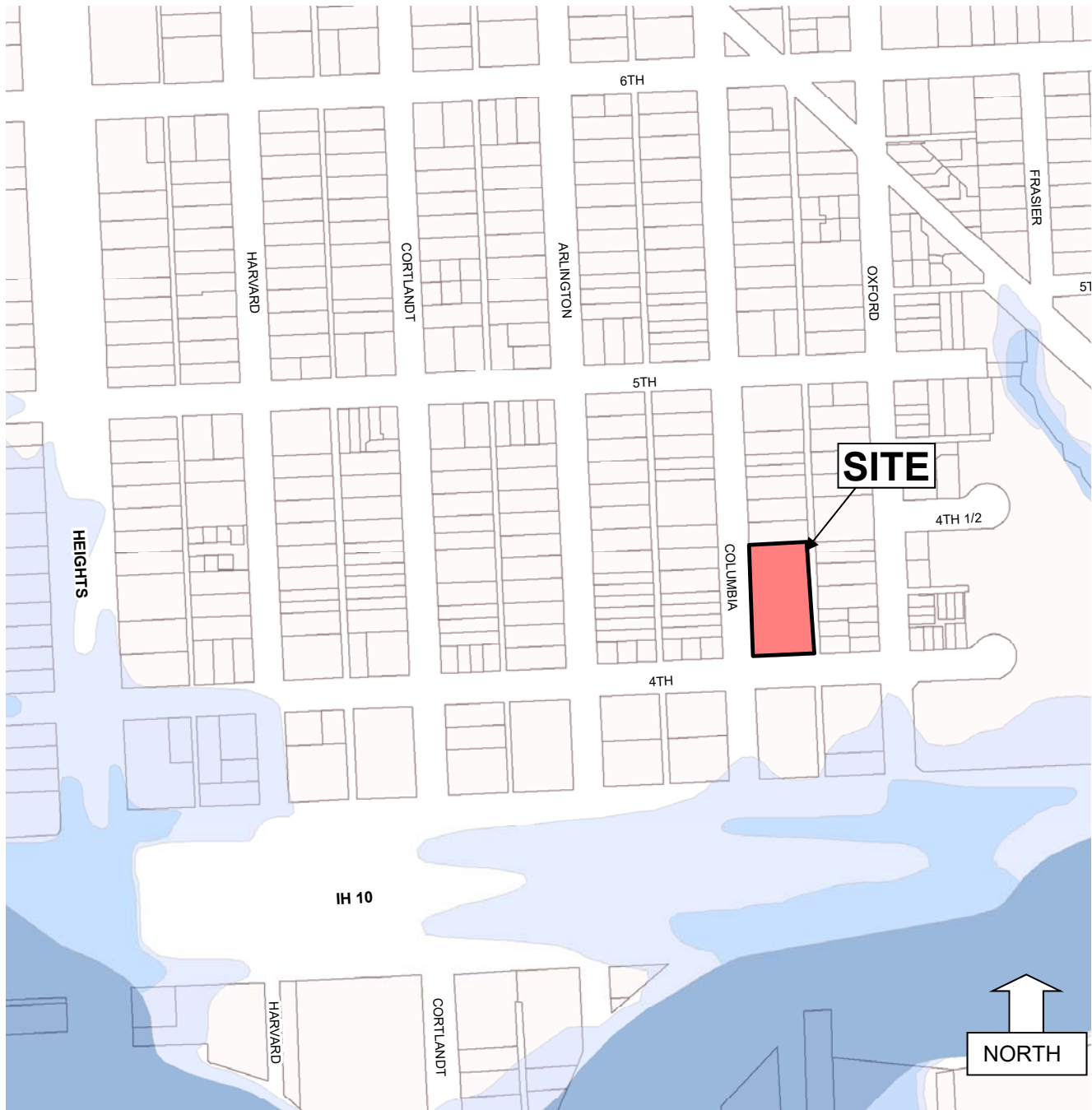
ITEM: 105

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Columbia Parkview (DEF 2)

Applicant: The Interfield Group



D – Variances

Site Location

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Columbia Parkview (DEF 2)

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission

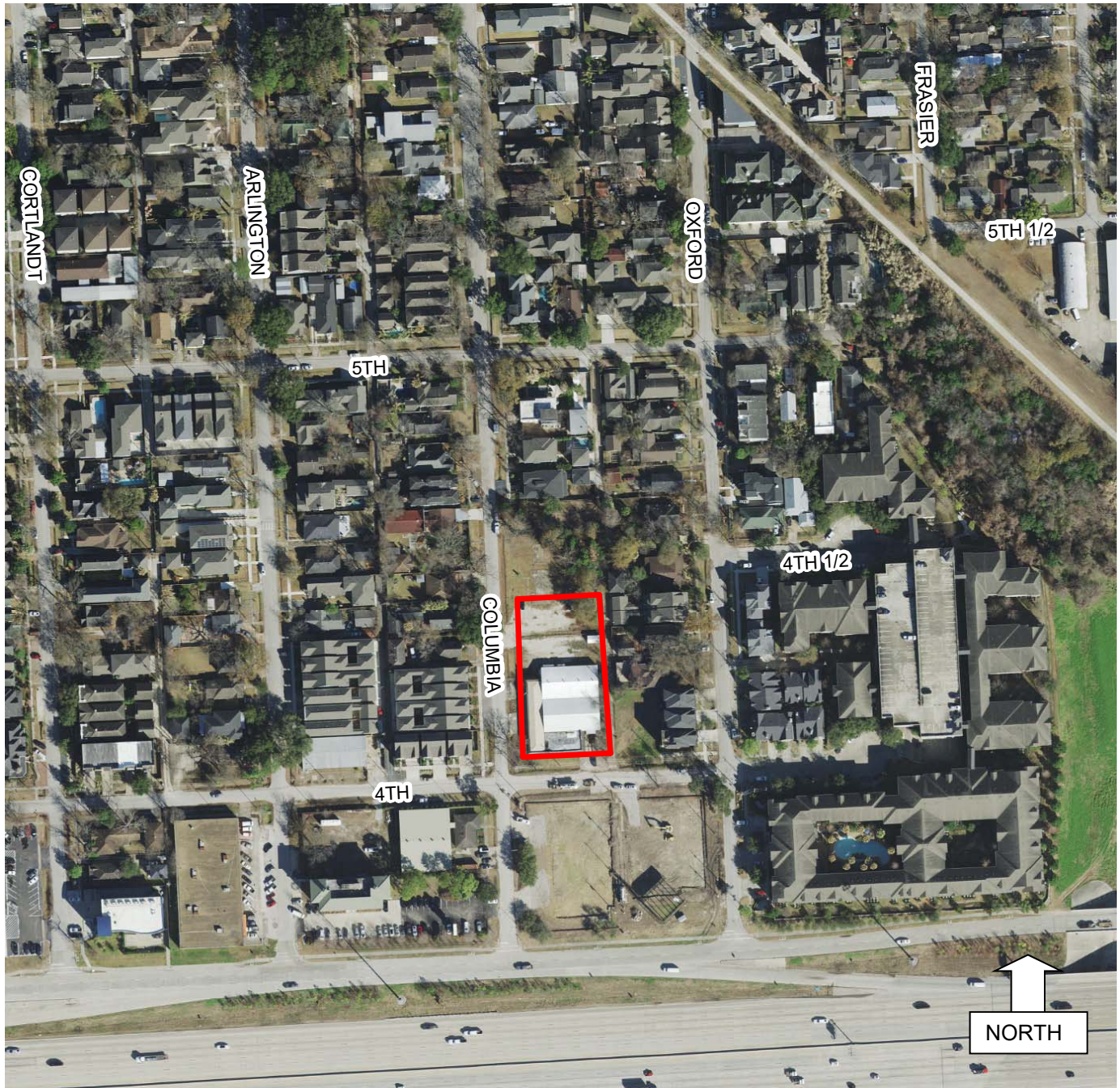
ITEM: 105

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Columbia Parkview (DEF 2)

Applicant: The Interfield Group



D – Variances

Aerial



Application Number: 2019-1864

Plat Name: Columbia Parkview

Applicant: The Interfield Group

Date Submitted: 10/07/2019

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. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow an unrestricted reserve to be platted on lots designated as vacant in a proposed Minimum Lot Size Area.

Chapter 42 Section: 42-208(d) & 42-81(e)

Statement of Facts per Sec 42-81(e)

The plat proposes to create an unrestricted reserve that includes 402 Columbia, 0 Columbia, and 426 Columbia. All of these tracts were included in Special Minimum Lot Size Area Application #743, which restricts a portion of the land to single-family residential use.

Our rights were vested prior to the submission of a Special Minimum Lot Size Application, and we request that the Planning Commission recognize our vested rights.

There are two criteria for the Planning Commission to consider and either one of them can justify the granting of a variance:

1. The owner, in good faith and in material reliance on the building line or lot size otherwise applicable under article III of this chapter, expended a substantial sum of money prior to the effective date of the establishment of the special minimum building line requirement or special minimum lot size requirement for the lot that cannot be recovered;

OR

2. That the applicant, in good faith and in material reliance on building line or lot size otherwise applicable under article III of this chapter, has irreversibly changed position prior to the effective date of the establishment of a special minimum building line requirement or special minimum lot size requirement for the lot that will require the expenditure of substantial sums of money in the future.

In this case, the owner meets both criteria due to the same set of facts. The owner spent a substantial sum of money to move his carpet business in order to sell the land under the previous location at the corner of 4th and Columbia.

Plans were made to move the carpet business as early as 2014. Between 2014 and 2017, the owners spent \$497,707.95 renovating a structure to house the new carpet business. A warehouse for storing inventory was also constructed at a cost of \$670,060.65. This money was spent prior to the application for the Special Minimum Lot Size.

The move has been completed, and the owner cannot recover the use of the land at 4th and Columbia without incurring unacceptable financial loss. The owner has irreversibly changed position in order to sell the land in the form it existed prior to the imposition of the Special Minimum Lot Size Requirement.



Application No: 2019-1864

Agenda Item: 105

PC Action Date: 11/14/2019

Plat Name: Columbia Parkview

Applicant: The Interfield Group

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-208(d)

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

Specific variance is being sought and extent of condition is to allow an unrestricted reserve to be platted on lots designated as vacant in a proposed Minimum Lot Size Area.;

Basis of Recommendation:

The property is located in Houston's city limits, in Harris County, north of Interstate Highway 10, east of Heights Boulevard and south of White Oak Drive.

The subject property is part of a SMLS area that was approved by City Council on September 4, 2019 and the applicant submitted a variance request to allow re-platting multiple lots subject to the SMLS requirement to create one unrestricted reserve.

Per the SMLS area designation, five lots were classified as commercial lots and the other two vacant lots were restricted to single-family use as required per the ordinance. The applicant was requesting a variance to allow to change the use of the vacant lots from single-family lots to an unrestricted reserve.

During the deferral period, the applicant revised the plat boundary by removing the two vacant lots that were triggering the variance. Therefore, the variance request is no longer needed. The proposed plat now meets all Chapter 42 requirements and staff's recommendation is to approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 10, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Columbia Parkview

REFERENCE NUMBER: 2019-1864

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of E 4th Street and east of Columbia 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.

The Interfield Group, the applicant, has filed the request on behalf of the developer, The Estate of Angeline Frank, of the subject site. The applicant is requesting a variance to allow an unrestricted reserve to be platted on lots designated as vacant in a proposed Minimum Lot Size Area. 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 17th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Mary Villareal with The Interfield Group at 713-780-0909 Ext 312. 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: 106

Action Date: 11/14/2019

Plat Name: Generation Park West Sec 5

Developer: Vernon Henry and Associates

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2019-1976 C3P

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	50.6500	Total Reserve Acreage:	50.6500
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

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

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

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

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

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) (42-42(5), 42-44(6))

Add:The Planning Commission granted a variance to allow excessive intersection spacing along the western & eastern boundaries and along the southern boundary by not extending Currin Forest Drive subject to specific conditions on 11/14/2019. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.
Condition of approval: access denied to Currin Forest 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: 106
Action Date: 11/14/2019
Plat Name: Generation Park West Sec 5
Developer: Vernon Henry and Associates
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1976 C3P

Staff Recommendation:
Grant the requested
variance(s) and 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)

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

Old Sandy Road will need to be dedicated prior to or simultaneously with this plat for access ((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 before the review of site development plan addressing driveway locations, median opening and left turn lane requirements. (HC-permit regs, 12.02)

County has no objections to variances.

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

Houston Planning Commission

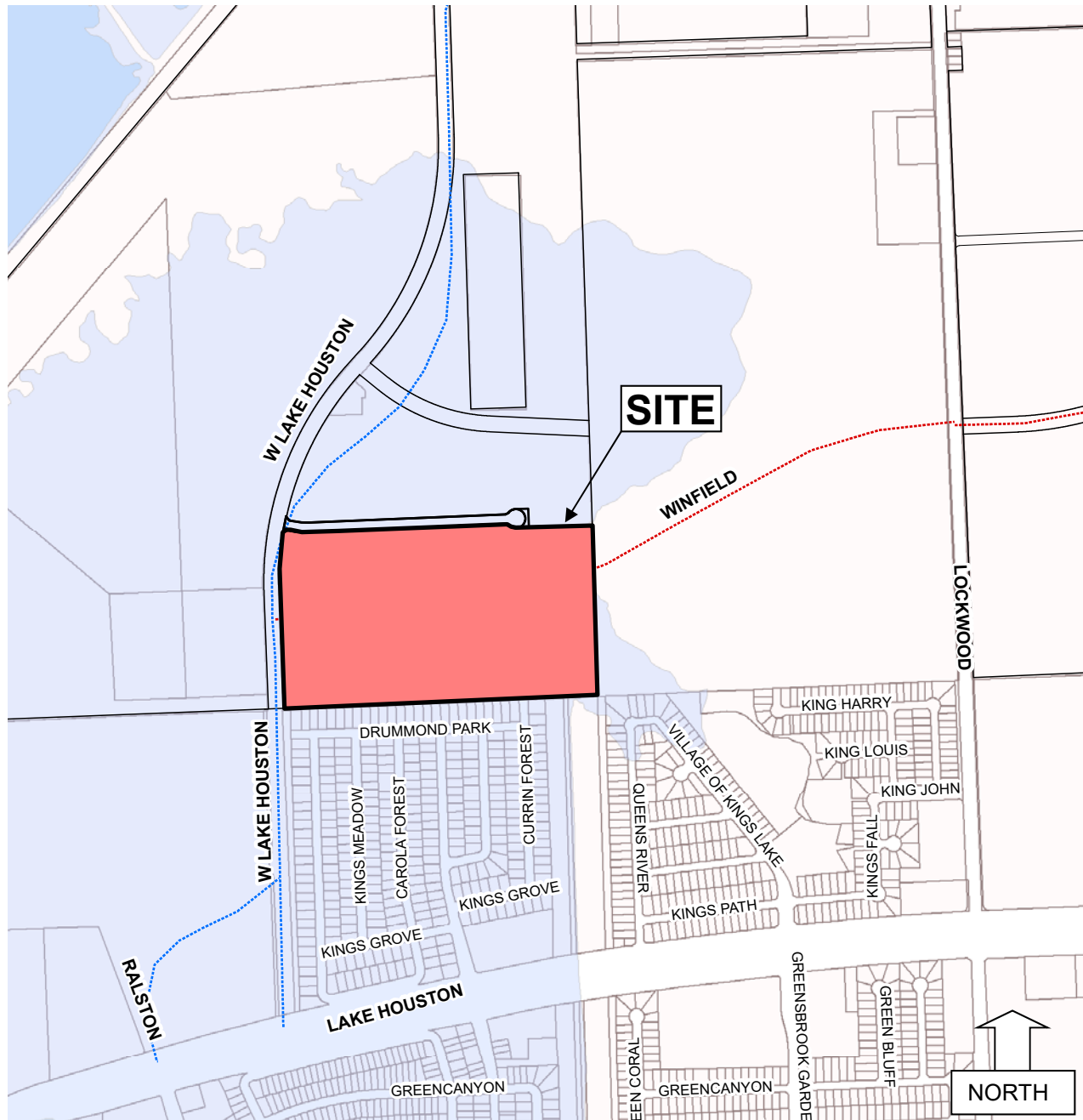
ITEM: 106

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Generation Park West Sec 5

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

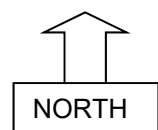
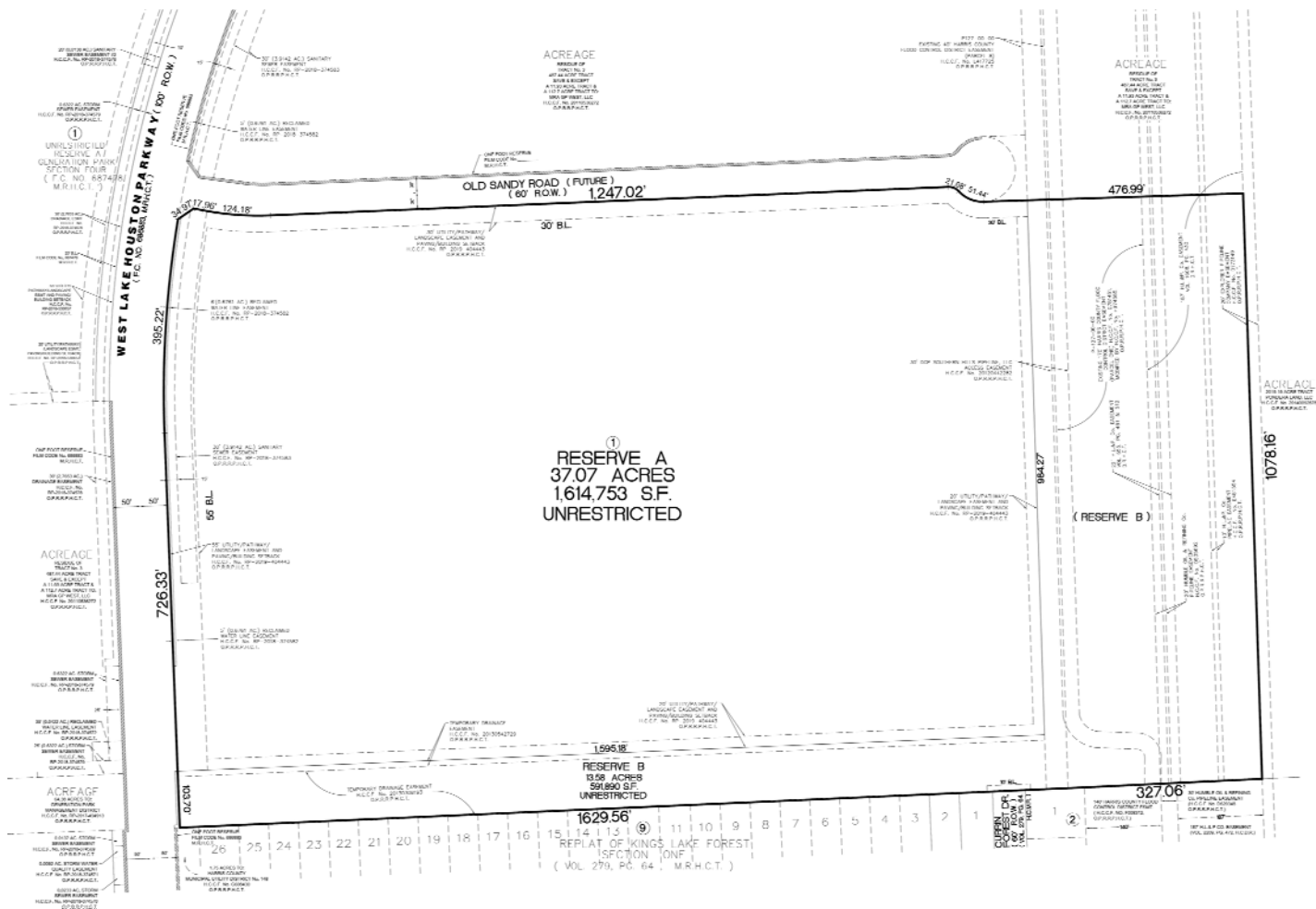
ITEM: 106

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Generation Park West Sec 5

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

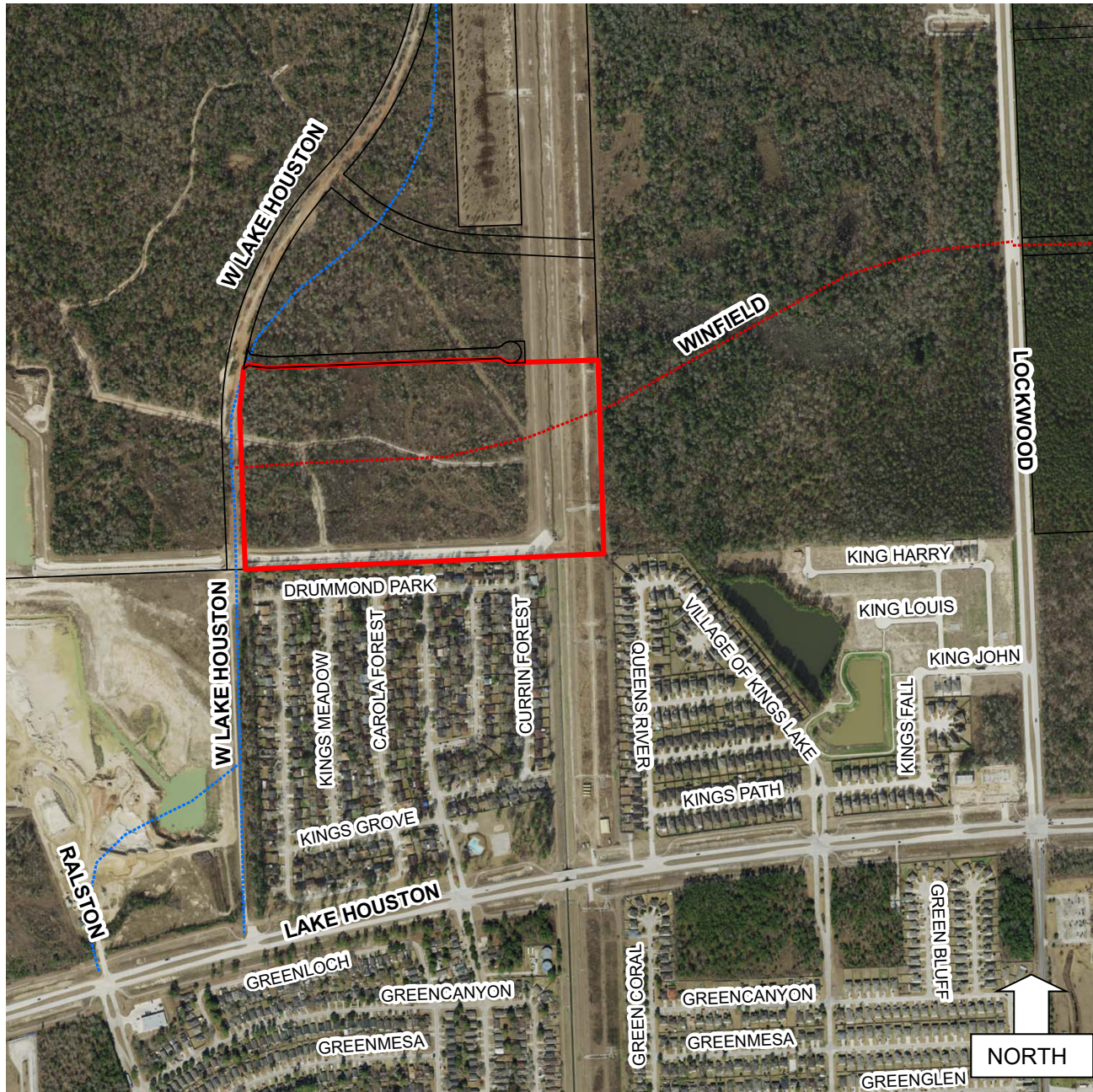
ITEM: 106

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Generation Park West Sec 5

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial



Application Number: 2019-1976

Plat Name: Generation Park West Sec 5

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/01/2019

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 the stub street, Currin Forest Drive, nor terminate it with a cul-de-sac; To not provide a north/south street to address block length along Old Sandy Road; To not provide an east/west street to address the block length along West Lake Houston Parkway

Chapter 42 Section: 127, 128

Chapter 42 Reference:

42-127 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;

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 a site on the south end of the Generation Park West General Plan. Generation Park, in its entirety, is a 4,000-acre commercial master-planned development in northeast Houston near the intersection of Beltway 8 and N. Lake Houston Parkway. The area of Generation Park west of Beltway 8 is planned to be primarily large industrial users with the exception of the tracts fronting the Beltway 8 frontage road, which will be mostly mixed-use and retail, and the Lone Star College Campus at the north end of the development. This particular site is bounded by a drainage ditch to the south, which belongs to the Generation Park Management District, and allows water to make its way into the regional detention pond for the development due to the fact that the each industrial site does not have its own on-site detention. On the east, there are several easements including multiple pipelines, 187' wide electrical easement containing high-voltage transmission lines, and a 170' wide Harris County Flood Control easement. To the north, is the future local street, currently having its plan's reviewed by Harris County, Old Sandy Road. This road will simply serve as additional access for this industrial tract and the future industrial tract to the north of Old Sandy Road. The tract will take its primary access from West Lake Houston Parkway, which is to the west of the subject tract and is classified as a major collector. This site will have one very large industrial building on it with driveways and parking surrounding it. South of the drainage easement on the south side of the subject tract, is an old single-family neighborhood called Kings Lake Forest, which was platted in 1978. This plat contains a street called Currin Forest Drive that stubs into the south boundary of this property. This subdivision was designed and developed prior to much of anything being out in this area in terms of real estate development. Punching the street through to the north would be very detrimental to this single-family residential development because of the industrial nature of the subject tract. It would also be impractical and unnecessary to build a bridge over the existing concrete drainage ditch, which allows water from the north to drain into the regional detention pond to the west of the subject tract. Terminating this stub street with a cul-de-sac would also be unnecessary due to the fact that the stub street is only one lot deep and has been in this configuration since the subdivision's inception.

East/west circulation is currently sufficient in the area due to the constraints on either side of the site. To the west of W Lake Houston Parkway, there is another large industrial tract and a regional detention pond. West of that is the Greens Bayou Mitigation Bank, which is unlikely to ever be crossed by roads coming from the west. Circulation to the east will be satisfied by the future road, Generation Parkway. Crossing all the aforementioned drainage easements, pipelines, and high voltage transmission lines is only realistic with major thoroughfares or major collectors.

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

The rules for intersection spacing are not one size fits all. Due to the nature of the industrial land-uses in this master planned development, the intersection spacing requirements are not realistic. In addition, the natural constraints of the mitigation bank to the west and the electrical, drainage, and pipeline constraints to the east and south make complying with the intersection spacing standards impractical.

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

The intent of this chapter is to maintain adequate circulation for the area, which this request preserves.

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

Mixing residential and industrial traffic is contrary to sound public policy and would create safety concerns for the existing single-family neighborhood to the south. Connecting these two land uses would allow the large trucks that will frequent the subject tract to become a nuisance and safety problem for the neighborhood.

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

The justification for the variance is related to the nature of the land-use for the proposed development. It is also due to the electrical, drainage, and pipeline constraints that exist to the south and east of the site.



Application No: 2019-1976

Agenda Item: 106

PC Action Date: 11/14/2019

Plat Name: Generation Park West Sec 5

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127, 128

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

To not extend the stub street, Currin Forest Drive, nor terminate it with a cul-de-sac; To not provide a north/south street to address block length along Old Sandy Road; To not provide an east/west street to address the block length along West Lake Houston Parkway;

Basis of Recommendation:

The site is located north of N Lake Houston, along the east side of W Lake Houston in Houston's ETJ Harris County. The applicant is requesting a variance to exceed intersection spacing along W Lake Houston Parkway & the eastern boundary and to exceed intersection spacing along the southern boundary by not extending Currin Forest Drive. Staff is in support of both requests.

The subject site is coming out of the Generation Park West General Plan and are proposing two unrestricted reserves that will be used for commercial/industrial purposes. Due to a revision in the MTFP, the intersection spacing along W Lake Houston is approx. 4,000'. The revision relocated MTF Generation Parkway from bisecting this tract and shifted it to the north. The eastern 1/5th of the subdivision incorporates a 170' wide Harris County Flood Control District Easement, multiple pipelines and a 187' HL&P easement, which makes a local east west street connection impractical at this location.

Intersection spacing along the southern boundary of the tract is approx. 4,200'. There is an existing residential stub street that stubs into the southern boundary of this site, approx. 1500' east of W Lake Houston. Extending this stub street would connect two incompatible uses and encourage commercial traffic within the residential subdivision. Harris County Engineering Department has voiced no objections; therefore staff recommends granting the requested variances to exceed intersection spacing by not providing an east west street or Harris County Engineering Department has voiced no objections; therefore staff recommends granting the requested variances to exceed intersection spacing by not providing a north south street or an east west street subject to a plat note denying the reserves access to the stub street 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;

With the eastern 1/5th of the property encumbered by HCFCD, Pipelines and HL&P easement, getting an east west local street connection will be impractical. Also, extending Currin Forest Drive would mix incompatible uses and would encourage commercial traffic within the residential neighborhood.

(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 variance are based on physical characteristics of the site or the surrounding area, not created by the applicant.

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

The intent and ordinance will be preserved as the existing MTF & Collector Street network provides circulation for the large commercial/industrial uses. Not extending residential development into industrial use will maintain the intent of the ordinance.

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

The granting of the variance will no be injurious to public health, safety or welfare. the existing MTF & Collector Streets will provide circulation for the large commercial uses. Also, by not extending Currin Forest, public health and safety are preserved.

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

Economic hardship is not the sole justification as the physical characteristics of the site and surrounding area are.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 11/14/2019
Plat Name: Harlem Road Reserves
Developer: Q4 Interests, Ltd
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-2011 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	93.4680	Total Reserve Acreage:	91.9100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	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. (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)

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

120. Add One-foot Reserve plat note: (adjacent to reserve) One-foot reserve dedicated to the public in fee as a buffer separation between the public street and the adjacent reserve, the condition of such dedication being that when the adjacent reserve is replatted and approved by the Commission, the one-foot reserve shall automatically be vacated and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 11/14/2019
Plat Name: Harlem Road Reserves
Developer: Q4 Interests, Ltd
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2019-2011 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Fort Bend Engineer: 1.) Add 10' landscape easement adjacent to Harlem and West Bellfort
2.) Contribution to build Harlem and West Bellfort may be required. Discuss with Fort Bend County Engineer.
3.) Block length variances needed
4.) Collector streets should have 850' radius unless variance is approved
5.) Submit FP to FBC for formal review
6.) This does not constitute a formal review by FBC as not all review comments are provided in this portal
PWE Utility Analysis: Approve
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing: Difficult to decipher if the PROPOSED "MADDEN ROAD" is a direct extension of the existing road with the same name. Consider a name change if it is not.

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

Houston Planning Commission

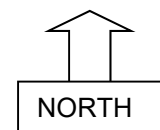
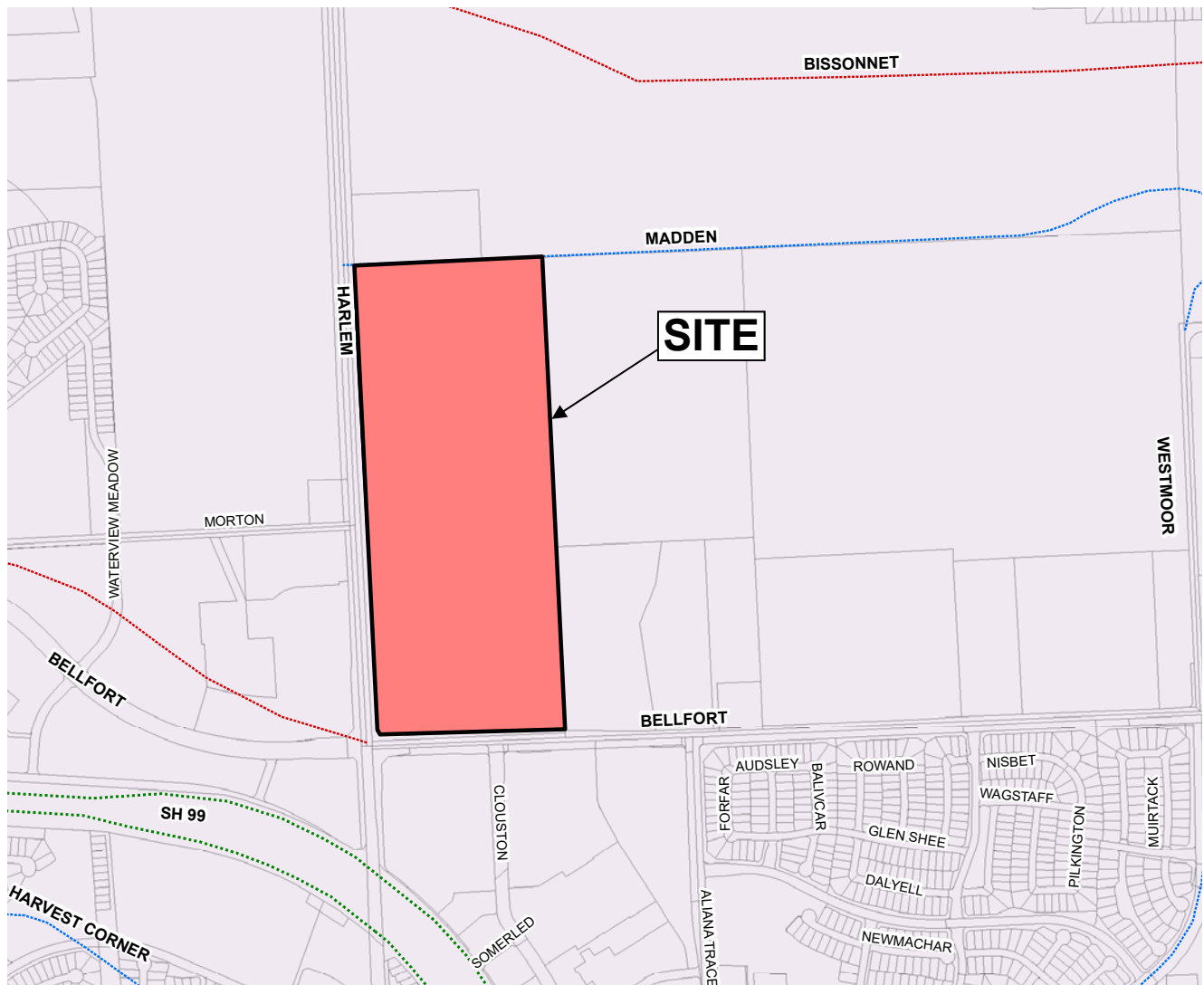
ITEM: 107

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Harlem Road Reserves

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

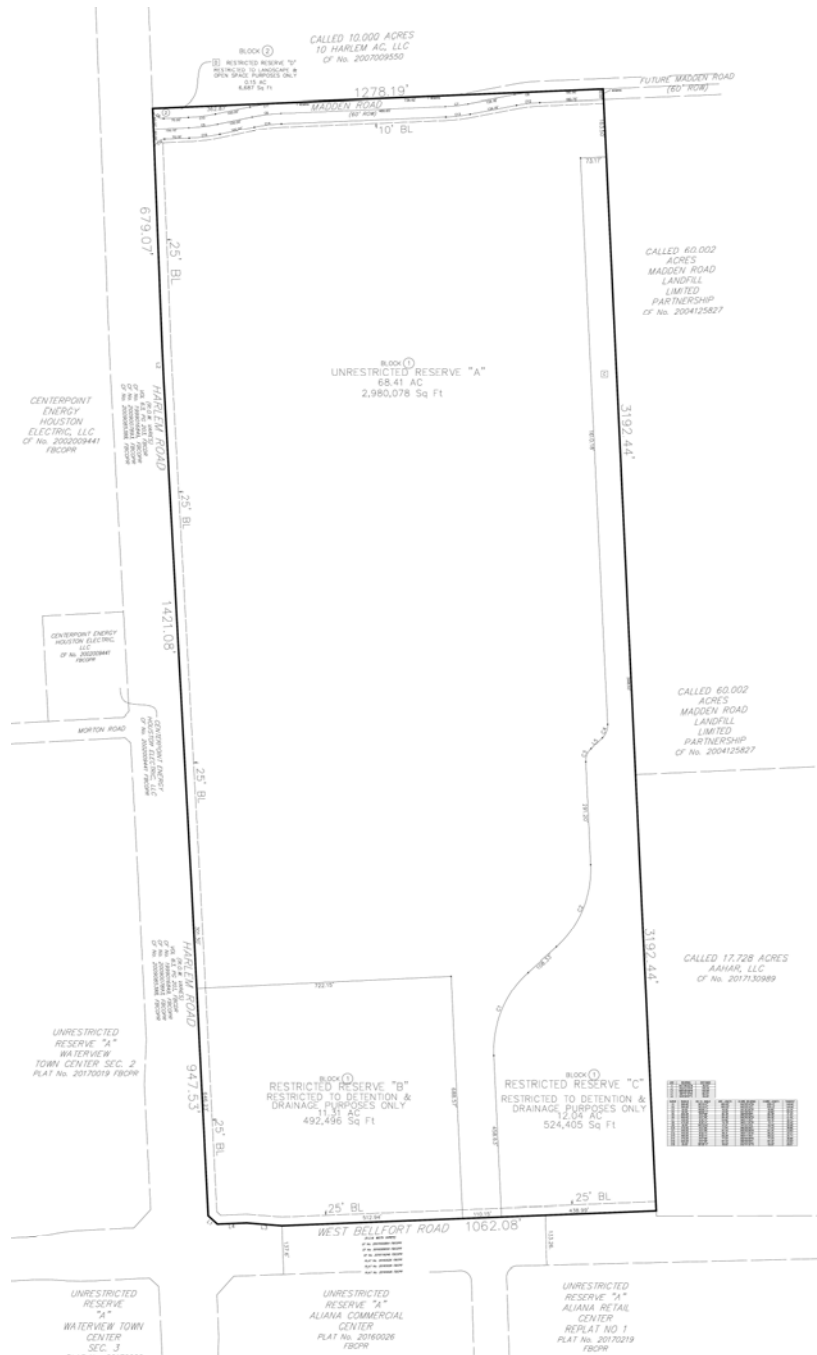
ITEM: 107

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Harlem Road Reserves

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Harlem Road Reserves

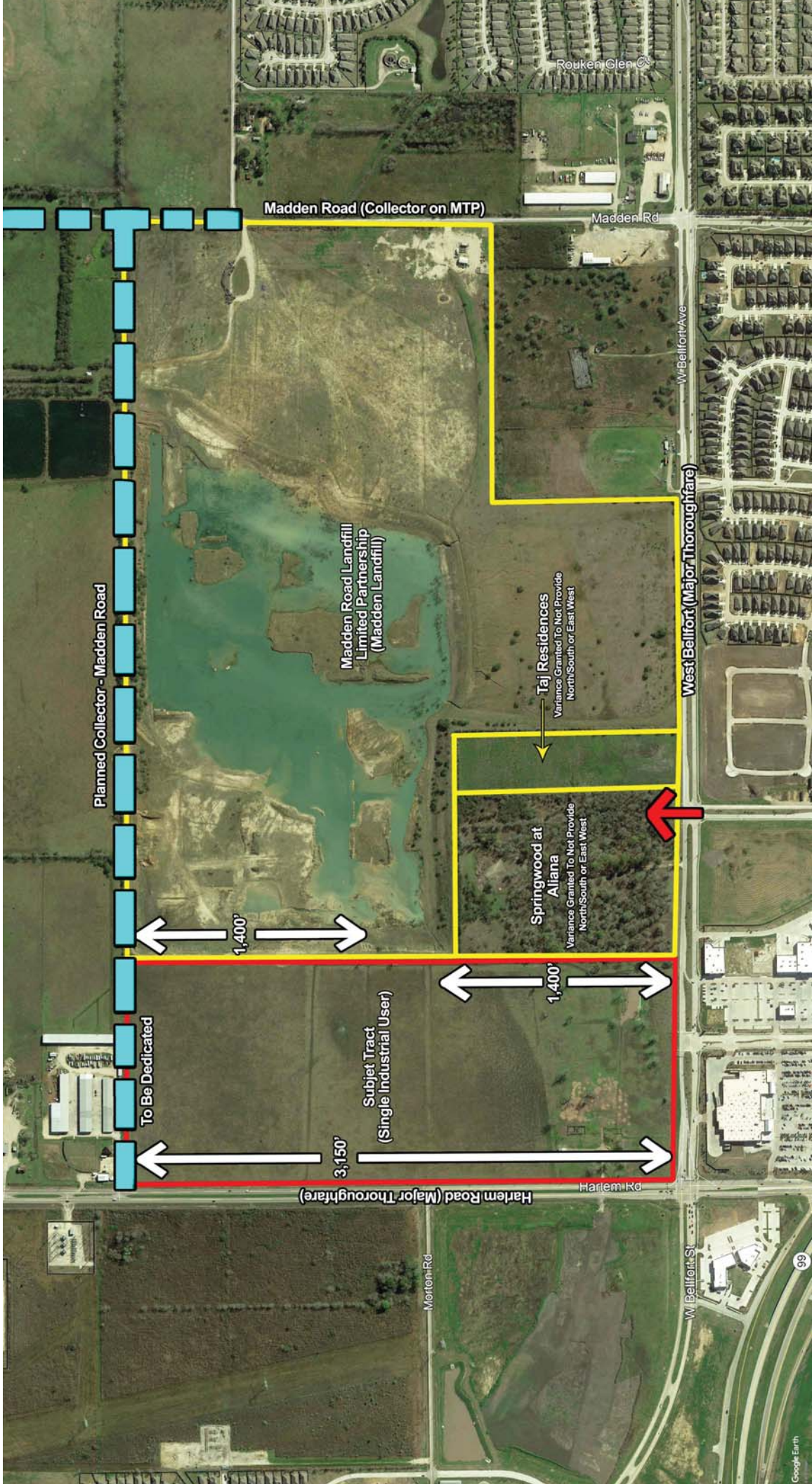
Applicant: Jones|Carter - Woodlands Office



NORTH

D – Variances

Aerial





Application Number: 2019-2011

Plat Name: Harlem Road Reserve

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 11/04/2019

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 excessive block length on the subject tract's eastern and western boundaries.

Chapter 42 Section: 127-128

Chapter 42 Reference:

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

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

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

The subject tract is 93.46 acres in the City of Houston's ETJ within Fort Bend County. The tract is located approximately 850' north of the Grand Parkway at the northeast intersection of Harlem Road and West Bellfort Road, both designated major thoroughfares on the City of Houston and Fort Bend County Major Thoroughfare Plans. Harlem and West Bellfort make up the site's entire western and southern boundaries. Along the subject tract's entire northern boundary is a planned major collector for the extension of existing Madden Road. Directly to the east of the tract there are two large landfill tracts currently be used for sand mining operations, that together make up over 240 acres of land and comprise over two-thirds of the site's eastern boundary. The remaining one-third of the eastern boundary is a tract, which with another site to the east of it, were previously granted variances to not stub into the land fill property. Upon the developer's initial meetings with Fort Bend County, it was clear that the developer would be responsible for dedicating 60' of right of way for the planned collector, Madden Road, along the site's northern boundary. The County did indicate that the road could curve to the north as it extended further east to allow for more clearance from the sand pit for future extension. A street is required every 2,600' along a Major Thoroughfare. The developer intends to locate the Madden Road connection at 3,060' to comply with the alignment of the City and County Major Thoroughfare Plans. Per internal block length requirements, additional streets would be required along the eastern boundary. The sand pit site in combination with the two tracts that were previously granted variances to not extend streets north, prevent the possibility of an additional street being extended to the east.

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

The circumstance supporting the granting of the variance are the existing conditions adjacent to the site, primarily the sand pit, and the limited possibility of an additional east-west street ever being extended east through the land fill tract.

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

The request is consistent with the intent and general purpose of Chapter 42 to provide sufficient and reasonable traffic circulation for the area. The developer is providing ROW for Madden Road along the northern boundary to improve circulation, but providing an additional east-west street is unlikely to have an impact as the existence of the landfill site would prevent the street from being extended east in the future. The existing major thoroughfare and collector grid provide adequate circulation for the area.

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

Granting of the variance will not be injurious to the public health safety and welfare as the existing Major Thoroughfare & Collector Street network provide adequate circulation for the area. Furthermore, establishing another east-west street could pose a safety concern as it would create a dead-end street adjacent to a sand pit with a drop-off approximately 30 feet..

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

Economic hardship is not the sole justification of the variance, but rather the existing conditions adjacent to the site. The developer intends to dedicate for Madden Road to further establish the Major Thoroughfare & Collector grid in the surrounding area.



Application No: 2019-2011

Agenda Item: 107

PC Action Date: 11/14/2019

Plat Name: Harlem Road Reserves

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127-128

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

To allow excessive block length on the subject tract's eastern and western boundaries. ;

Basis of Recommendation:

The site is located north of SH 99 at the north east intersection of Harlem Road and W. Belfort in Houston's ETJ Fort Bend County. The applicant is requesting a variance to exceed intersection spacing along its eastern and western boundaries by not providing an east west street through the subject site. Staff is in support of the request.

The applicant is proposing 4 reserves, as well as dedicating a portion of future Major Collector, Madden Road along the northern boundary. The subject site is within a Major Thoroughfare and Collector Grid, which is approximately 3100' by 5500'. Directly to the east of the site, there is an existing landfill site that prevents an east/west street connection at this time. Planning Commission has granted similar variances for the properties along W Belfort to not provide an east west street. The existing grid network of the two MTF's and the two Collector Streets will provide sufficient circulation for the area. In addition, all property within the grid has the required frontage along the public streets.

Staff recommends granting the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The subject site is 90 acres and has frontage on W Belfort, Harlem and Madden Road. All property within the grid are large and have sufficient frontage on public streets. Providing an east west street will not drastically enhance traffic circulation for the area, as there are minimal property owners within the grid.

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

The circumstances supporting the variance are not the result of the applicant. Planning Commission has granted two variances to not provide an east west street, which abuts the southern portion of this property. In addition, the existing landfill site prevents an east west connection at this time.

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

The intent of the ordinance will be preserved as all property have sufficient frontage and the existing MTF/Collector grid provides adequate traffic movement for the large parcels.

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

The granting of the variance will not be injurious to public health, safety or welfare as W Belfort, Harlem, Future Madden and Westmoor provides circulation for the area.

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

Economic hardship is not the sole justification as the adjacent property and grid network are the main reasoning.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 11/14/2019
Plat Name: Holcombe Heights North
Developer: Heights Studemont Purchase Company LLC
Applicant: M2L Associates, Inc.
App No/Type: 2019-1610 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:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	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)

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

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

For Your Information:

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

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

City Engineer: Detention is required.

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

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

Houston Planning Commission

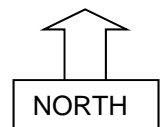
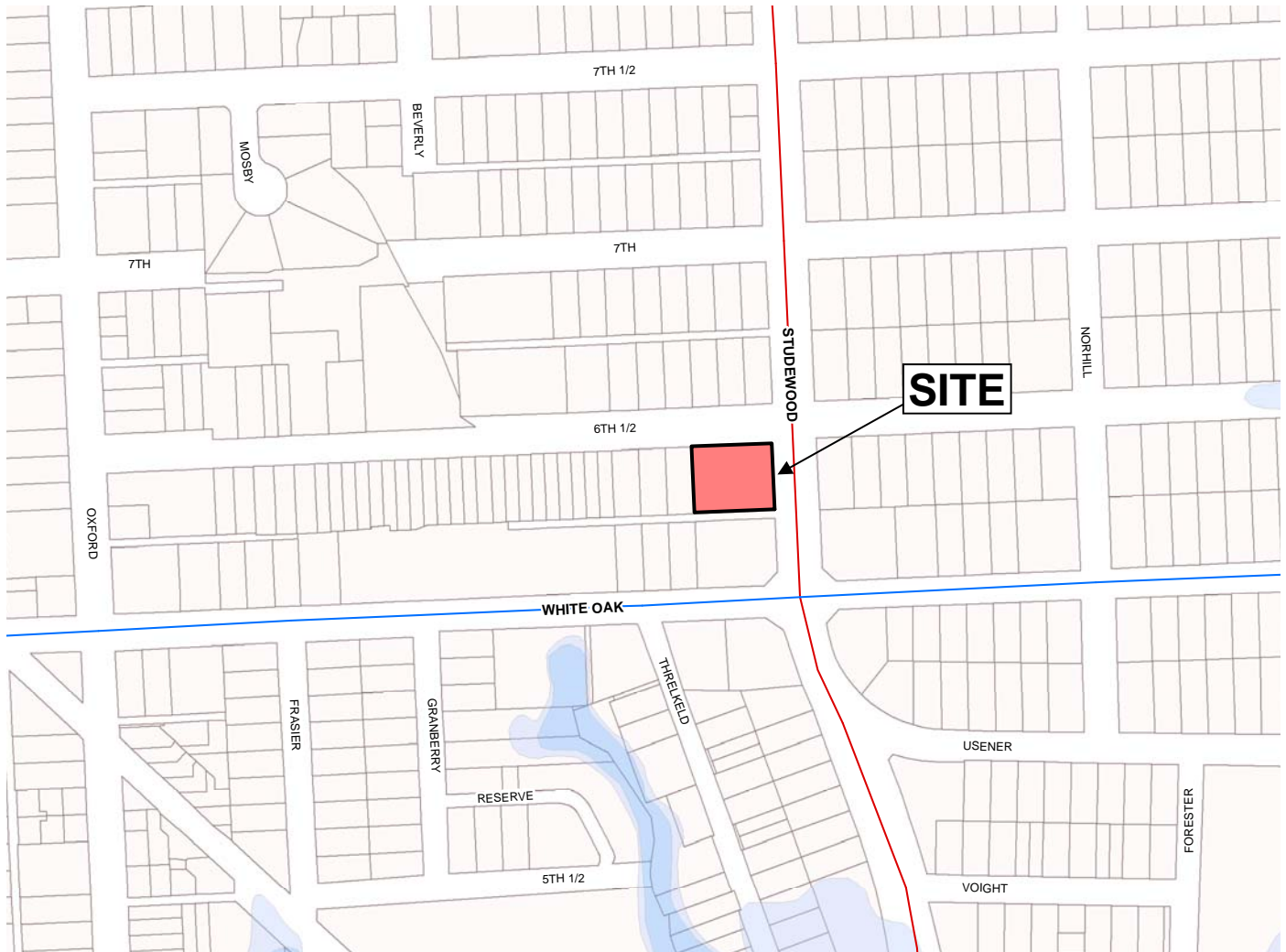
ITEM: 108

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Holcombe Heights North (DEF 2)

Applicant: M2L Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

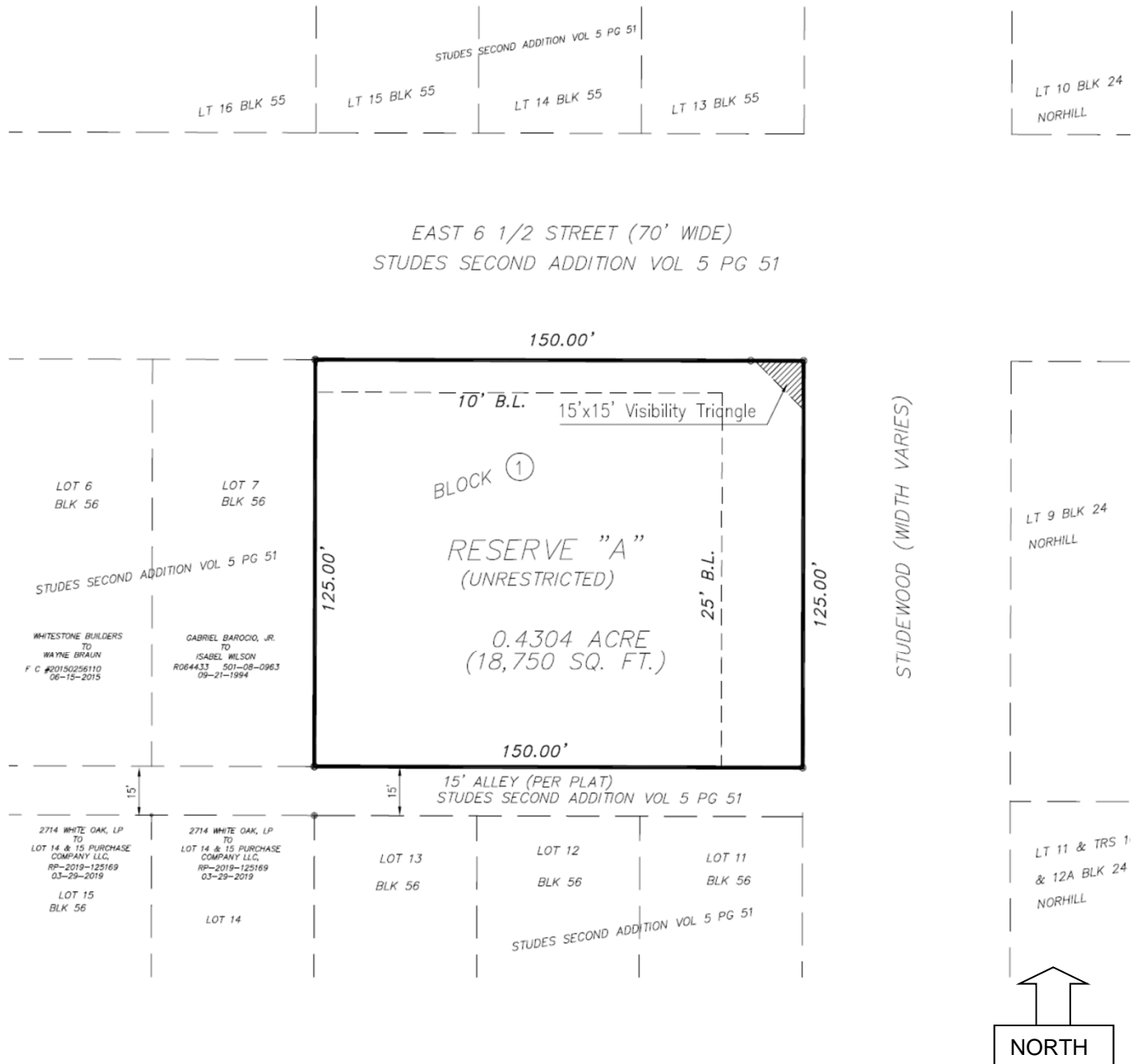
ITEM: 108

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Holcombe Heights North (DEF 2)

Applicant: M2L Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

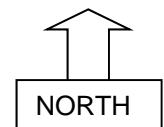
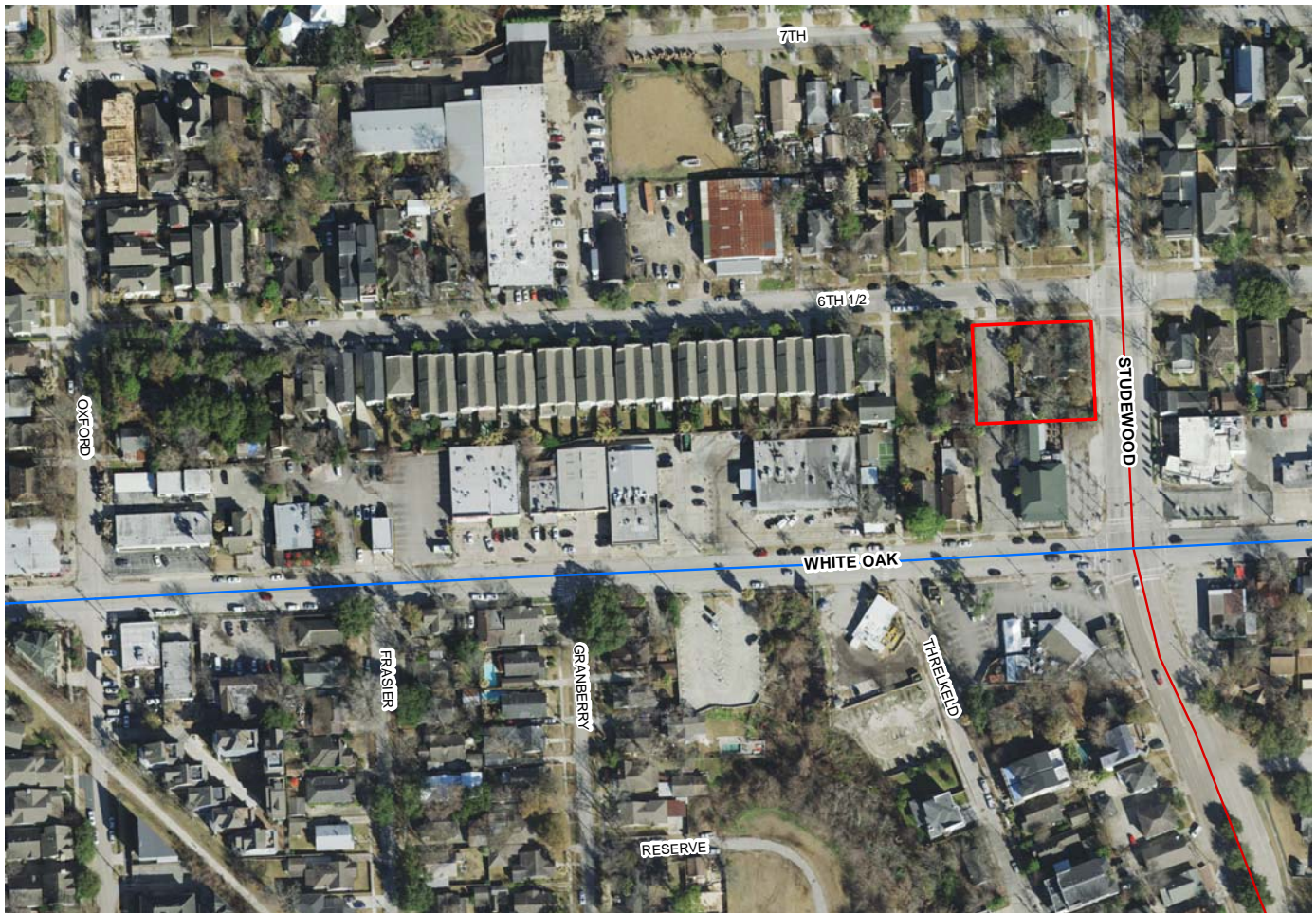
ITEM: 108

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Holcombe Heights North (DEF 2)

Applicant: M2L Associates, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1610

Plat Name: Holcombe Heights North

Applicant: M2L Associates, Inc.

Date Submitted: 09/07/2019

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. 42-81)

Specific Variance is being sought and extent of variance:

We are seeking a variance from Section 42-208(e). This lot prior to the special minimum lot size application was not restricted to single family use and therefore a subdivision plat may provide for any use permitted by law.

Chapter 42 Section: 42-208(e) & 42-81(e)

Statement of Facts per Sec 42-81(e)

The plat proposes to create an unrestricted reserve that includes 742 and 746 E 6 ½ Street. Both of those lots were included in Special Minimum Lot Size Area Application #749, which restricts the two lots to single-family use until either City Council takes action to confirm the recommendation of the Houston Planning Commission, who voted on September 5, 2019 to remove the southern block face of E 6 ½ Street from Application #749, or until 180 days has passed from the time the application was deemed complete (according to Section 42-208). Because the proposed ordinance still includes the southern block face and will continue to do so until final action is taken or 180 days has passed, the unrestricted reserve violates Chapter 42-208, which requires the plat to conform to the regulations proposed by the Special Minimum Lot Size Application.

Our rights were vested prior to the submission of a Special Minimum Lot Size Application, and we request that the Planning Commission recognize our vested rights.

There are two criteria for the Planning Commission to consider and either one of them can justify the granting of a variance:

1. The owner, in good faith and in material reliance on the building line or lot size otherwise applicable under article of this chapter, expended a substantial sum of money prior to the effective date of the establishment of the special minimum building line requirement or special minimum lot size requirement for the lot that cannot be recovered:

OR

2. That the applicant, in good faith and in material reliance on building line or lot size otherwise applicable under article of this chapter, has irreversibly changed position prior to the effective date of the establishment of a special minimum building line requirement or special minimum lot size requirement for the lot that will require the expenditure of substantial sums of money in the future.

For the first criteria, we have spent a substantial sum of money in reliance on the lack of a special minimum lot size requirement. We have purchased the two specific lots prior to the submission of application #749 at a price intended to reflect its commercial redevelopment potential, approximately \$900,000 per lot, well above what the lots cost if they are restricted to single - family residential use. Additionally, the two lots were purchased as part of a very expensive assemblage of lots that took place prior to the submission of application #749, which includes the former Fitzgerald's site and the adjacent retail development along White Oak Drive. The owner has spent approximately \$9.5 million on this assemblage, which includes acquisition costs, architectural design and engineering costs for the entire site, which includes the land subject to the replat.

The owner has also spent an additional \$3.2 million on design, engineering and other work as well as equipment necessary to construct the parking garage proposed for the site, all prior to the submission of application #749. The current retail along White Oak Drive has been underparked for years, and the project, including the \$3.2 million parking garage equipment, is intended to add parking needed to comply with City of Houston parking rules.

In addition, the Owner has spent approximately \$1.6 million on a new construction retail building (which will cost more than \$3 million when completed) along White Oak Drive. The new retail structure is ready to be delivered to retail tenants in early November, however, the tenants will not be able to open without the supplemental parking that cannot be built without the approval of this plat. The City of Houston provided the construction permit for this new building which requires the supplemental parking in February 2019, before the Special Minimum Lot Size Application.

All this money has been spent prior to the submission of the Special Minimum Lot Size Application #749 and constitutes a substantial sum of money spent in reliance on the lack of a Special Minimum Lot Size requirement.

Since the submission of the Special Minimum Lot Size, the owner has incurred an additional \$720,128 cost from ongoing project design, engineering, and carrying costs. These costs are not part of the Commission's evaluation, but we request that the Commission not further delay or defer consideration of this variance due to the excessive carrying costs incurred.

For the second criteria, the owner acquired the property prior to the imposition of the proposed Special Minimum Lot Size Regulation. The owner has designed and purchased equipment necessary for the construction of a parking garage on the property subject to the site. This project cannot be abandoned without considerable time and money lost to the owner. This situation is as irreversible as any other real estate development.



Application No: 2019-1610

Agenda Item: 108

PC Action Date: 11/14/2019

Plat Name: Holcombe Heights North

Applicant: M2L Associates, Inc.

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-208(e)

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

We are seeking a variance from Section 42-208(e). This lot prior to the special minimum lot size application was not restricted to single family use and therefore a subdivision plat may provide for any use permitted by law.;

Basis of Recommendation:

The property is located in Houston's city limits, north of White Oak Drive and east of Studewood Street.

The applicant submitted a variance request to allow a re-plat of lots to create one unrestricted reserve. As stated before, these lots are part of the area excluded in the SMLS application presented to the Planning Commission September 5th. That application has been forwarded to City Council for adoption and City Council has not yet considered the application on their agenda.

At a previous Planning Commission meeting, the Developer made several statements about previous permitting for the adjacent shopping center development causing staff to review the information brought up at the commission meeting. During the deferral period, staff coordinated with the Houston Permitting Center and discovered that a site plan to allow parking spaces on the subject lots to serve a commercial site and to demolish the residential homes was approved on February 7, 2019. The demolition of the residential homes is now complete.

The pending SMLSA application was submitted to the Planning Department on March 14, 2019. During the review period of the SMLSA application, this approved site plan was not provided to staff. As a result of the omission, the subject lots were erroneously classified as residential lots.

Had this February 7, 2019 approved site plan been provided during the SMLSA analysis, then, the subject lots would have been classified as commercial lots on the SMLSA boundary map, and the property would have been considered vested under the Local govt. Code Chapter 245. Additionally, Per Chapter 42, any replat application meeting the land use requirements of SMLSA would have been approved without a variance.

As a result of this new information and further review with legal department, staff has determined that the subject lots were not restricted to single-family use and were intended to be used for commercial purposes by the time of the SMLSA application was reviewed. Therefore, today, the proposed plat meets the ordinance and is a "shall" approve on your agenda. Thus, staff's recommendation is to approve the plat with CPC101 form conditions.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

October 10, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Holcombe Heights North

REFERENCE NUMBER: 2019-1610

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 southwest intersection of E 6 ½ Street and Studewood 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 the developer, Heights Studemont Purchase Company, LLC, of the subject site. The applicant is requesting a variance to allow the re-plat of lots designated as residential in a proposed Minimum Lot Size Area to create one unrestricted reserve. 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 17th, 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 11/14/2019
Plat Name: Ion Garage
Developer: William Marsh Rice University, a Texas nonprofit corporation
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2019-1987 C2R

Staff Recommendation:
Defer Applicant request

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)

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109

Action Date: 11/14/2019

Plat Name: Ion Garage

Developer: William Marsh Rice University, a Texas nonprofit corporation

Applicant: Vernon G. Henry & Associates, Inc.

App No/Type: 2019-1987 C2R

Staff Recommendation:

Defer Applicant request

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

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

Addressing: EAGLE AVENUE street type shall be STREET, instead of AVENUE.

Harris County Flood Control District: Flood Control review - 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

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City Engineer: Detention is required.

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

Addressing: EAGLE AVENUE street type shall be STREET, instead of AVENUE.

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

Coordination is required with METRO before a final plat can be submitted. Contact METRO at yuhayma.mahmud@Ridemetro.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction. Contractor shall coordinate with METRO, as necessary, for installation of various amenities.

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

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: ION Garage

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

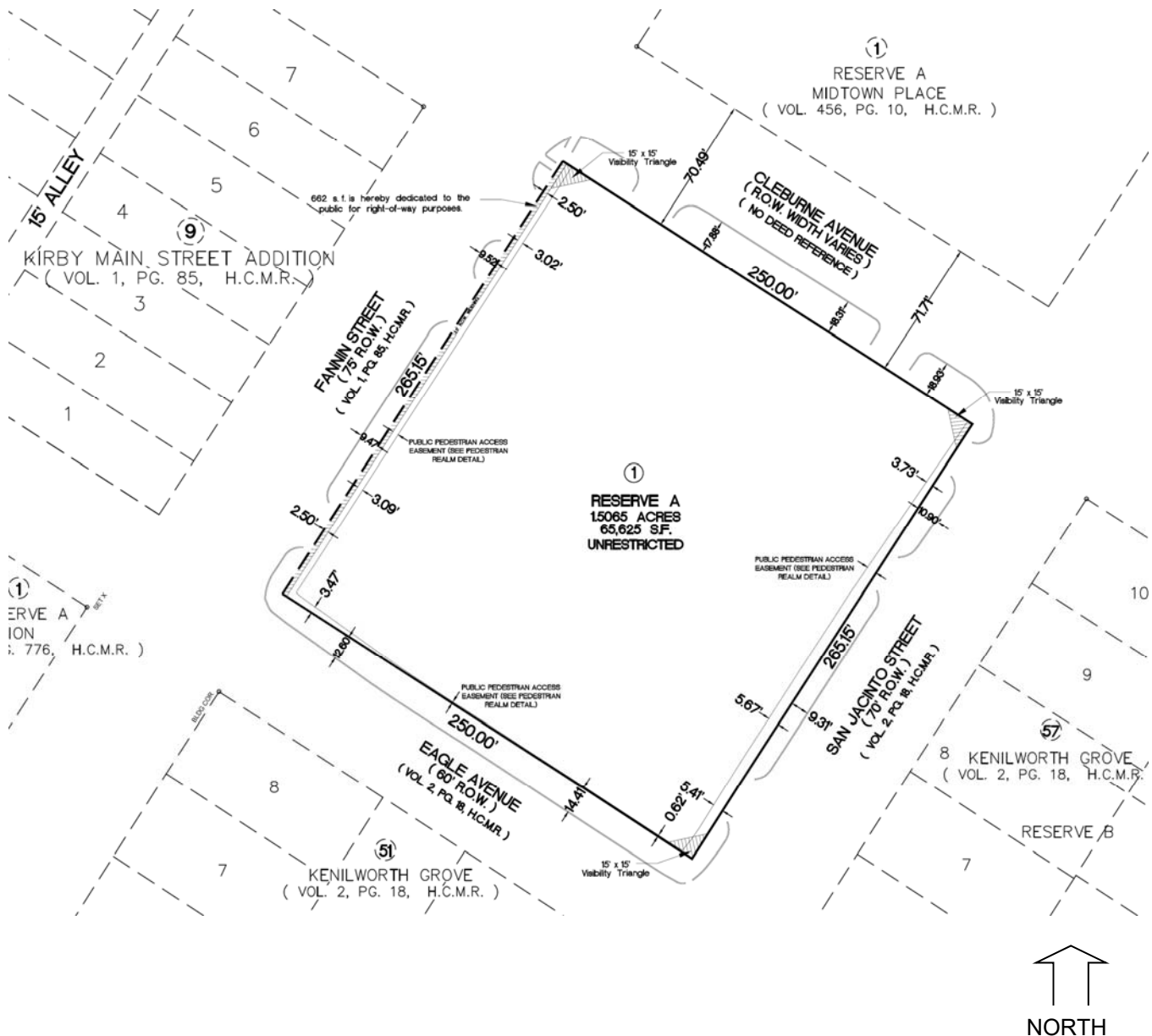
ITEM: 109

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: ION Garage

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: ION Garage

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

RMC Land Holdings

Proposed Site Plan

Block Area: Property

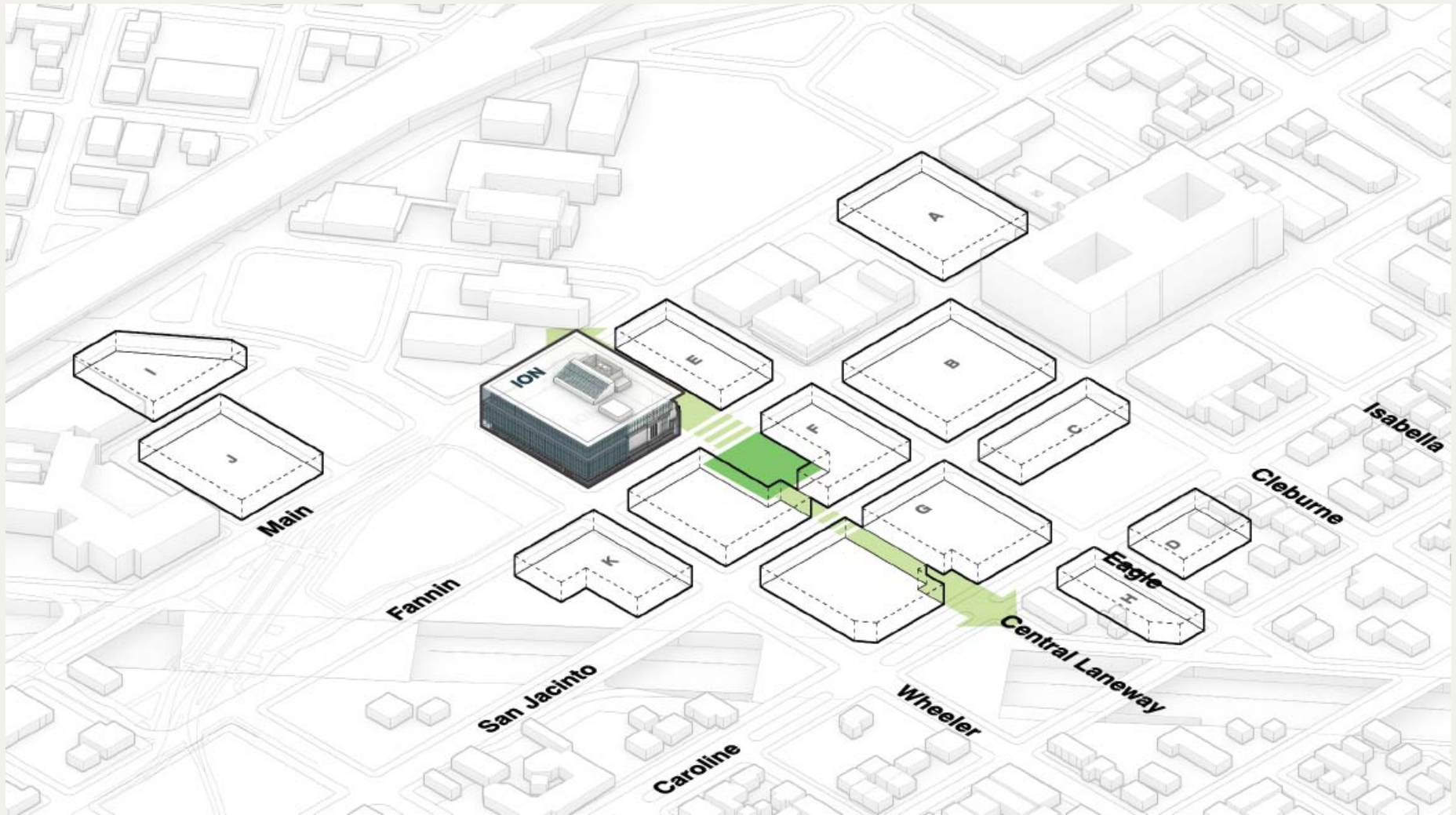
A	1.19 Acres
B	1.51 Acres
C	1.05 Acres
D	0.47 Acres
E	2.59 Acres
F	2.56 Acres
G	2.59 Acres
H	0.57 Acres
I	0.82 Acres
J	1.15 Acres
K	1.13 Acres
L	0.14 Acres

15.80 Acres

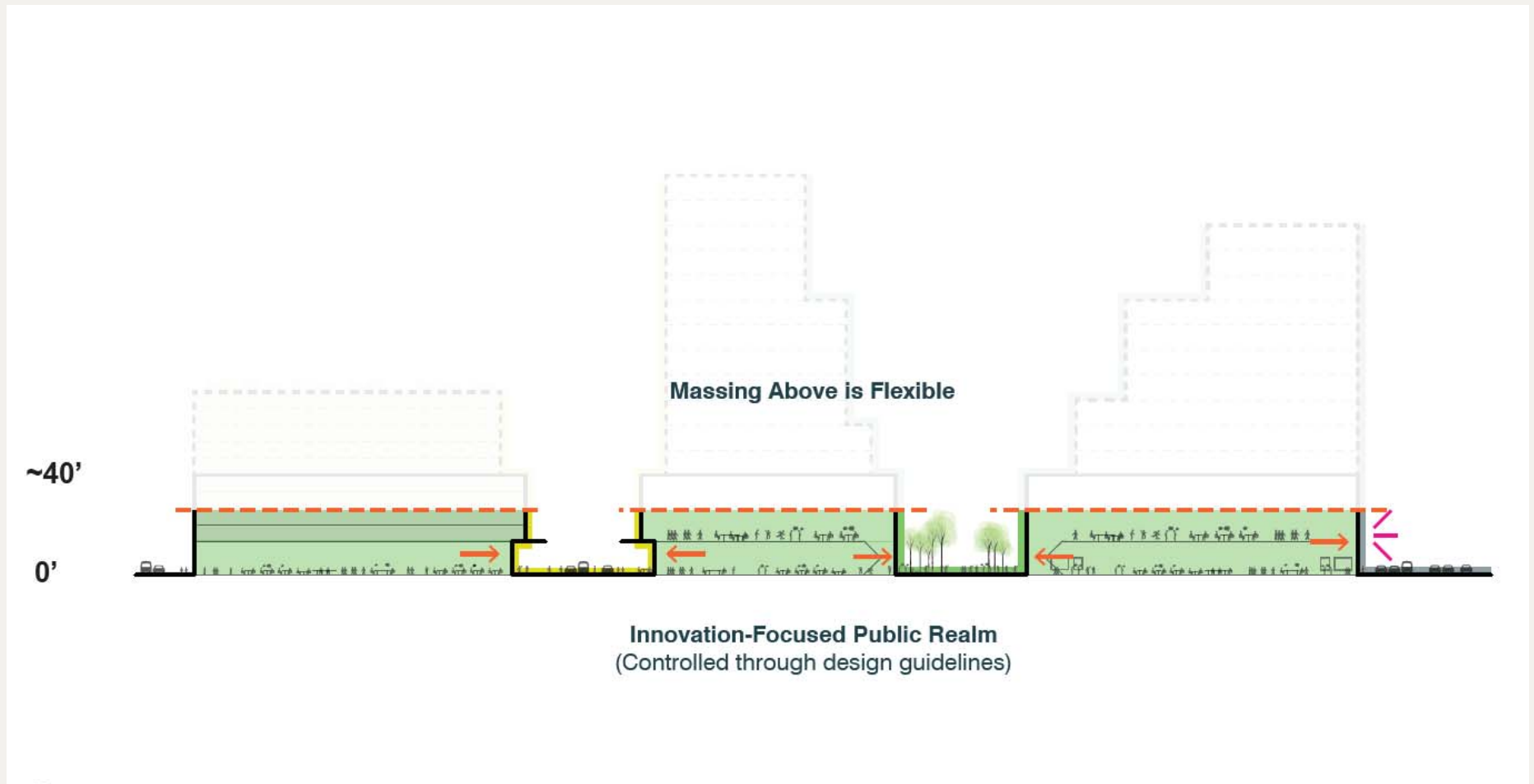
- In Development: Ion and Garage (Parcel B)
- Phase I: Parcels E, F1, F2
- Future Phases: Remaining parcels



RMC Land Holdings



RMC Master Plan Massing Strategy



LANDSCAPE PLAN

15' x 15' VISION TRIANGLE
VARIANCE REQUEST
OVERLAP @ CLEBURNE - 11'-2"
OVERLAP @ FANNIN - 10'-10"

IMPROVED SIDEWALK, STREET
LEVEL PEDESTRIAN
EXPERIENCE AND CURBS

NEW TREES PER CITY TREE
ORDINANCE

NEW CURB CUTS FOR
GARAGE ACCESS
35'-0" WIDE

STORE FRONT

FACADE DESIGN BASED
ON TRANSIT CORRIDOR.
SEE SLIDE #4-6

PUBLIC BIKE STORAGE
10-12 BIKES

PLANTED AREA

PROPERTY LINE

BACK OF CURB

6'-0" WIDE
CLEAR SIDE
WALK

15' x 15' VISION TRIANGLE
MAINTAINED UPTO 20' HIGH
FROM STREET LEVEL.
NO OVERLAP

FANNIN STREET
(75' ROW)

PROJECT LIMIT LINE

20' TYP.

CLEBURNE AVENUE
(WIDTH VARIES)

43'-9"

45'-6"

S 57° 09' 45" E 250.00'

PROPERTY LINE TYP.

EDGE OF CANOPY

N 32° 50' 13" E 265.15'

PROPOSED ION
GARAGE

S 32° 50' 13" W 265.15'

RETAIL

RETAIL

FACE OF BUILDING SKIN

N 57° 09' 45" W 250.00'

PROPERTY LINE TYP.

EDGE OF CANOPY

EAGLE STREET
(ROW 60')

VISIBILITY TRIANGLE

NEW CURB CUTS FOR
GARAGE ACCESS
35'-0" WIDE
EXISTING TREES ON
CLEBURNE TO REMAIN.

TRANSFORMER LOCATION

2'-6" DEEP CONTINUOUS
CANOPY AT 16'-0" ABOVE
STREET LEVEL

PUBLIC BIKE STORAGE
10-12 BIKES

NEW SIDE WALK / ACCESSIBLE
CURBS

NEW TREES PER CITY TREE
ORDINANCE

SAN JACINTO STREET
(ROW 70')

PEDESTRIAN REALM

NEW CURB CUTS FOR
GARAGE ACCESS 35'-0"
WIDE

MAXIMUM SOFT SCAPE 20%
OF PEDESTRIAN REALM

FACE OF BI

PLANTED A

STORE FRONT WRAPPING
EAGLE / SAN JACINTO AT
STREET LEVEL

BACK OF C

PROPERTY

6'-0" WIDE
CLEAR SIDI
WALK

12'-0" DEEP CONTINUOUS
CANOPY AT 16'-0" ABOVE
STREET LEVEL

NEW SIDE WALK / ACCESSIBLE
CURBS

STORE FRONT

PROJECT SCOPE - PARKING GARAGE

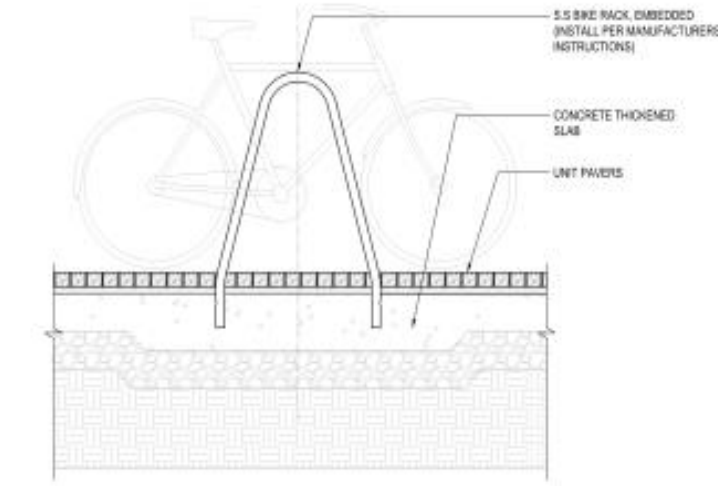
F & B RETAIL

CANOPY ABOVE @ 16'-0" EXTENT OF EXTERIOR FACADE

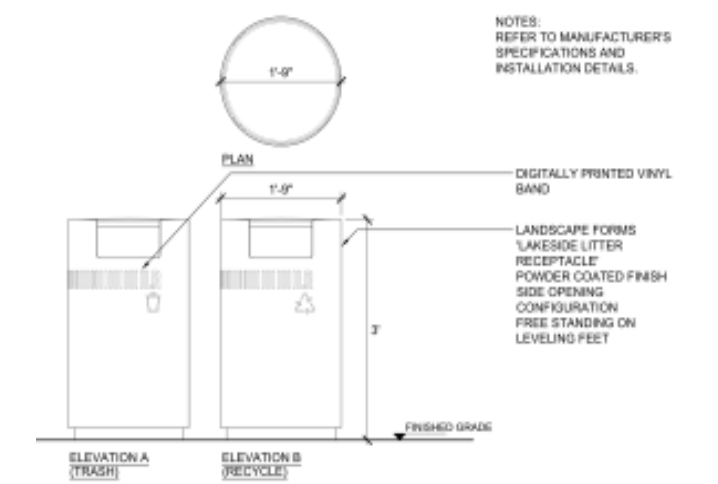
CLEAR VISION TRIANGLE

PUBLIC BIKE PARKING

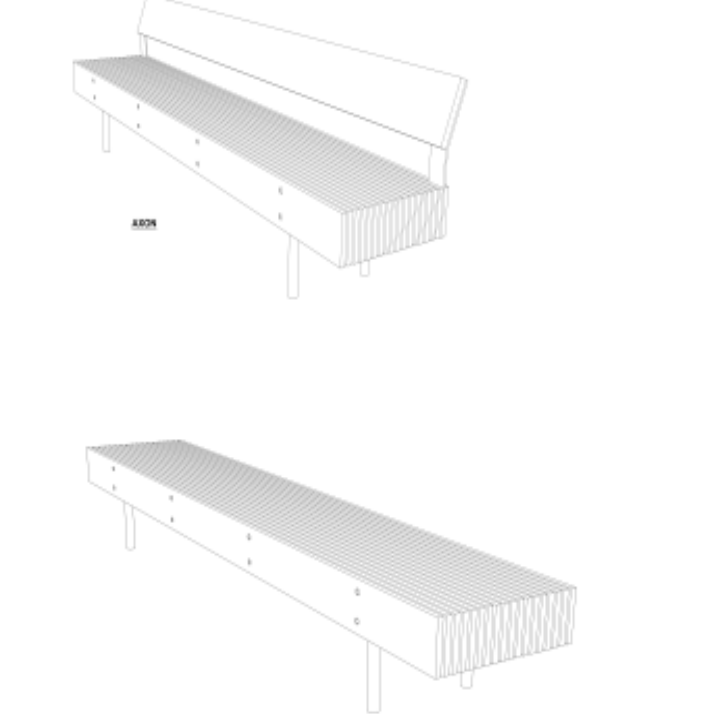
VARIANCE REQUEST



EXTERIOR BIKE RACK



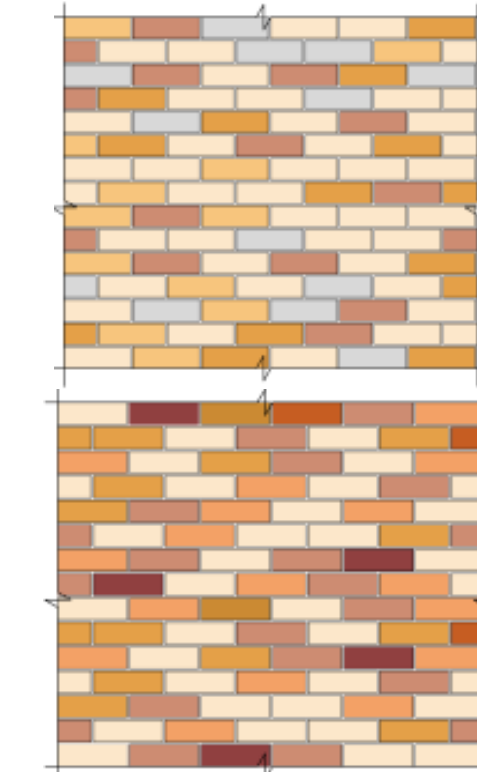
TRASH BIN



STREET FURNITURE

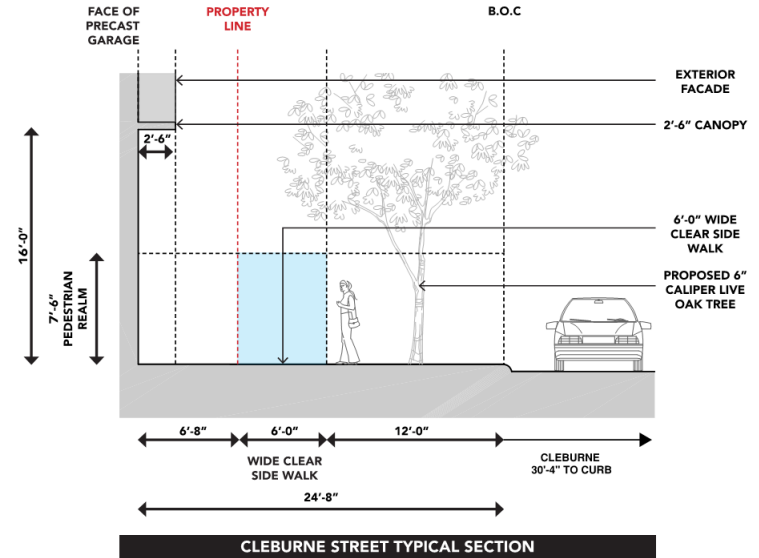
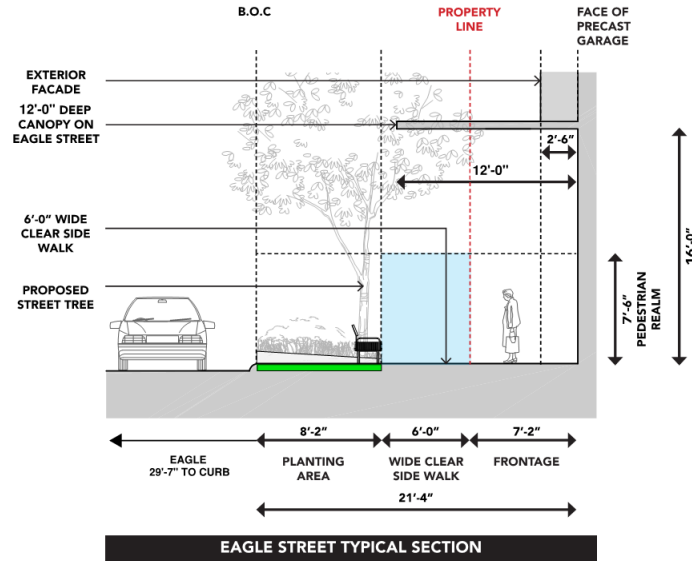
PAVING SCHEDULE		SPECIFICATION
SYMBOL	PAVER TYPE	
	PAVER TYPE 01	MANUFACTURER: UNLOCK PRODUCT: COPTHORNE COLOR: LIGHT TAN CUSTOM COLOR PAVER SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 02	MANUFACTURER: UNLOCK PRODUCT: COPTHORNE COLOR: BURNT CLAY SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 03	MANUFACTURER: UNLOCK PRODUCT: COPTHORNE COLOR: TAN CUSTOM COLOR PAVER SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 04	MANUFACTURER: UNLOCK PRODUCT: COPTHORNE COLOR: LIGHT ORANGE CUSTOM COLOR SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 05	MANUFACTURER: UNLOCK PRODUCT: COPTHORNE COLOR: ORANGE CUSTOM COLOR SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 06	MANUFACTURER: UNLOCK PRODUCT: COPTHORNE COLOR: BURGUNDY RED SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 07	MANUFACTURER: UNLOCK PRODUCT: COPTHORNE COLOR: MELK BLUE SIZE: 7.85" X 2.5" X 2.375"

BRICK PAVER SCHEDULE



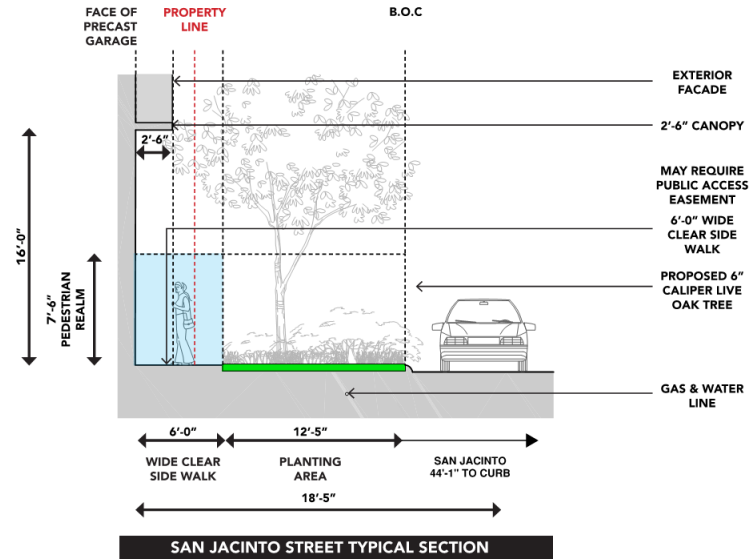
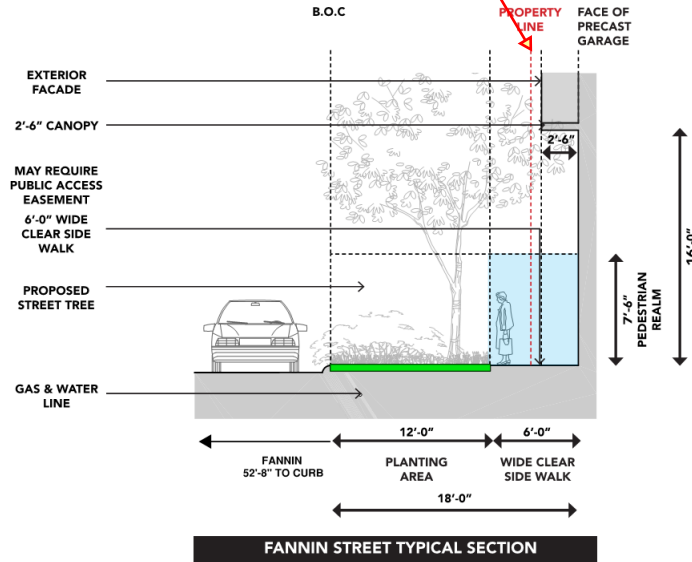
PAVER LAYOUT

PEDESTRIAN EXPERIENCE

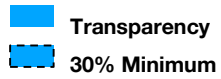


PEDESTRIAN EXPERIENCE

property line shift
east 2'-6"

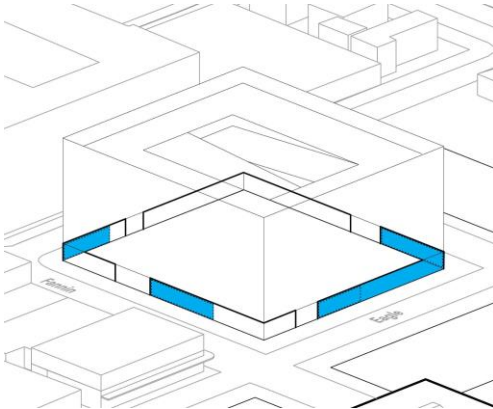


Transit Corridor Ordinance Rule #7: Transparency

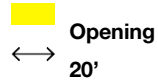


Requirements

1. 30% of each elevation to be transparent
2. "Transparent" = glass
3. Location not defined

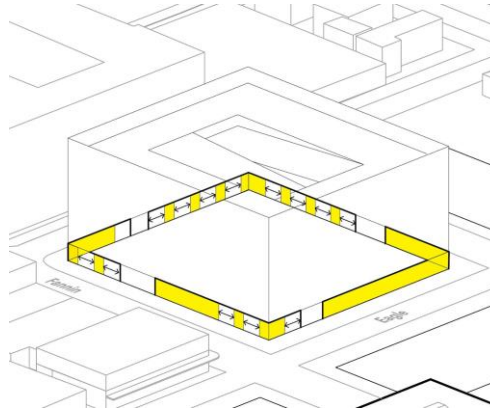


Transit Corridor Ordinance Rule #8: Openings

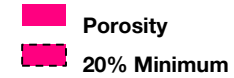


Requirements

1. Opening to be located every 20'
2. Window, door, "or other opening" qualify
3. Driveways are a gray area

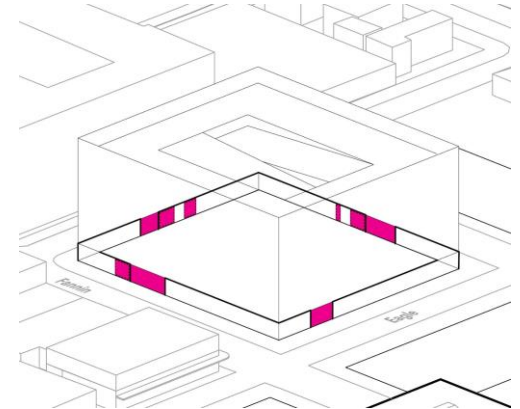


Transit Corridor Ordinance Impact on Ventilation









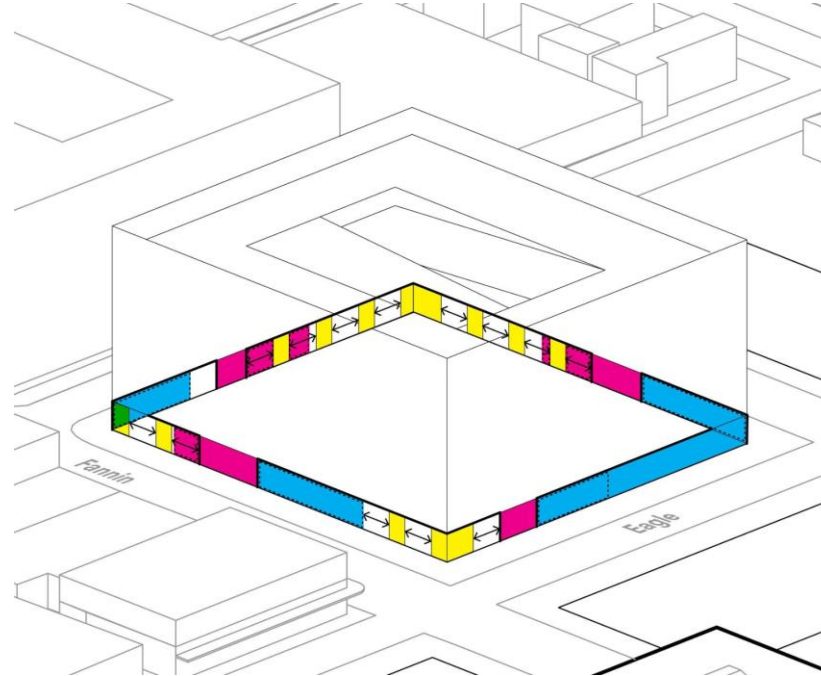
Requirements

1. 20% minimum of total elevation area to be porous
2. Location not defined



Transit Corridor Ordinance Recap

-  **Transparency (Glass)**
-  30% Minimum
-  **Opening (Door, Window, or Opening)**
-  20' Spacing
-  **Porosity (For Ventilation)**
-  20% Minimum



Elevations Eagle

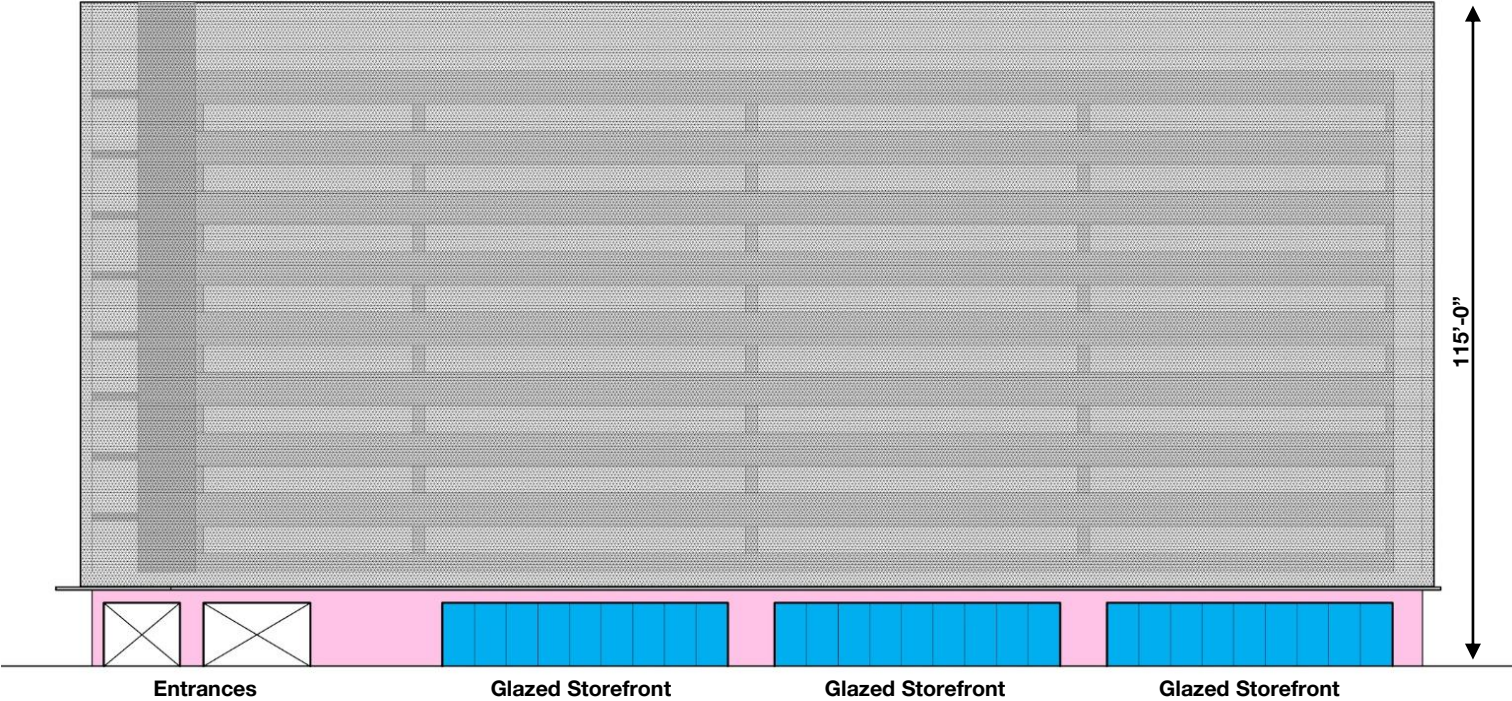
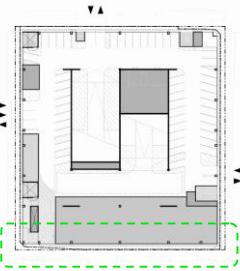
Legend

Transparency 64% (30% Min)
Glazed Storefront
windows with display cases
behind them
Translucent Glazing

Other Openings 20' Max Spacing
Pedestrian Doors
Driveway / Entrances
Equipment Niche / Loading

Facade Wall
Porous Screen Façade 16' tall
Louvers
Vegetated Facade

Key Plan



Elevations Fannin

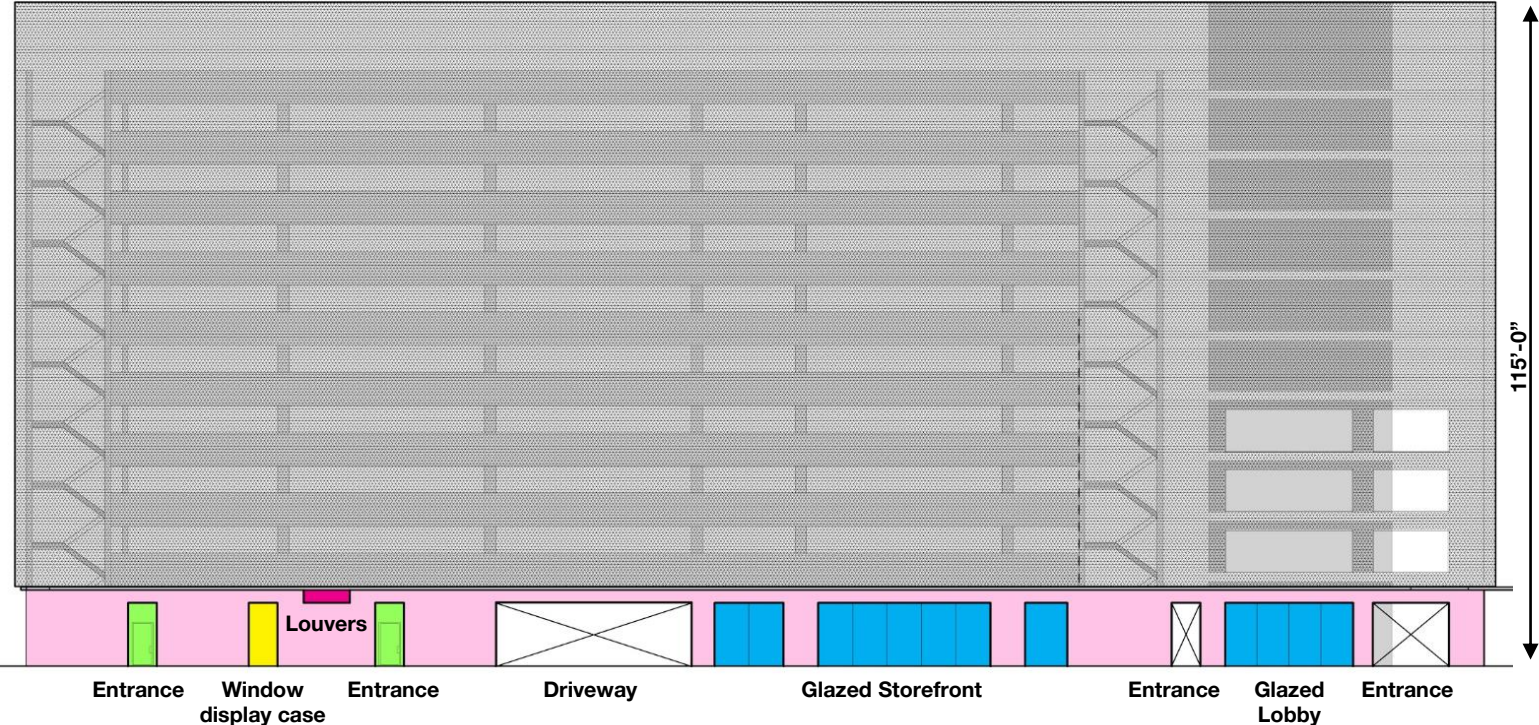
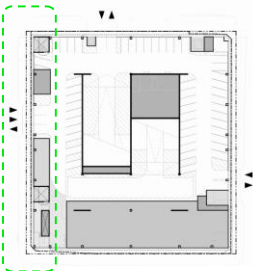
Legend

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Louvers
Vegetated Facade

Key Plan



Elevations Cleburne

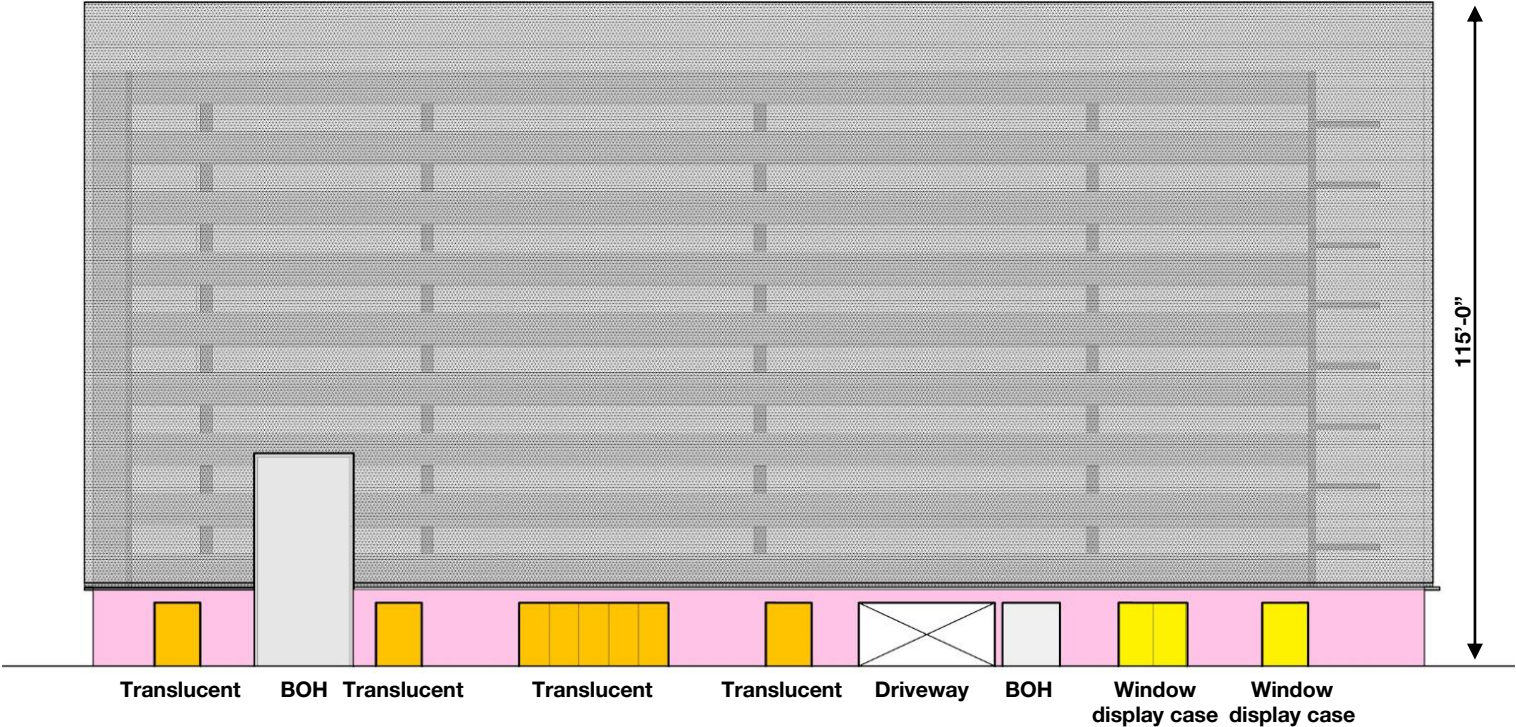
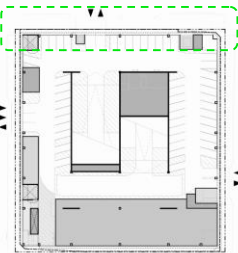
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Driveway / Entrances
Equipment Niche / Loading

Facade Wall
Porous Screen Façade 16' tall
Louvers
Vegetated Facade

Key Plan



Elevations San Jacinto

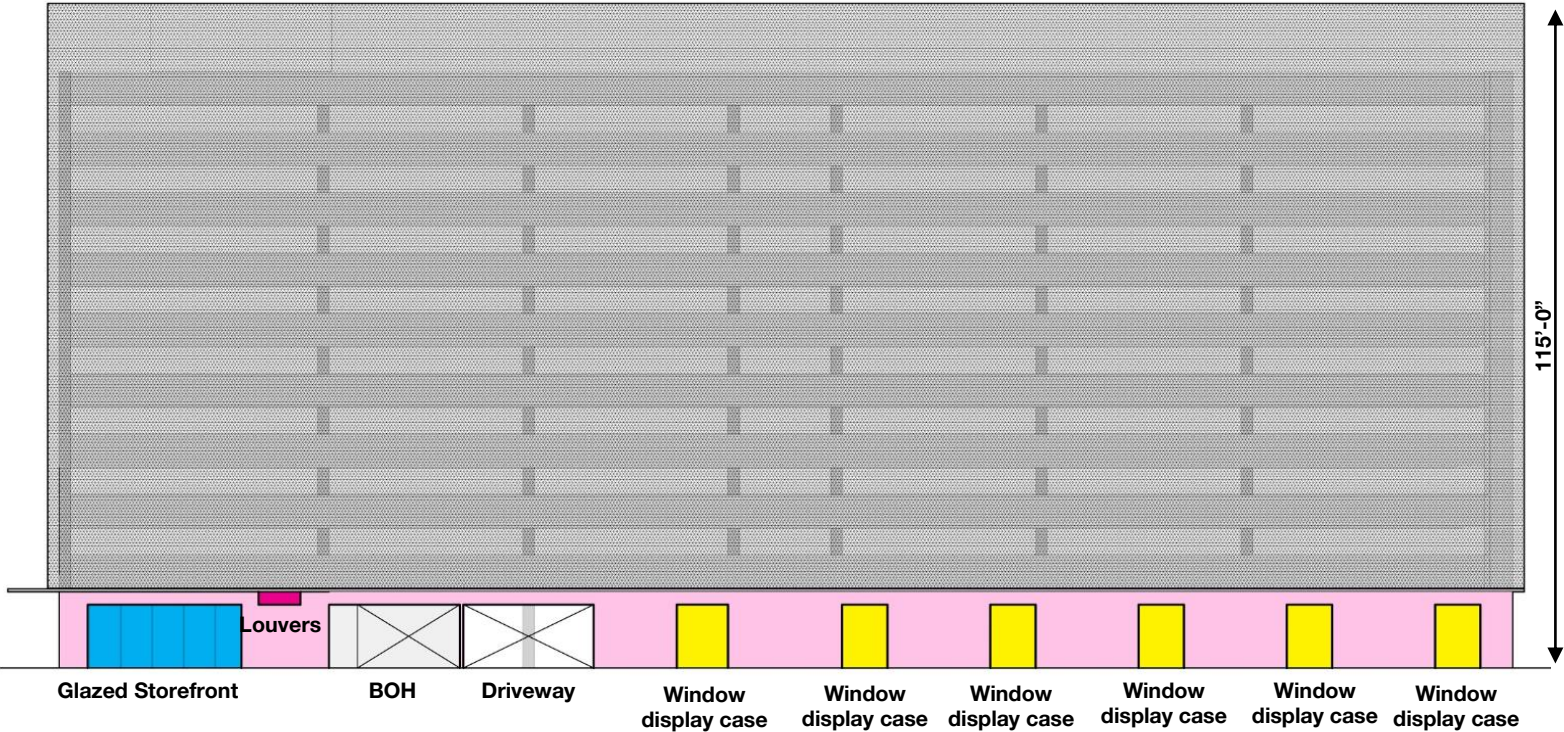
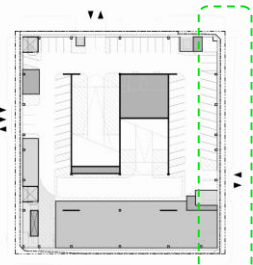
Legend

Transparency 64% (30% Min)
Glazed Storefront
windows with display cases
behind them
Translucent Glazing

Other Openings 20' Max Spacing
Pedestrian Doors
Driveway / Entrances
Equipment Niche / Loading

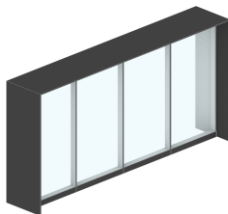
Facade Wall
Porous Screen Façade 16' tall
Louvers
Vegetated Facade

Key Plan

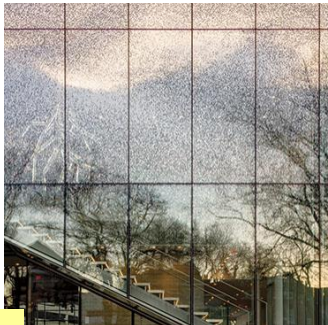


Kit of Parts Transparency & Openings

Glazed Storefront



Translucent Glazing



Glazed Vitrines



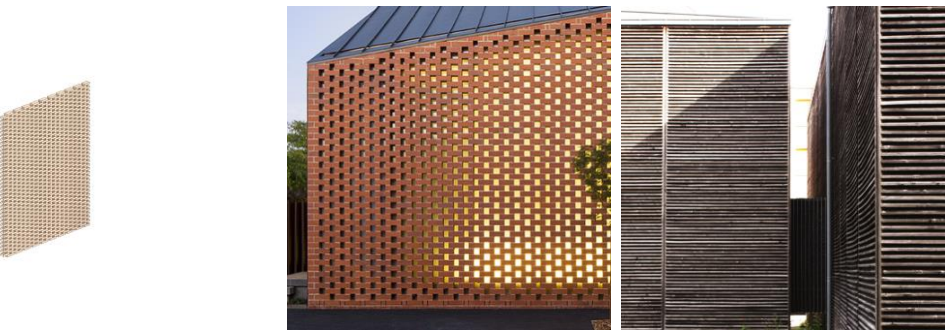
call this same thing as elevation

Kit of Parts Additional Openings & Facade Wall

Driveway / Entrances



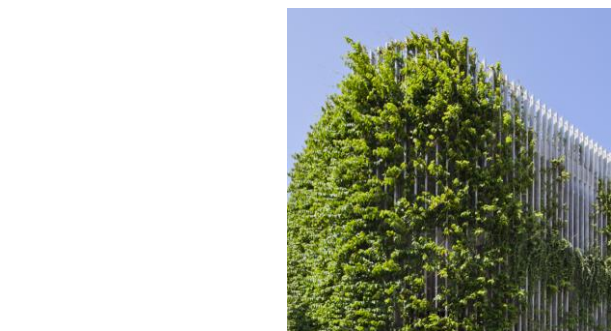
Porous Screen Facade



Pedestrian Doors



Vegetated Facade



From: Carl Davis **Date:** November 14, 2019 at 9:38:17 AM CST
To: Bill Baldwin
Subject: I SUPPORT DELAY OF RICE MANAGEMENT VARIANCE

Dear Planning Commissioner Bill Baldwin:

I Carl Davis, Chair of Houston Society for Change and founding member organization of HCEDD support the fellow members of Houston Coalition for Equitable Development WITHOUT Displacement in their goal to secure a Community Benefits Agreement* with Rice Management Company as they develop the Innovation District at the edge of Third Ward.

Therefore, I am asking the planning commission to delay considering Rice Management Company's variance request for the 10-story parking garage by two weeks. This will allow the community to fully consider the request.

HCEDD is a growing coalition led by Third Ward is Home Civic Club, Emancipation Economic Development Council, the Houston Society for Change, Houston Black American Democrats and the Texas Coalition of Black Democrats - Harris County. On Tuesday, November 12, they held a community forum at Wesley AME Church that was attended by over 150 Third Ward leaders, scholars, residents, and supporters, as well as almost 30 students from Rice, University of Houston, and Texas Southern University.

Like them, I am very concerned that the Innovation District development will negatively impact in the Historic Third Ward community and communities of color across Houston. That is why they are asking for a Community Benefits Agreement involving:

- Historic and cultural preservation of communities of color
- Affordable housing
- Minority and African-American owned businesses
- First source hiring for living wage jobs with benefits
- Minority and African American owned tech incubator and accelerator inclusion
- Education
- Access to quality, affordable groceries

Texas Appleseed has agreed to join our efforts and provide legal aid to the Coalition.

Blessings,
Carl Davis, Chair
Houston Society for Change

*A Community Benefits Agreement (CBA) is a “project-specific contract between developers or cities and community coalitions. CBAs are legally binding, enforceable agreements that call for a range of benefits to be produced by the development project. They allow community groups to have a voice in shaping a project, to press for community benefits that are tailored to their needs, and to enforce developers’ promises” (Source: Dr. Jeffrey Lowe, East Biloxi Community Benefits Report).



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1987

Plat Name: Ion Garage

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 11/01/2019

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 reduced building line on Fannin and Eagle; To not provide the full 15x15 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. However, on Eagle, the developer is proposing a canopy within the 15' pedestrian realm, so a reduced building line will be requested instead of formally "opting in" to the transit rules. Other than the canopy projecting into the pedestrian realm, the building meets all transit standards on Eagle. The canopy will also project beyond the property line on Eagle. This area of the canopy beyond the property line will be handled through PWE with an encroachment agreement. 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. Therefore, a reduced setback is being requested on Fannin to set back 15' from the back of the curb. 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 San Jacinto for the retail uses located there. There is also retail with a transparent façade mid-block on Fannin. Where the transparency requirements are not being met by retail storefronts, they will be satisfied by windows with display cases behind them. The contents of the cases will be transient in nature based on what events/tenants the district has at the time. On Eagle Avenue, there is 21'4" from the back of the curb to the building façade at the ground level. Currently there are no trees on Eagle, but 3" caliper trees will be provided for every 30' of frontage. On San Jacinto, there is 18'5" from the back of the curb to the building façade at the ground level. 3" caliper trees will be provided for every 30' of frontage. On Cleburne Avenue, there is approximately 24'8" from the back of the curb. There are existing trees to be preserved on Cleburne and existing trees to be removed due to their poor health. New trees will be provided as well to satisfy the requirement. On Fannin Street, there is approximately 18' from the back of the curb to the building façade. 3" caliper trees will be provided for every 30' of frontage. On all four sides of the garage, there is approximately 64% transparency, which is 34% more than the required 30% transparency. 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 and Cleburne due to the direction of opposing traffic, but the building protrudes 7'10" into the triangle on both Cleburne and Fannin Streets as shown on the site plan. 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 to meet the required 6' clear sidewalk, 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 and more eyes on the street.

(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: 2019-1987

Agenda Item: 109

PC Action Date: 11/14/2019

Plat Name: Ion Garage

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Defer Applicant request

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 a reduced building line on Fannin and Eagle; To encroach into the 15x15 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 retail space on the ground floor and requesting two variances. Variance one, to allow Fannin Street to have a zero feet building line instead of the required 25-foot building line and to allow Eagle Avenue to have a zero feet building line for a proposed canopy instead of the required 10 foot building line. Variance two, to encroach into the visibility triangle at the intersection of Fannin and Cleburne Street. Staff recommendation is to defer the application for two weeks per the applicant's request.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

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November 7, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: ION Garage

REFERENCE NUMBER: 2019-1987

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 a reduced building line on Fannin and Eagle and to not provide the full 15' by 15' 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, November 14, 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: 110
Action Date: 11/14/2019
Plat Name: Lockwood Court
Developer: Charles Connolly
Applicant: Owens Management Systems, LLC
App No/Type: 2019-1954 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	0.0568	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454G	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

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

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

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

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Lockwood Court (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission

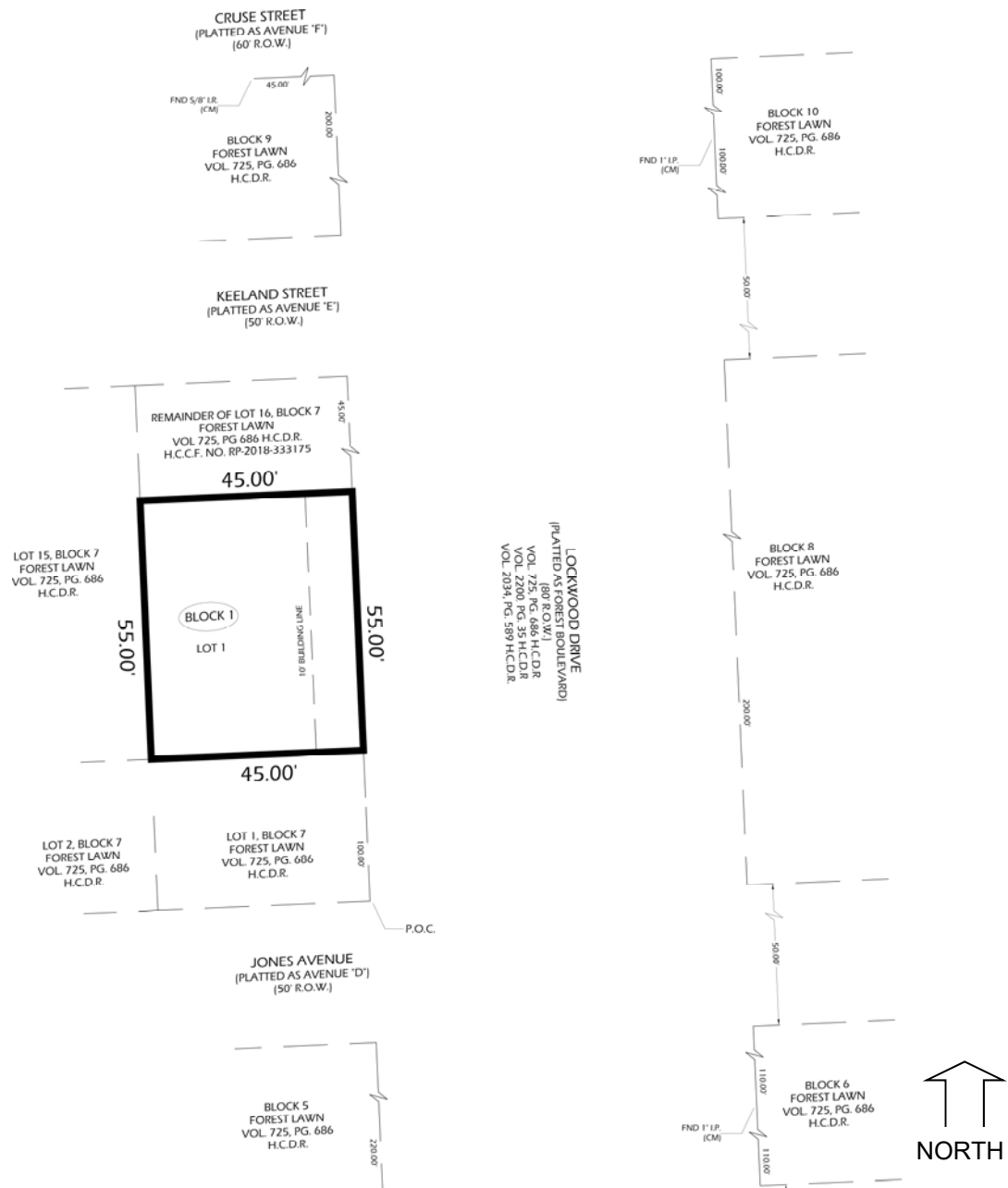
ITEM: 110

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Lockwood Court (DEF 1)

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission

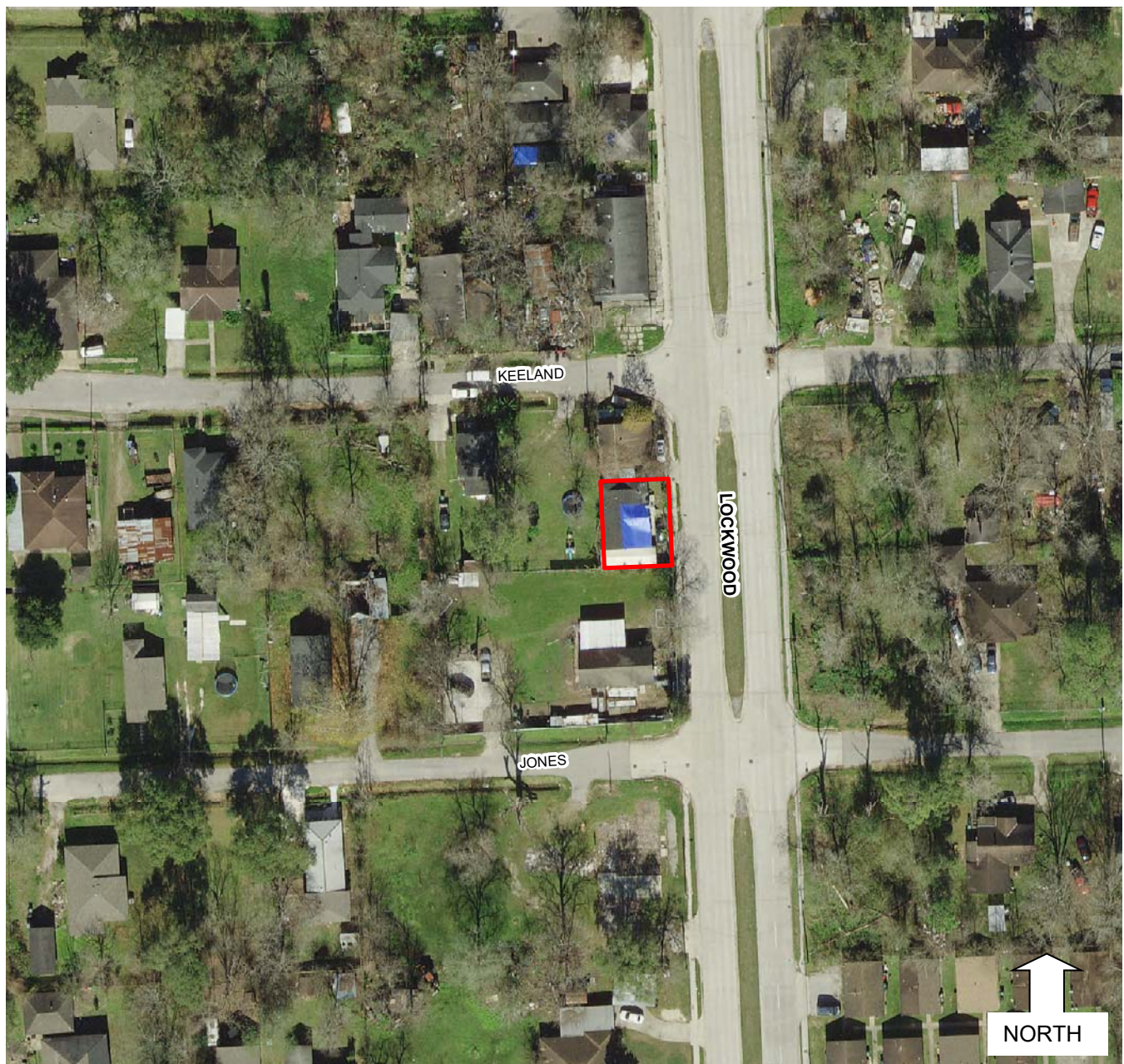
ITEM: 110

Planning and Development Department

Meeting Date: 11/14/2019

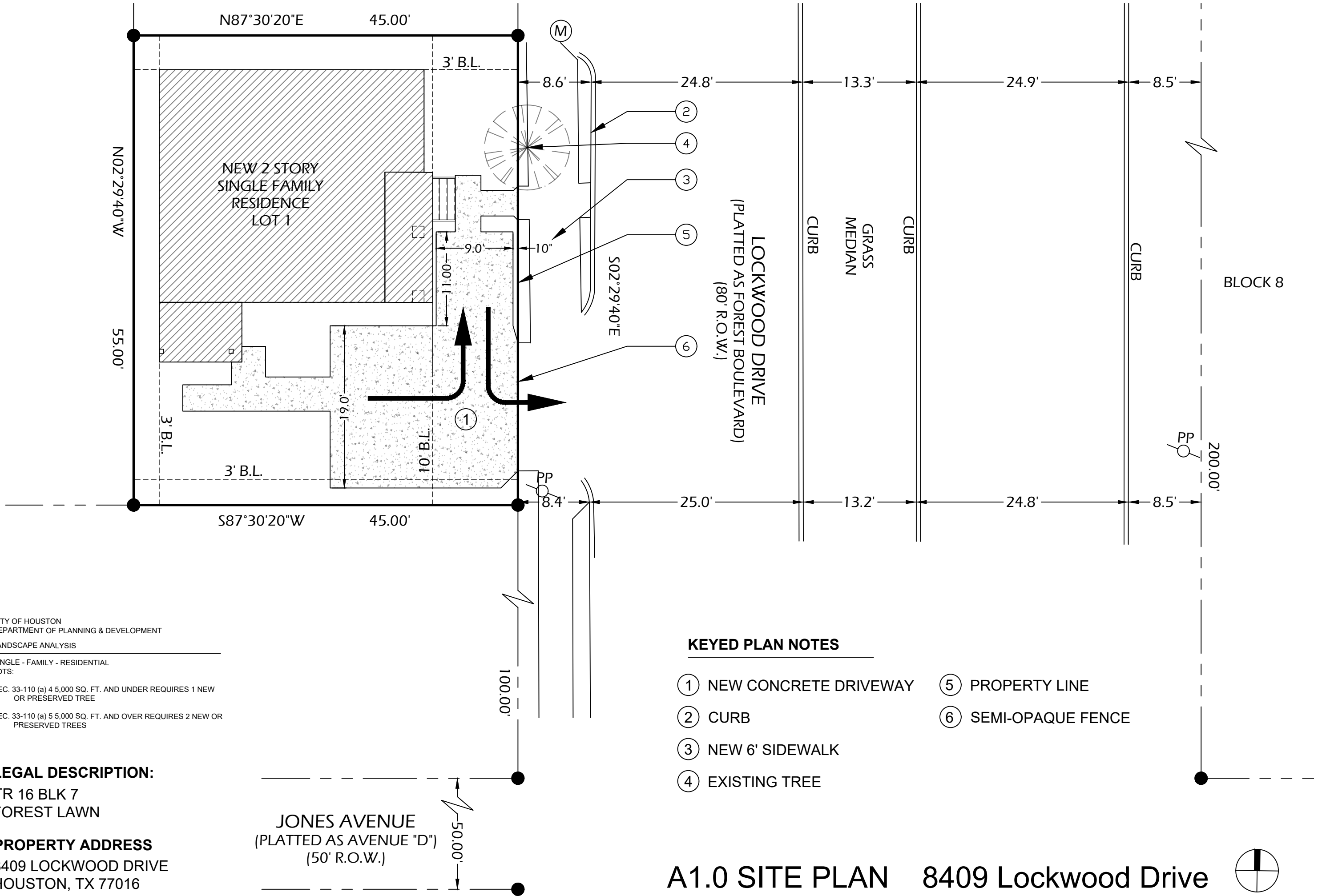
Subdivision Name: Lockwood Court (DEF 1)

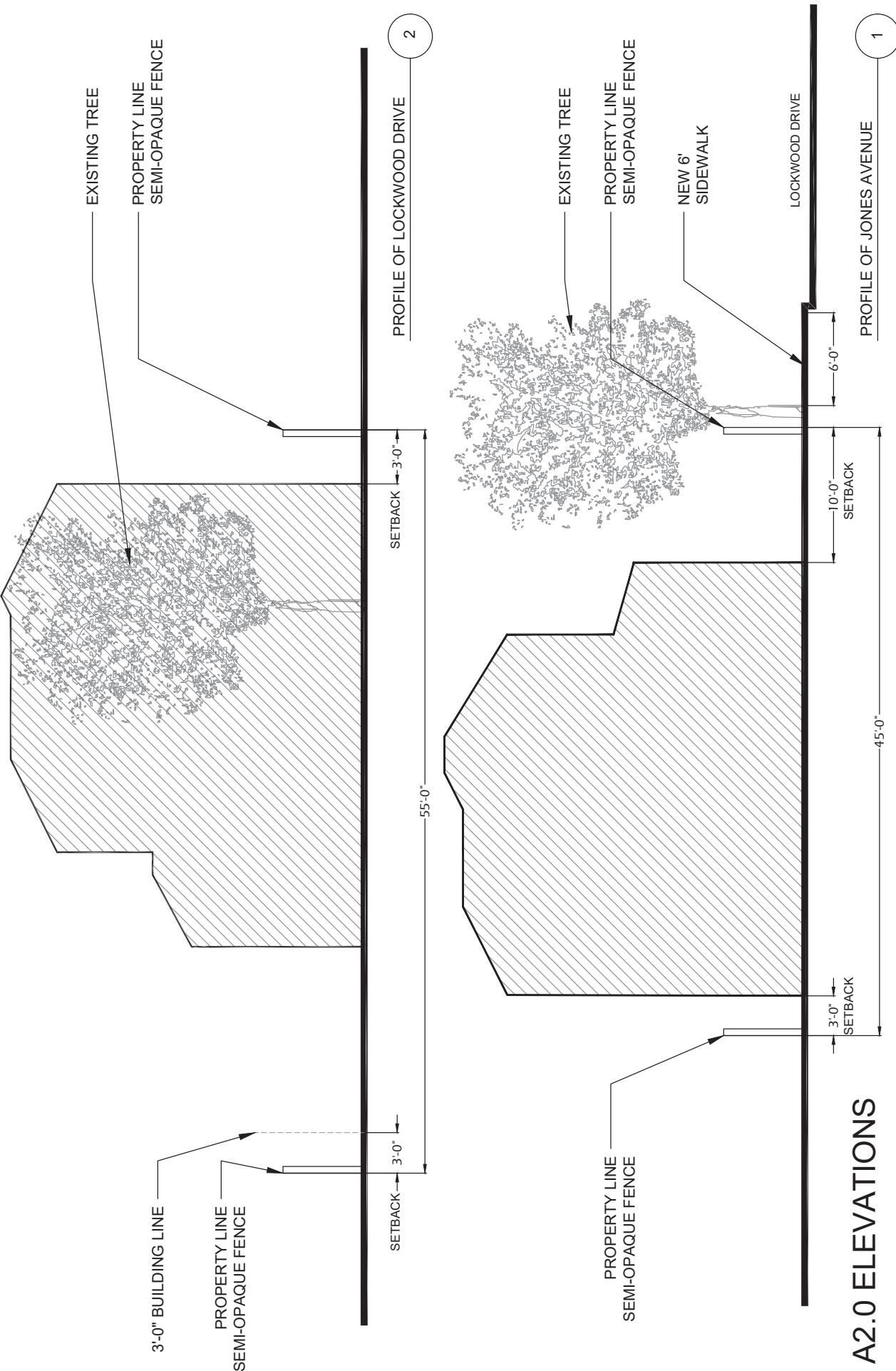
Applicant: Owens Management Systems, LLC



D – Variances

Aerial







Application Number: 2019-1954

Plat Name: Lockwood Court

Applicant: Owens Management Systems, LLC

Date Submitted: 10/21/2019

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 a 10-foot building line along Lockwood Street, a major thoroughfare 2) Lot access to a major thoroughfare less than one-acre.

Chapter 42 Section: 152 & 188

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (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. Sec. 42-188. - Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the 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

(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;

Lockwood Street, dedicated in the Forest Lawn subdivision in 1930 as a 50' right-of-way (ROW). City acquired 10-feet from subject lot (west side of Lockwood) and 20-feet from Lot 16, Block 8 (west side of Lockwood) in 1950 to create the existing 80-foot ROW with curb and gutter. It is designated as a Principle Thoroughfare. The subject lot was originally platted as 5,500 sf. However, the south 55 feet of lot 16 was divided by metes & bound, creating a 2475 sf lot. The single-story 720 sf house on blocks was damaged beyond repair from Hurricane Harvey. City of Houston Housing & Community Development is rebuilding the house. The City is proposing to construct a 2-story home, 3 bedrooms with total 1,298 sf total living space with 59.8% lot coverage.

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

The land was in the current lot configuration when purchased in 1990. The hardship was created by Hurricane Harvey. COH ROW taking created the 45' lot depth. A 25' building line will take over 50% of the lot. A 15' building line will take one-third of the land. The majority of properties along Lockwood Street are residential lots.

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

The distance from the back of curb to the property line is 3.6 feet. A 10' building line will create 13.6 feet from the back of curb. Per Chapter 42, the lot does not meet the minimum requirements for a reserve. The only use is residential to maintain the characteristics of the neighborhood.

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

The new construction includes a T-turnaround for vehicles to avoid backing on to Lockwood. An improved 6' sidewalk will be constructed with additional shrubs to enhance the pedestrian realm. The existing 12" Eucalyptus tree will remain. The existing concrete driveway will remain. The urban forester will analyze the 8" tree to determine if it can be removed. The existing house has a ramp and deck on the front. New construction proposes a vertical wheelchair lift at the rear of the driveway that will comply with City code. There is no garage.

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

The proposed setback is consistent with the existing homes on Lockwood. The owners desire to have a home similar to the current home and have no other options for their homestead post Hurricane Harvey.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1954

Agenda Item: 110

PC Action Date: 11/14/2019

Plat Name: Lockwood Court

Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152 & 188

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

A variance is sought for a 10-foot building line along Lockwood Street, a major thoroughfare 2) Lot access to a major thoroughfare less than one-acre.;

Basis of Recommendation:

The site is located within the city limits along Lockwood Drive south of Laura Koppe. The applicant is proposing one lot to build a two-story residence and requesting two variances. Variance one, to have a reduced building line of ten feet instead of the required 25 feet along a major thoroughfare. Variance two, to allow a lot with less than an acre to have access from a major thoroughfare. Staff is in support of the requests. The site is out of the Forest Lawn subdivision platted in 1930 as a 5000-square foot lot. In 1950 there was right of way dedication on both sides of Lockwood drive reducing the size of the lot. In 1955 Lockwood Drive was classified as a Major Thoroughfare with a sufficient width of 80 feet. Around 1999 the lot was subdivided by metes and bounds reducing its size to 2475 square feet. Strict application of the ordinance will create an impractical development due to the size of the lot and the 25-foot setback required by the ordinance. Currently, there is a single-family residence on the site that was affected by Harvey. The existing structure is approximately 13 feet from the property line and there is a 4-foot sidewalk and an 8-inch caliper tree along Lockwood. The applicant is proposing to replace the existing structure with a two-story house that is going to be built by the City of Houston Housing and community Development. The distance from the back of curb to the façade will be 18.6 feet. The applicant will provide a six-foot sidewalk and will preserve the existing 8-inch caliper tree. Also, the applicant is providing a turn around to avoid backing out into the major thoroughfare. This layout will create a safer design for vehicle ingress and egress compare to what is existing right now while allowing the applicant to continue utilizing its property for a single-family home. Therefore, staff recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

n/a

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

The site is out of the Forest Lawn subdivision platted in 1930 as a 5000-square foot lot. In 1950 there was right of way dedication on both sides of Lockwood drive reducing the lot size. In 1955 Lockwood Drive was classified as a Major Thoroughfare with a sufficient width of 80 feet. Around 1999 the lot was subdivided by metes and bounds reducing its size to 2475 square feet. Strict application of the ordinance will create an impractical development. With a 25-foot building line the buildable area will be reduced drastically not allowing for an adequate development.

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

The reduction on the lot size caused by the right of way dedication and the change on the street classification from local to a major thoroughfare are not the result of a hardship created or imposed by the applicant. If Lockwood was a local street the applicant wouldn't require for a variance to get a 10-foot building line or to get access to the lot.

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

The proposed structure will have a similar setback (10 feet) from the property line to the façade as the existing structure (13 feet). The distance from the back of curb to the faced will be 18.6 feet and the applicant will provide a turn around to avoid backing out into the major thoroughfare. This conditions will keep the intent of the ordinance for access and setback.

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

The applicant will replace the existing 4-foot sidewalk with a six-foot sidewalk to improve the pedestrian realm. The applicant is proposing a turn around on site to avoid backing out into the major thoroughfare which will create an unsafe situation for vehicles and pedestrians. These improvements will not be injurious to the public health, safety or welfare.

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

The new house is being built by the City of Houston Housing and community development because the existing house was affected by Harvey. The applicant is improving the layout for the parking area with a turn around to avoid backing out into the major thoroughfare. Also, the 4-foot sidewalk will be replaced by a 6-foot sidewalk.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
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October 24, 2019

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Lockwood Court

REFERENCE NUMBER: 2019-1954

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on the west side of Lockwood Drive, south of Keeland Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Owens Management Systems, LLC, the applicant, has filed the request on behalf of the developer, Charles Connolly, of the subject site. The applicant is requesting two variances: (1) to allow a reduced 10' building line instead of the required 25' building line along a major thoroughfare and (2) to allow the proposed single-family lot to be less than one acre in size and to take access from a major thoroughfare. 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, October 31st, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Joyce Owens with Owens Management Systems, LLC at 713-643-6333. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar 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: 111
Action Date: 11/14/2019
Plat Name: McMahon Circle GP
Developer: Russel and Lori Blue
Applicant: META Planning + Design, LLC
App No/Type: 2019-1996 GP

Staff Recommendation:
 Grant the requested
 variance(s) and Approve
 the plat subject to the
 conditions listed

Total Acreage:	6.6000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287G	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - Show and label Drainage Channels J100-00-00 and J138-00-00 with top of banks on the plat also include the proposed easement on sec 1, but the word 'proposed' for the 150' Drainage Easement, say: dedicated by plat (see uploaded PDF).

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

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. (HC) (COH-Chapter 42)

Harris County has no objections to submitted 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

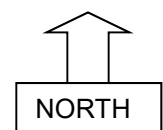
ITEM: 111

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: McMahon Circle GP

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Houston Planning Commission

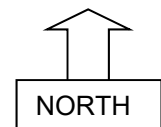
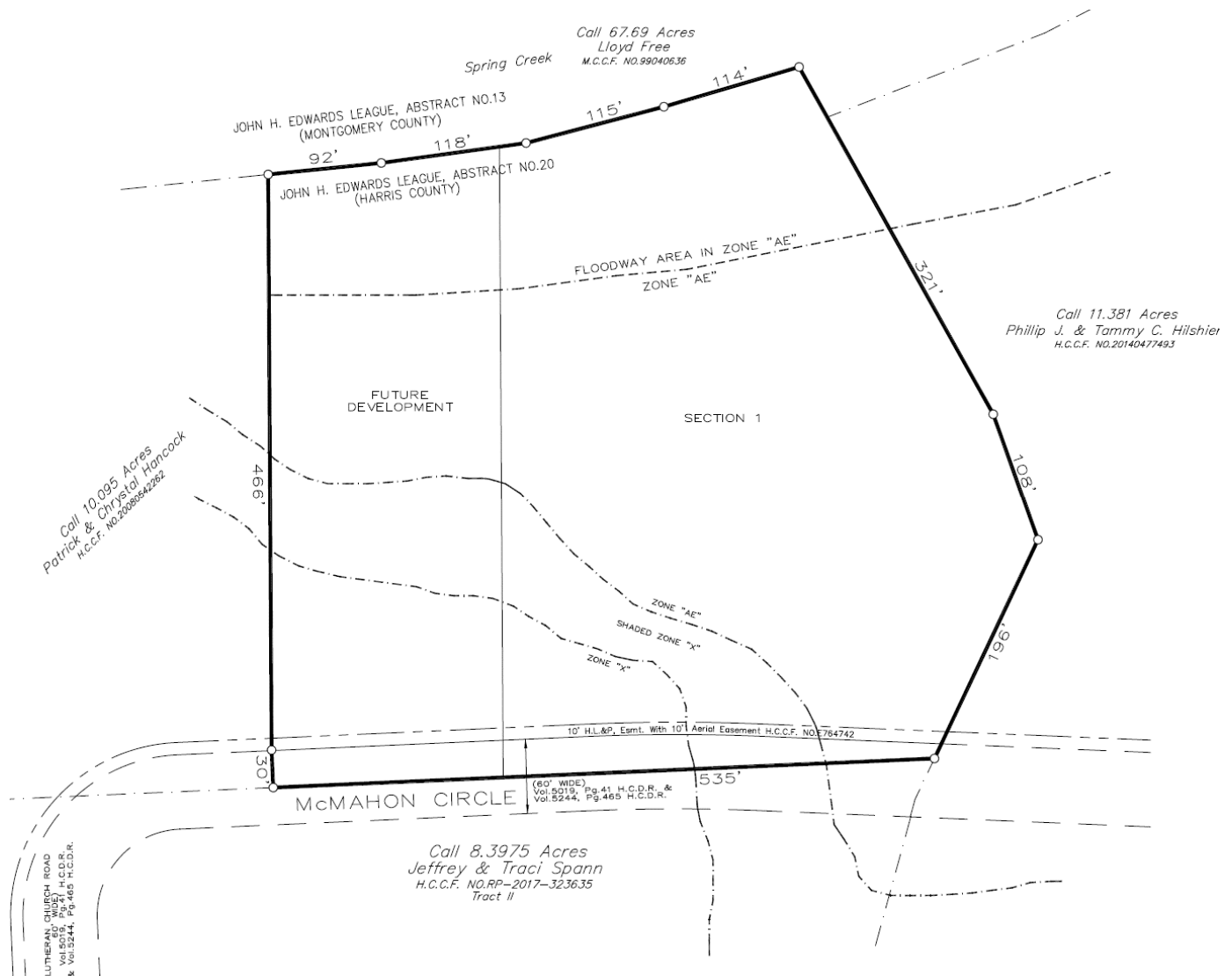
ITEM: 111

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: McMahon Circle GP

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

Houston Planning Commission

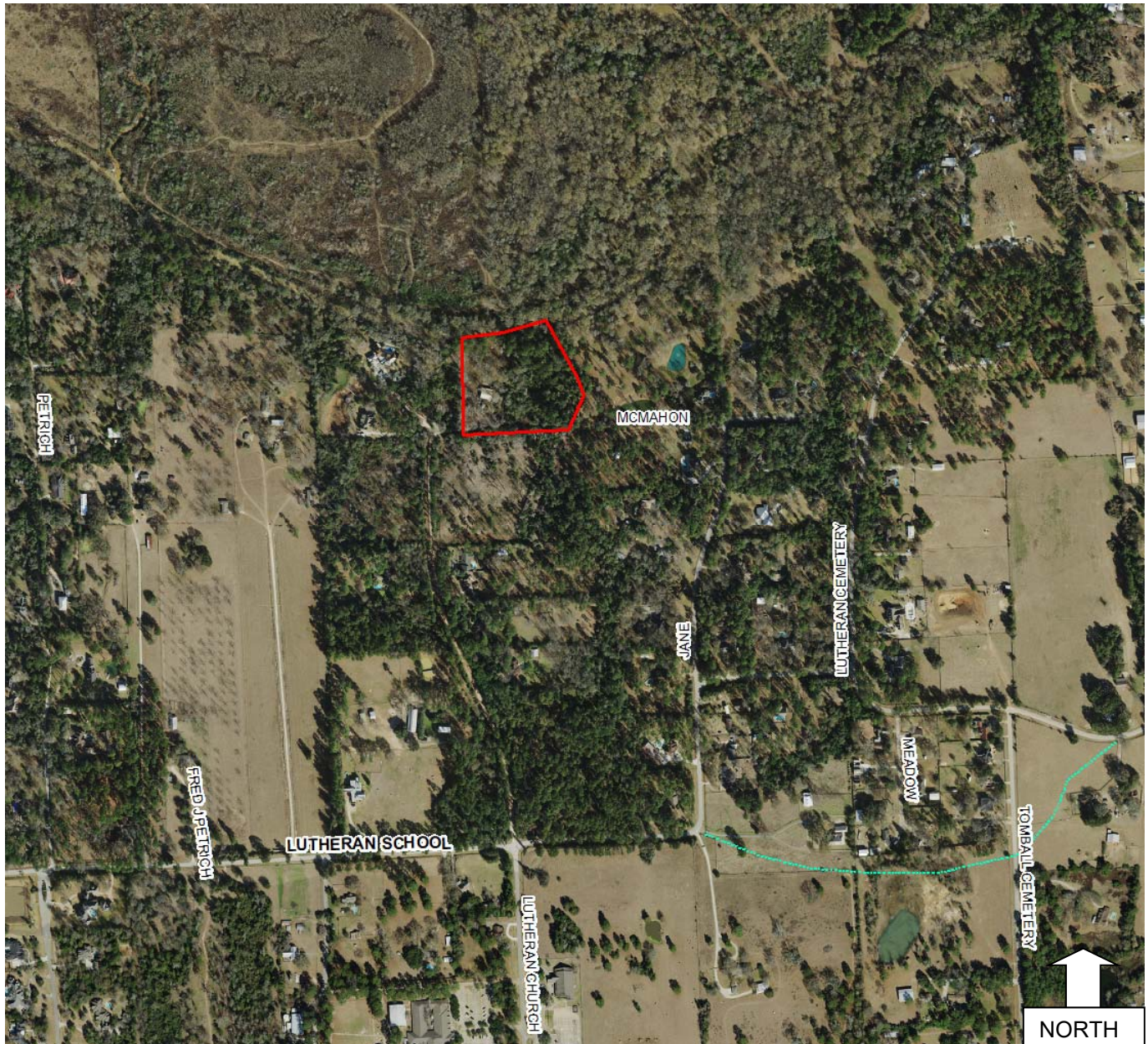
ITEM: 111

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: McMahon Circle GP

Applicant: META Planning + Design, LLC



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2019-1996

Plat Name: McMahon Circle GP

Applicant: META Planning + Design, LLC

Date Submitted: 11/02/2019

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 local street intersection spacing by providing no north-south stub streets into Spring Creek.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. Collector and local streets—Single-family residential. (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 McMahon Circle development is an acreage tract located in northwest Harris County which is being divided into two homesites. The parent tract is part of a community created by metes and bounds, as illustrated on the attached tax map, in approximately 1963. Spring Creek, which is also the Harris/Montgomery County Line, forms the northern boundary of the original community. The southern boundary of the community is Lutheran School Road, recently designated as a minor collector street on the Houston MTFP at the request of Harris County. The tracts in this subdivision have been developed as single-family homesites and have existed as a rural residential community since their creation. A local street pattern was established by deed during the creation of the initial homesites, with no stub streets to Spring Creek. Spring Creek would rightly be called a major creek, with a substantial floodway and floodplain in this area. Chapter 42-130 allows for exceptions to the intersection spacing for local streets, including that no street crossing of a major creek is required except for planned major thoroughfares, and no crossing of a drainage channel is required for up to half a mile, if the creek or channel is in a recorded drainage easement. No easement exists for Spring Creek at this location. However, Spring Creek is a well-known drainage-way and certainly meets the intent of the ordinance for exempting local street intersections across a major creek. Furthermore, if a local street connection across Spring Creek is deemed necessary, there are several local or private streets to the east and west of the subject site that extend north near to the creek and would be more suitable for extension than the creation of a wholly new street within the subject site. Adding a new street would deprive the owners of the subject site of a considerable portion of their homesite, thus depriving them of the reasonable use of their land, while other opportunities exist nearby where a street is already partially in existence and would be less burdensome for the adjoining properties to extend. To the east, local street Jane Road within the same community is dedicated as a north-south street ending in a cul-de-sac near Spring Creek, less than 800' from the subject site. To the west are multiple streets or shared access roads such as Petrich Lane or Kobs Road that are aligned north-south toward the creek. Although all of these streets are substandard, and in some cases not dedicated or maintained by the public, they present better opportunities for a through-street across Spring Creek than a mid-block stub from the subject site. Ultimately, the likelihood of any of these streets being extended north into Montgomery County is extremely small, unless a route is established as a collector street on the Houston MTFP. The current nearest crossings of Spring Creek are Hwy 249 aka Tomball Parkway to the east, and major thoroughfare Cypress Rosehill

Road to the west, with a straight-line distance of approx. 3.7 miles between them. The subject site is located approximately in the middle of these two roads.

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

The low-density and fragmentary nature of the subject site and surrounding developments, as well as the natural state of Spring Creek as a major creek, 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;

Spring Creek is by any metric a major creek for the region, although not contained in a drainage easement at this location, and therefore the intent and general purposes of this chapter regarding local street intersection exceptions will be preserved and maintained.

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

A midblock stub street into Spring Creek would present a hazard to the public health, safety, and welfare by inviting traffic into a dead-end that opens onto the creek.

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

The low-density and fragmentary nature of the subject site and surrounding developments, as well as the natural state of Spring Creek as a major creek, are the supporting circumstances for the granting of the variance.



Application No: 2019-1996

Agenda Item: 111

PC Action Date: 11/14/2019

Plat Name: McMahon Circle GP

Applicant: META Planning + Design, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

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

To exceed local street intersection spacing by providing no north-south stub streets into Spring Creek.;

Basis of Recommendation:

The site is located in Harris County ETJ's north of Lutheran School east of Kobs. The applicant is proposing a general plan and one lot as section one. The applicant is requesting a variance to exceed intersection spacing by not providing a north south street through the subject tract. Staff is in support of the request. The site is located within a low density – rural type subdivision. The site is adjacent to Spring Creek and part of it is within the flood way. To the east and west there are two existing major thoroughfares that are crossing the creek. The site has good connectivity to both major thoroughfares. Requesting a north – south street at this location will be impractical and could be injurious to the public health, safety or welfare as portion of the street will be in the flood way. In addition to this, requesting a street at this location will not contribute to the traffic circulation of the area as no local streets are being planned to cross the creek at this location. Harris County Engineering Department has voice no objection to this request. 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;

The area where the site is located is a low density rural type neighborhood. Strict application of the ordinance will create an impractical development. There are no plans to cross the creek at this location that will potentially connect with the proposed north – south street.

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

The site is adjacent to Spring Creek and part of it is within the flood way and 100-year flood plain due to its proximity to the creek.

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

The site has adequate connectivity to the two major thoroughfares Decker Prairie Rosehill (west) and Tomball Parkway (east). Not providing a north – south street at this location will not affect vehicular circulation on the area.

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

By granting this variance, it will be avoided to dedicate right of way for a local street that will be within the flood way and 100 year flood plain.

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

The applicant is proposing a general plan with two sections. One of the sections is being platted as a lot. Providing a local street at this location will not improve or benefit traffic circulation on the area.

Houston Planning Commission

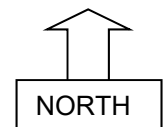
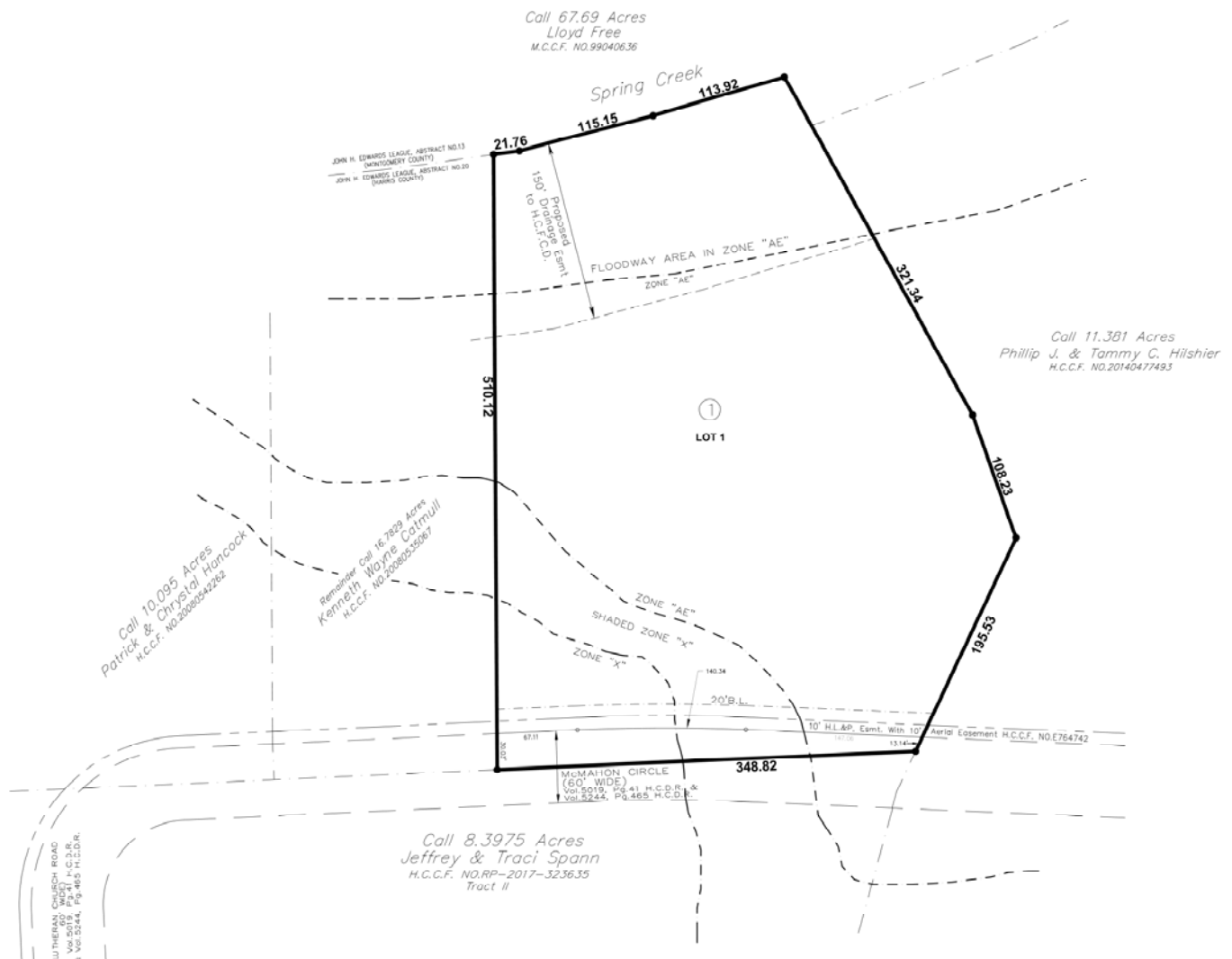
ITEM: 112

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: McMahon Circle Sec 1

Applicant: META Planning + Design, LLC



D – Variances

Subdivision



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 11/14/2019
Plat Name: Northwest Harris County MUD no 12 Water Plant no 2
Developer: Northwest Harris County MUD No 12
Applicant: R.G. Miller Engineers
App No/Type: 2019-1962 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.9630	Total Reserve Acreage:	1.9630
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:	NW HC MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446A	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 11/14/2019
Plat Name: Northwest Harris County MUD no 12 Water Plant no 2
Developer: Northwest Harris County MUD No 12
Applicant: R.G. Miller Engineers
App No/Type: 2019-1962 C3P

Staff Recommendation:
Grant the requested
variance(s) and 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.
Addressing: Road appears as STOCKDICK SCHOOL ROAD currently.
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)
TCEQ exception may be needed for control easement encroaching over future public ROW (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Provide an all water access road per TCEQ requirements (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
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

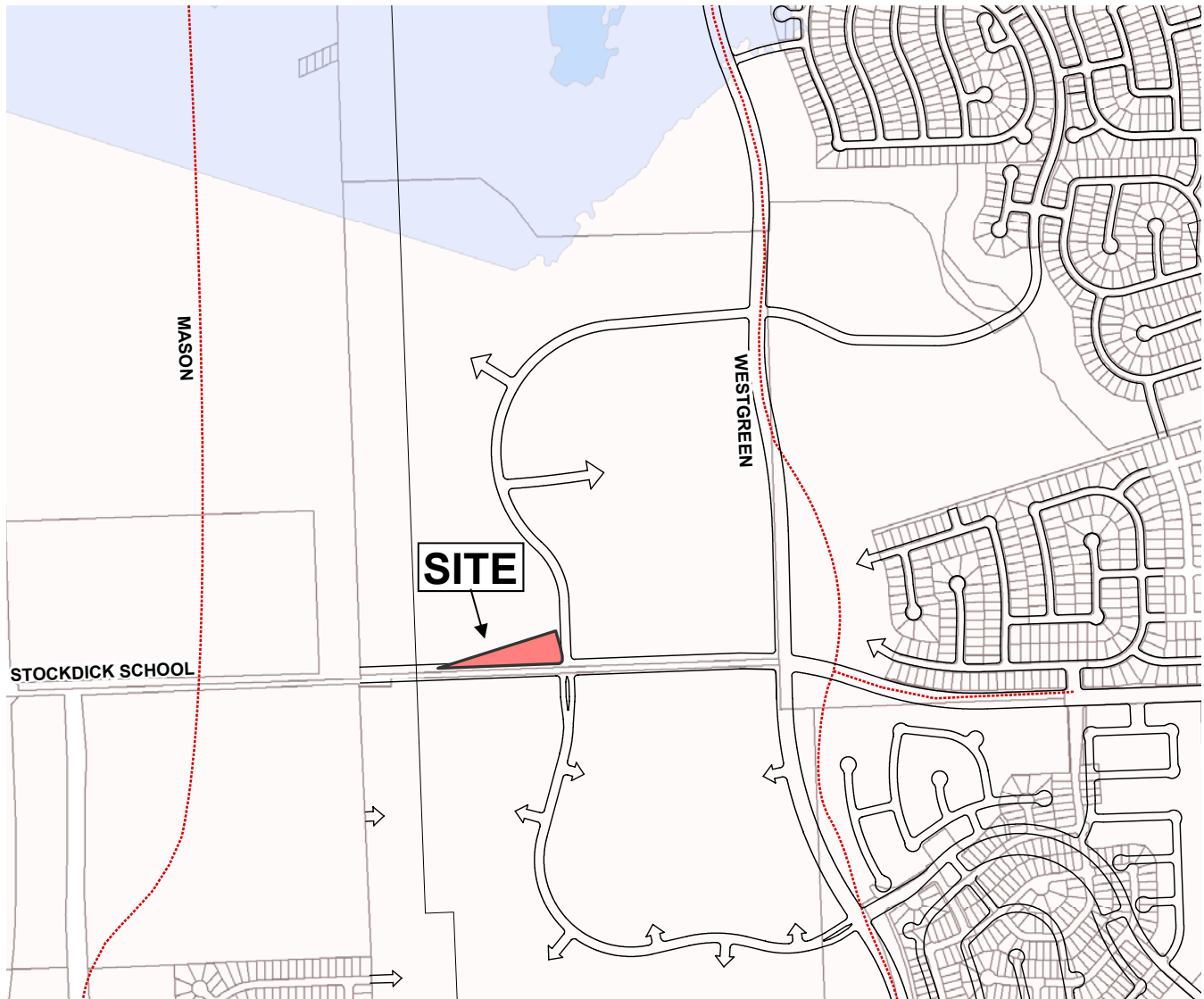
ITEM: 113

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Northwest Harris County MUD no 12 Water Plant no 2

Applicant: R.G. Miller Engineers



D – Variances

Site Location

Houston Planning Commission

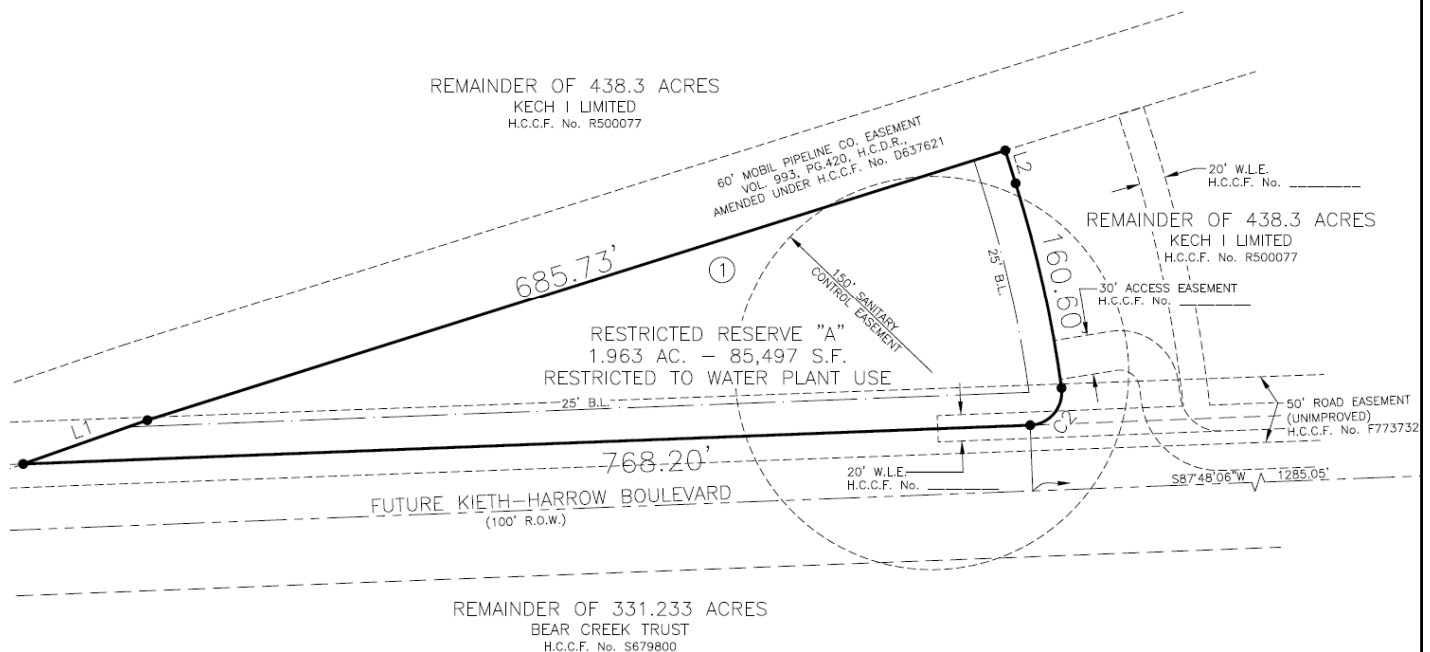
ITEM: 113

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Northwest Harris County MUD no 12 Water Plant no 2

Applicant: R.G. Miller Engineers



D – Variances

Subdivision

Houston Planning Commission

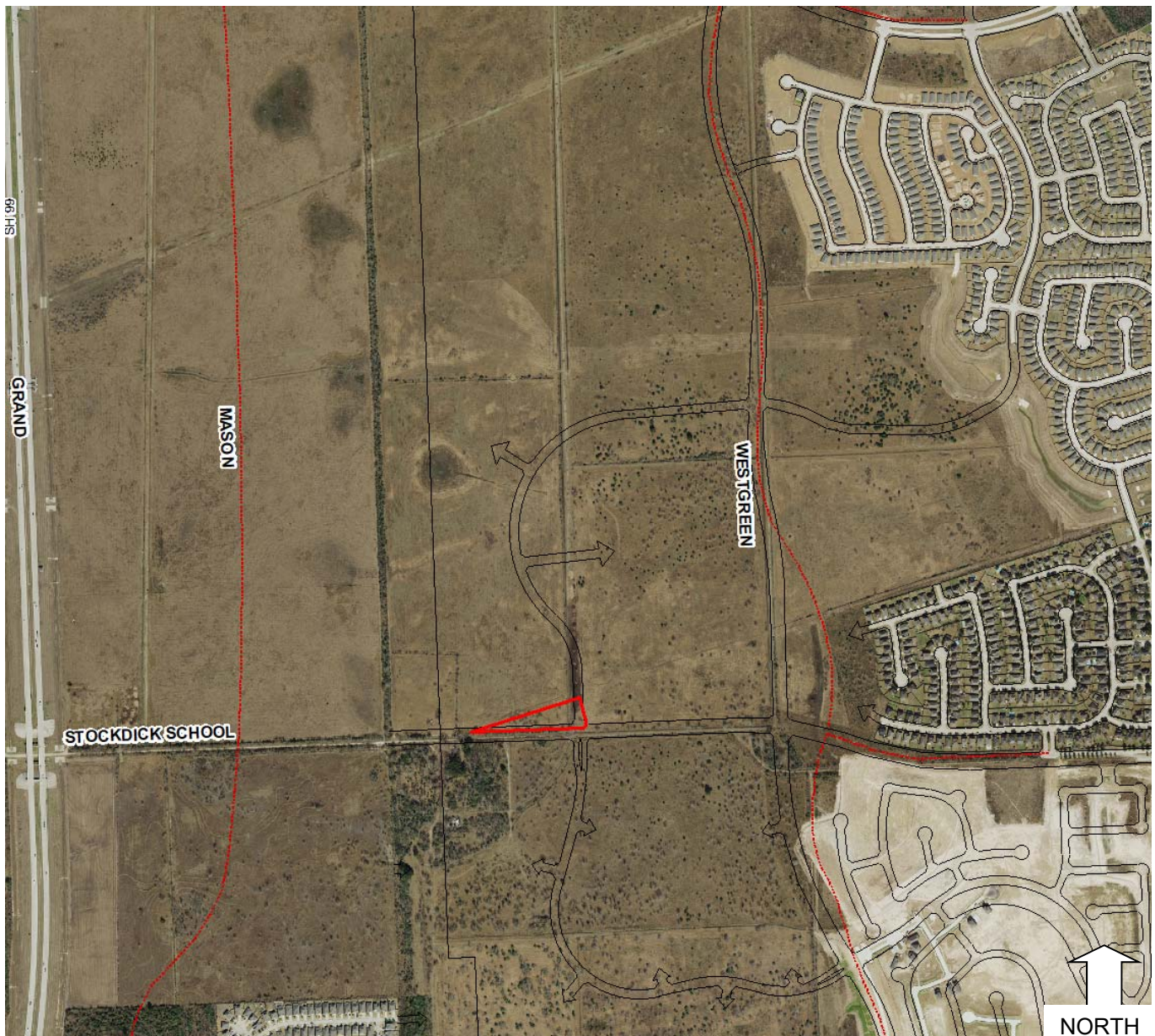
ITEM: 113

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Northwest Harris County MUD no 12 Water Plant no 2

Applicant: R.G. Miller Engineers



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-1962

Plat Name: Northwest Harris County MUD no 12 Water Plant no 2

Applicant: R.G. Miller Engineers

Date Submitted: 11/01/2019

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 plant use to take access by a 30' access easement instead of providing 50' public right-of-way frontage

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:

Sec. 42-190(c) – Tracts for non-single-family use - Reserves (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve. Type of Reserve: Restricted Reserve for Wastewater treatment, water production, or water repressurization. Minimum Size: 5,000 sq. ft. Type of Street or Shared Driveway: Public street or type 1 permanent access easement. Minimum Street or Shared Driveway width: 50 feet.

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;

Northwest Harris County M.U.D. No. 12 is responsible for providing water service to the residents and businesses within the District. In the advance of additional development within the District it is necessary for a new water plant to be constructed to provide service for proposed development within the District. The proposed 1.963 Acre Tract is located approximately 1,249 feet west of the intersection of Kieth-Harrow Boulevard at Westgreen Boulevard currently being platted within the Meadows at Westfield Village Sec 6 and approximately 3,600 feet east of the Grand Parkway (State Highway 99). The property around the proposed site is undeveloped at this time. Located to the north and adjacent to the tract is a 60' Mobil Pipeline Company easement. The adjacent property owner is aware that they will be responsible for the extension of Kieth-Harrow Boulevard south of and adjacent to the water plant site and have agreed to provide the 30' access easement from Kieth-Harrow Boulevard located to the east along with a 20' water line easement that will both be recorded prior to recordation.

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

It is necessary that Northwest Harris County M.U.D. No. 12 construct the new water plant to be able to provide service for anticipated future development within the District. By constructing the water plant ahead of any additional development within the District, water capacity would be in place before any new construction within the District is completed. Northwest Harris County M.U.D. No. 12 is a public governing board that is not developer controlled. The adjacent property owners are still in the planning and development stages of their property, therefore the District has no insight on when the adjacent properties will be developed. The physical conditions discussed above have not been created by the District nor have any actions taken by the District caused the existing physical hindrances upon the tract.

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

Access to and from the proposed water plant site by way of a 30-foot access easement will adequately allow construction and maintenance vehicles to access the tract. The 30-foot access easement will be recorded as a

temporary access easement to be terminated once Kieth-Harrow Boulevard located south of and adjacent to the tract is recorded.

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

The public health, safety and welfare will not be impacted by granting the variance. Access to and from the Restricted Reserve through the 30' access easement will be more than adequate to serve the Reserve as there will be no through-traffic and will only be temporary until such time Kieth-Harrow Boulevard south of and adjacent to the tract is recorded.

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

The variance being requested for the 30-foot access easement will be the sole point of access between the water plant site and Kieth-Harrow to the east until the future development of Kieth-Harrow Boulevard to be located to the south and adjacent to the site is platted which will eventually be the main point of access for the water plant site, however, the timing of the adjacent development is unknown at this time.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1962

Agenda Item: 113

PC Action Date: 11/14/2019

Plat Name: Northwest Harris County MUD no 12 Water Plant no 2

Applicant: R.G. Miller Engineers

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 plant use to take access by a 30' access easement instead of providing 50' public right-of-way frontage;

Basis of Recommendation:

The site is located in Harris County ETJ's along Stockdick School west of Westgreen. The applicant is proposing a reserve restricted to water production and requesting a variance to have frontage and access via a 30-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 Westfield Village GP. The proposed water plant will give service to the future development within the GP and other areas within MUD no 12. 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). The access easement will go away once the proposed north south street adjacent to the proposed reserve and Keith Harrow Boulevard are dedicated with future section. Harris County Engineering Department has voice no objection for this request. 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 application of the ordinance wouldn't allow for a water plant to be built prior to development due to the required access and frontage to a public right of way. 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 before development happens to accommodate future development in an orderly manner. This is not a hardship created by the applicant.

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

In addition, the easement will allow for a paved all-weather road for construction and maintenance staff 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 an access 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 development happens to accommodate future development in an orderly manner.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114

Action Date: 11/14/2019

Plat Name: Spurling Estates

Developer: Benita Spurling

Applicant: Owens Management Systems, LLC

App No/Type: 2019-1670 C3P

Staff Recommendation:

Withdraw

Total Acreage:	3.6080	Total Reserve Acreage:	3.6080
Number of Lots:	0	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	77373	334B	ETJ

Conditions and Requirements for Approval

For Your Information:

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

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

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Spurling Estates (DEF 2)

Applicant: Owens Management Systems, Inc.



D – Variances

Site Location

Houston Planning Commission

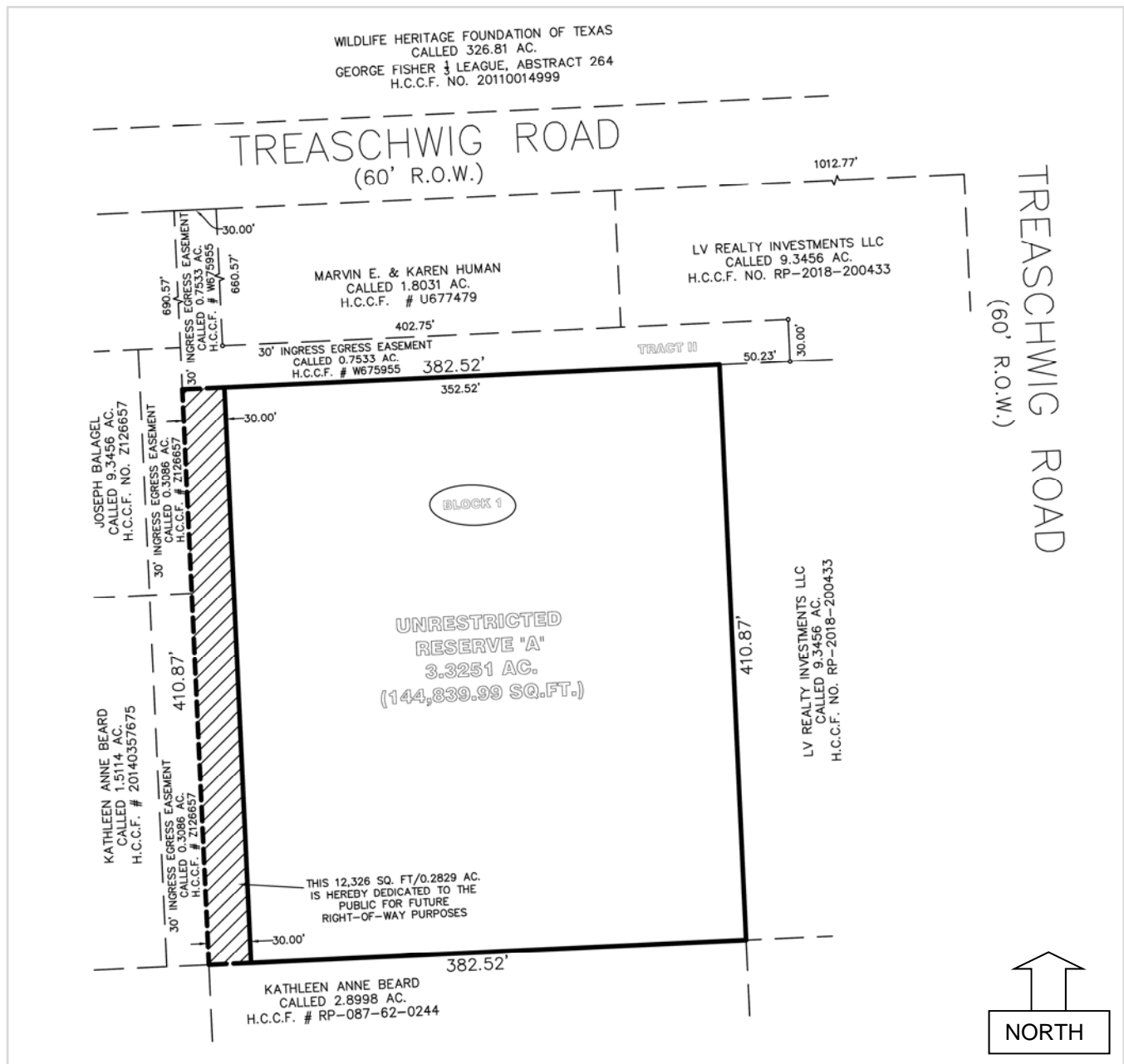
ITEM: 114

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Spurling Estates (DEF 2)

Applicant: Owens Management Systems, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Spurling Estates (DEF 2)

Applicant: Owens Management Systems, Inc.



D – Variances

Aerial



Application Number: 2019-1670

Plat Name: Spurling Estates

Applicant: Owens Management Systems, LLC

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:

1) A variance is sought to allow a reserve to take access from a private access easement. 2) Not to dedicate east/west right-of-way.

Chapter 42 Section: 190 & 128

Chapter 42 Reference:

- Sec. 42-190. - Tracts for non-single-family use—Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (b) A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: - 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

(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;

(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;

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy; The proposed plat is located in Harris County, outside the City of Houston city limits. It is located approximately 690 feet south of Treaschwig Road (portion that runs east/west, 1365 feet east of Treaschwig Rd (portion that run north/south) and 1013 feet west of Carl Road. The land between Treaschwig and Carl is acreage out of the R. Giles Survey, Abst. 282 and primarily used for agriculture or vacant land. There are 5 residential tracts unplatted with access via private ingress/egress easements. The only platted land on Treaschwig Road is one cell tower. Treaschwig Road terminates 842 feet east of Carl Road. Access to the tract from Treaschwig Road is provided by ingress/egress easement dedicated per HCCFN M573136 and extends along the northern plat boundary. There is an existing 30' access easement dedicated per HCCFN L882368 that abuts the western plat boundary. A previous plat with variance was approved January 2019 for a residential lot. However, the owner, a retired Houston Police Department officer, is proposing to change the use from single-family to a group home. Therefore, the proposed land use is a commercial

reserve. Per HCAD, the house was constructed in 1988, 2-stories, 4200 square feet on 3.6122 acres. There is a long asphalt road that leads to the house which is situated near the rear of the property. The land south of the proposed development, approximately 69.5 acres is undeveloped. A 40' roadway easement was dedicated per HCCFN B797912 in 1963 for access to Carl Road.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The general area is rural/agricultural use. Ingress/egress easements are typical for access to the public right-of-way. The plat dedicates 30' along the western property line which will align with the existing 30 north/south easement. There is an existing 30' flag staff that extends south of Treaschwig Road approximately 245 feet. When the tracts to the west of the easement are platted with ROW dedication, a 60' wide easement will be created.

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

(3) The intent and general purposes of this chapter will be preserved and maintained; . The plat includes 30' ROW dedication along the west boundary to create a 60' road easement which will comply with Chapter 42 width requirement. The tract is over 5,000 sf and 383.52' along the north boundary and 410.87' along the west boundary. There are no proposed improvements to the existing 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 plat is within the 1400' intersection spacing from the public ROW. Additional north/south and east/west right-of-way will not improve vehicular circulation. The existing water well and septic are sufficient to serve the development. The tract has an existing wood fence around the entire boundary.

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

(5) Economic hardship is not the sole justification of the variance. The justification is the access easements existed prior to land acquisition. There is no other way to access the property.



Application No: 2019-1670

Agenda Item: 114

PC Action Date: 11/14/2019

Plat Name: Spurling Estates

Applicant: Owens Management Systems, LLC

Staff Recommendation: Withdraw

Chapter 42 Sections: 190 & 128

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

1) A variance is sought to allow a reserve to take access from a private access easement. 2) Not to dedicate east/west right-of-way.;

Basis of Recommendation:

Applicant has requested that this item be withdrawn at this time.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 11/14/2019
Plat Name: Valencia Court
Developer: The Jean McKinley Company, Inc.
Applicant: Jean McKinley Company
App No/Type: 2019-1877 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2009	Total Reserve Acreage:	0.1908
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	495W	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 Utility Analysis: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

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

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

Houston Planning Commission

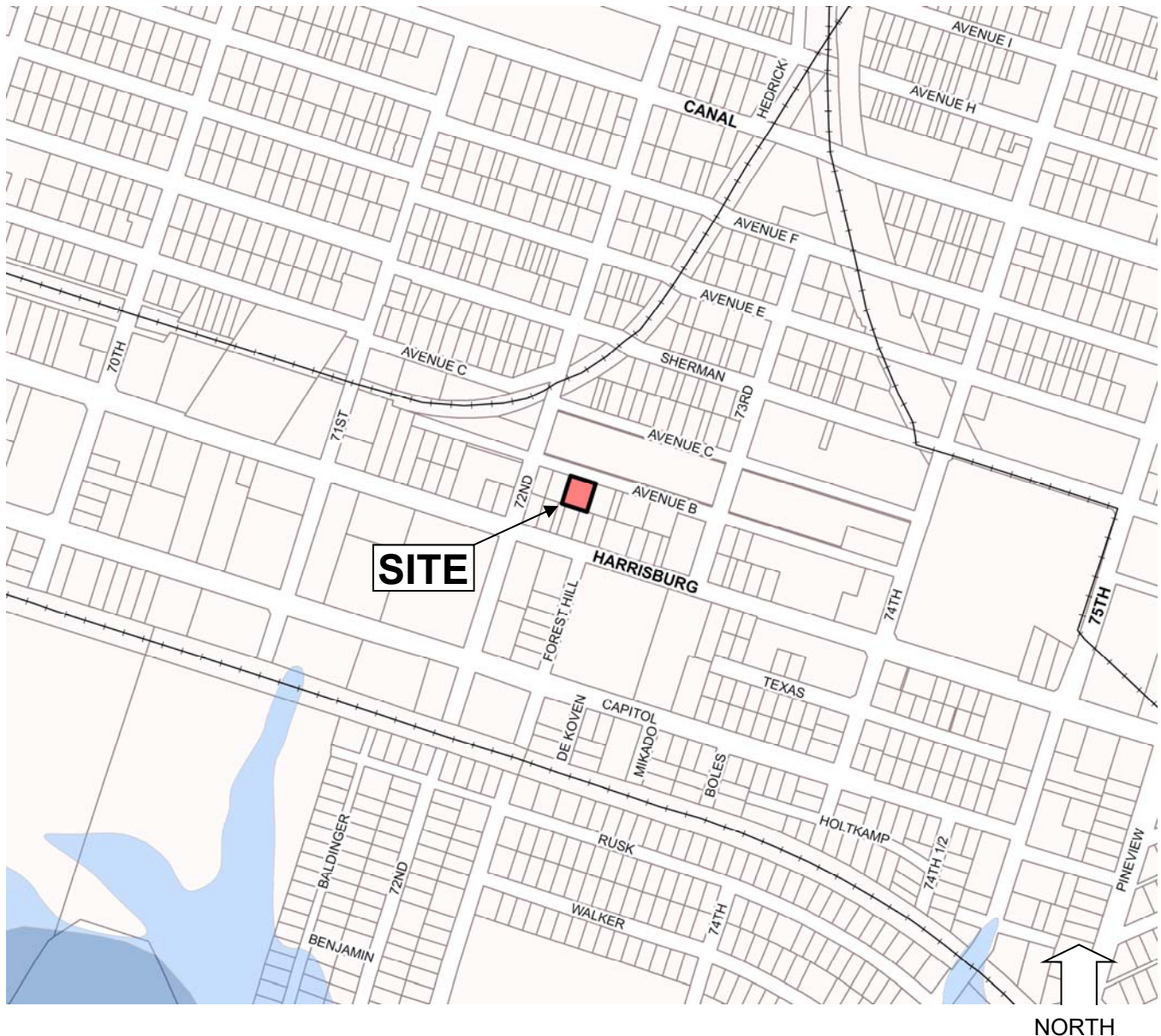
ITEM: 115

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Valencia Court

Applicant: Jean McKinley Company



D – Variances

Site Location

Houston Planning Commission

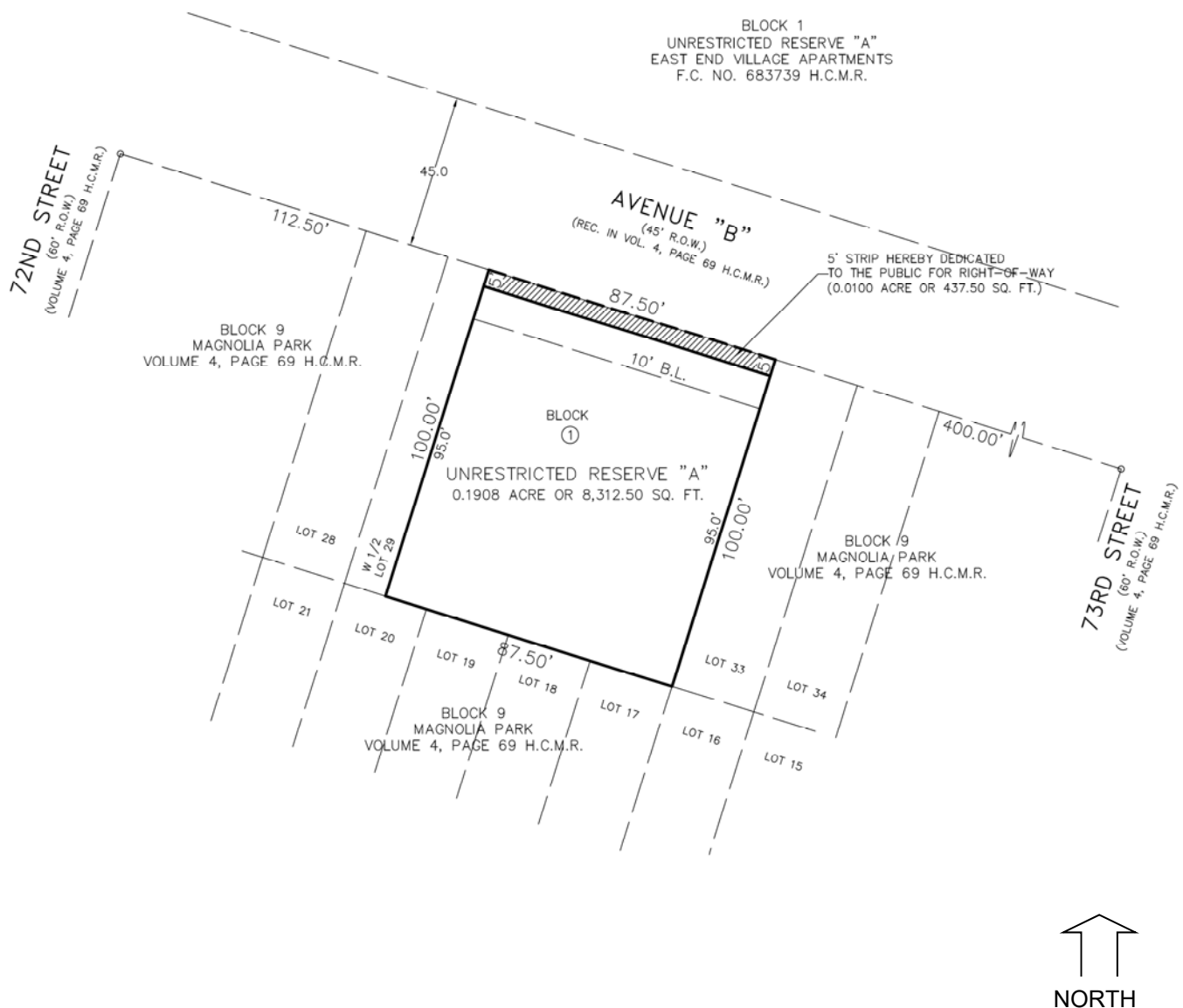
ITEM: 115

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Valencia Court

Applicant: Jean McKinley Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 115

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Valencia Court

Applicant: Jean McKinley Company



D – Variances

Aerial

- THREE (3) STORY APARTMENT BUILDING
- FIRST FLOOR APPROXIMATELY 2,356.00 SQUARE FEET
- SIX (6), TWO (2) BEDROOM UNITS
- TWELVE (12) PARKING SPACES

(45' R.O.W.)



3 PARKING SPACES

4' CONC. WALK

COURT YARD

4' CONC. WALK

STAIR CASE

THREE (3) STORY BUILDING

4' CONC. WALK

24' CONC. DRIVE

9 PARKING SPACES

LEGAL DESCRIPTION:
OF 0.2009 ACRE OR 8,750 SQUARE FEET
BEING THE EAST 1/2 OF LOT 29
AND ALL OF LOTS 30, 31, AND 32, BLOCK 9
OF MAGNOLIA PARK SUBDIVISION
IN THE CITY OF HOUSTON
RECORDED IN VOLUME 4, PAGE 69 H.C.M.R.
HARRIS COUNTY, TEXAS

PROJECT NAME & LOCATION

GENARO MARTINEZ
NORA MARTINEZ

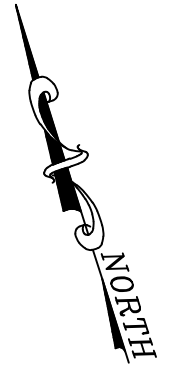
7206 AVENUE "B"
HOUSTON, TEXAS 77011

MULTI-FAMILY

SCALE: 1/8" = 1'-0"

SITE PLAN

A1.0





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2019-1877

Plat Name: Valencia Court

Applicant: Jean McKinley Company

Date Submitted: 10/18/2019

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:

Per Chapter 42-122, a dedication is required of 10 feet to the public for right-of-way widening of Avenue "B". A Variance is sought to reduce the dedication to 5 feet instead of 10 feet for Avenue "B"

Chapter 42 Section: 122; 190

Chapter 42 Reference:

Sec. 42-122 - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local Street: (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development; Sec. 42-190 For an unrestricted reserve to have frontage on a right-of-way less than 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

Strict application of the rules of this chapter would create a hardship for the applicants, by deducting roughly 10% of the square footage of the land. The applicants only own 8750 square feet of land along Avenue "B". They are proposing a small apartment complex. Dedicating an extra 10 feet for right-of-way would greatly minimize the buildable area and space for parking. This would deprive the applicants of essential land they need for the 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;

Traffic is very low on the 7200 Block of Avenue "B". This section of Avenue "B", where this easement is requested is only three blocks long (approx. 1625 feet). Starting from the dead-end traveling in a Southeasterly direction on Avenue "B", it ends at Gallegos Elementary School, where a left or right must be taken. There are only three current residential driveways with a maximum of two more that can be added (including the applicants property). Also, there are no business storefronts along this stretch. The newly constructed apartment complex directly across the street (Magnolia Park Apartments or East End Village Apts Subdivision) have no entry or exist driveways along Avenue "B". The apartments have a fence for the entire length of the property.

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

On January 8, 2018, East End Village Apts Subdivision Plat across the street dedicated 5 feet along Avenue "B" for the length of two blocks. By dedicating the 5 feet, Avenue "B" would be a 50 ft. right-of-way for the length of the 3 blocks. This should be more than sufficient for the required traffic, as well as act as a constructed slow down for the dead-end at the North end of 22nd Street.

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

The reduction of the dedication will not pose a threat to the public and still provide adequate traffic movement.

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

The applicants are willing to abide by all other standards required by this chapter. They are simply trying to maximize space to make this development adequate for the residents and the neighborhood.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2019-1877

Agenda Item: 115

PC Action Date: 11/14/2019

Plat Name: Valencia Court

Applicant: Jean McKinley Company

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 122; 190

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

Per Chapter 42-122, a dedication is required of 10 feet to the public for right-of-way widening of Avenue "B". A Variance is sought to reduce the dedication to 5 feet instead of 10 feet for Avenue "B";

Basis of Recommendation:

The site is located within the city limits north of Harrisburg Boulevard west of 75th street. The applicant is proposing an unrestricted reserve for a proposed multifamily development and requesting a variance to dedicate 5 feet to Avenue B right of way instead of the required 10 feet. Staff recommendation is to defer the application to allow the applicant to provide 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

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: 116
Action Date: 11/14/2019
Plat Name: Breckenridge West Sec 7
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-2005 C3P

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Total Acreage:	16.0000	Total Reserve Acreage:	1.1800
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	TIMBER LANE UD
County	Zip	Key Map ©	City / ETJ
Harris	77373	333C	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. Breckenridge West Sec 5 must be recorded prior to or simultaneously with this plat.

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 116
Action Date: 11/14/2019
Plat Name: Breckenridge West Sec 7
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-2005 C3P

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
Addressing: LINCOLN MEADOWS DRIVE - Per Ch. 41 Code of Ordinances, a street shall have a separate street name following a near 90 degree bend. Please change street name to something different, south of bend.
GALENA MOUNTAIN ROAD - Warning - Sound-alike duplicate streets found: GLEN MOUNTAIN DRIVE, GRANIER MOUNTAIN DRIVE, GRANITE MOUNTAIN TRAIL, GREEN MOUNTAIN DRIVE, GRAND MOUNTAIN COURT.
REDVALE PINE LN - Warning - Sound-alike duplicate streets found: ROYAL PINE DRIVE, REGAL PINE LANE, RUSTLING PINES, RUSTIC PINE TRAIL.

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. (HC) (COH-Chapter 42)
Breckenridge West Sec 5 PLAT needs to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42)
UVE should be checked at Galena Mountain Road and Whitaker Way (Chapter 10-COH geometric design guidelines, 10-23)
Change collector street name to Whittaker Way
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: 116

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Breckenridge West Sec 7

Applicant: META Planning + Design, LLC



E – Special Exceptions

Site Location

Houston Planning Commission

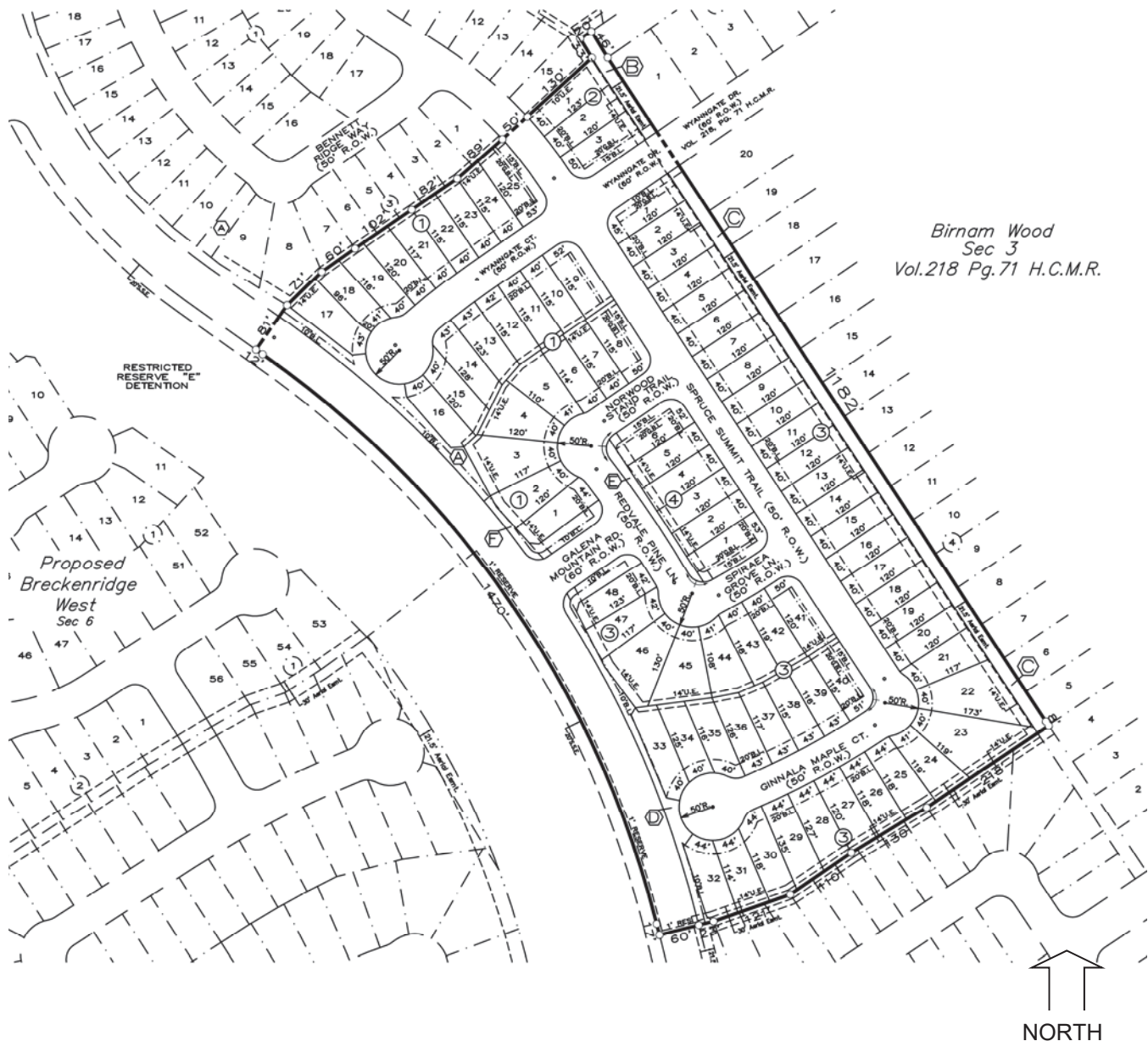
ITEM: 116

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Breckenridge West Sec 7

Applicant: META Planning + Design, LLC



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 10/03/2019

Subdivision Name: Breckenridge West Sec 7

Applicant: META Planning + Design, LLC



E – Special Exceptions

Aerial



an intersection spacing exhibit for

BRECKENRIDGE WEST LINCOLNS MEADOW DRIVE

prepared for

D·R·HORTON DH
America's Builder NYSE

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-03814A
NOVEMBER 6, 2019

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Special Exception Request Form

Application Number: 2019-2005

Plat Name: Breckenridge West Sec 7

Applicant: META Planning + Design, LLC

Date Submitted: 11/02/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow an intersection spacing of $\pm 1,705$ along a local street which functions like a collector street.

Chapter 42 Section: 128

Chapter 42 Reference:

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

(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;

Breckenridge West is a developing single-family residential community far north of downtown Houston, near the Hardy Toll Road and Spring Creek. The development is surrounded on all sides by primarily single-family development, with a few undeveloped parcels here and there. Local street Otto Road forms the northern boundary, and Hirschfield Road forms the southern boundary of the community. Major thoroughfares Birnamwood Drive, Aldine-Westfield Road, Cypresswood Drive, and Treaschwig Road are in close proximity. Lincolns Meadow Drive is a local street that extends into the Breckenridge West development from the northeast side. Outside of the project boundary this street makes a direct connection to major thoroughfare Birnamwood Drive to the east, although it is also a "loaded" street with single-family homes fronting on the street for a short distance. However, once this road enters the subject tract, it becomes "unloaded" and functions as a collector road, traversing the entire project from north to south and creating a "spine" street to direct internal traffic generally north to Birnamwood Drive or south to Hirschfield Road / Whitaker Way, local streets which make direct connections to nearby thoroughfares to the east, south, and west. Within the Breckenridge West community, residential development is proposed along either side of Lincolns Meadow Drive, but with no lots fronting, and with a drainage channel along the west side of the "spine" street that divides the residential lots from the street. The residential areas are all interconnected with each other and with the surrounding single-family communities that exist outside the project boundary via multiple stub street extensions, providing ample opportunities for alternative routes for through-traffic within and across the community. However, the street connections to Lincolns Meadow Drive are minimized to reduce the number of intersections on the "spine" street and allow for smoother traffic flows, which is the ideal configuration for a functional collector street. In this respect, Lincolns Meadow Drive achieves the result contemplated by Chapter 42-128(a)(2) for collector streets, where an intersection spacing greater than 1400' is allowed. At either end of the development, Lincolns Meadow Dr. leaves the project boundary before connecting to a thoroughfare, and thus is outside the developer's control, however within the subject site it meets the intent for collector street design. The proposed distance along the east side of Lincolns Meadow Dr. between Breckenridge Village Drive, the entry street to Sec's 1 and 5, and Galena Mountain Road, the entry street for the subject application, is approximately $\pm 1705'$, measuring along the arc of the centerline from ROW to ROW at each intersection. This is a 22% deviation from the 1400' standard for local streets, but it presents a more functional collector-like design on Lincolns Meadow Dr. by reducing the number of conflict points and therefore improving overall traffic flow on the collector street.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The overall design of the community is creating a collector-like street that will achieve the results contemplated by the standards of this chapter for intersections on collector streets, and the proposed special exception will allow for that design to continue to occur.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 22% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the proposed collector-like street that carries traffic through the community and out to the surrounding thoroughfare grid, thus allowing an intersection spacing larger than the 1400' required for internal local streets.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare.



Application No: 2019-2005
Agenda Item: 116
PC Action Date: 11/14/2019
Plat Name: Breckenridge West Sec 7
Applicant: META Planning + Design, LLC

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow an intersection spacing of $\pm 1,705$ along a local street which functions like a collector street.;

Basis of Recommendation:

Subject site is located south of Cypresswood Drive and west of Birnamwood Drive in Harris County. The applicant is requesting a special exception to allow an intersection spacing of more than 1400' which is a modification of 22% to the standards. Staff is in support of the request.

Breckenridge West is a single-family residential development in Harris County. The development is surrounded on all sides by primarily single-family development, with a few undeveloped tracts. The development is bounded by local street Otto Road to the north, Hirschfield Road to the south. Lincolns Meadow Drive is a local street that extends into the Breckenridge West development from the northeast side which is being extended and functions like a collector street with no lots fronting on it. It traverses through the development connecting different cells and the applicant is extending all the stub streets that abut the property to make a connection with this collector street. The development is maintaining proper connectivity with adjacent residential development while directing the traffic to major thoroughfares surrounding the site justifying the modification to the standards. Harris County engineering department has posed no objection to this request.

Staff's recommendation is grant the requested special exception and approve the plat subject to CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Lincolns Meadow Drive is a local street that extends into the Breckenridge West development from the northeast side and traverses through the development connecting different cells and the applicant is extending all the stub streets that abut the property to make a connection with this collector street. The development is maintaining proper connectivity with adjacent residential development while directing the traffic to major thoroughfares surrounding the site justifying the modification to the standards. Harris County engineering department has posed no objection to this request.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Within the development the applicant is proposing a collector-like street that will achieve the results contemplated by the standards of this chapter and granting the special exception will achieve the result contemplated by the standards.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification of the standard requested is 22% with the street functioning like a collector street.

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

The intent and general purpose of this chapter is to provide adequate traffic circulation and maintain connectivity which is being met.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to public health and safety as the street functions like a collector street adjacent to this section without any lots fronting on it.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 11/14/2019
Plat Name: Lakeview Retreat Sec 6
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No/Type: 2019-1998 C3P

Staff Recommendation:
 Grant the requested
 special exception(s) and
 Approve the plat subject to
 the conditions listed

Total Acreage:	29.0000	Total Reserve Acreage:	1.3900
Number of Lots:	155	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	526L	ETJ

Conditions and Requirements for Approval

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

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

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

052. Lakeview Retreat Sec 5 and Bellaire Blvd Sec 2 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)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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.) Change radii at Onyx River Rd and Bellaire Blvd to 30'

2.) Orono Springs Trail and Harrow Grove Trail can be same name

3.) Additional UE's required adjacent to 50' ROW

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

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - Plat is in Fort Bend county. No comments.

Houston Planning Commission

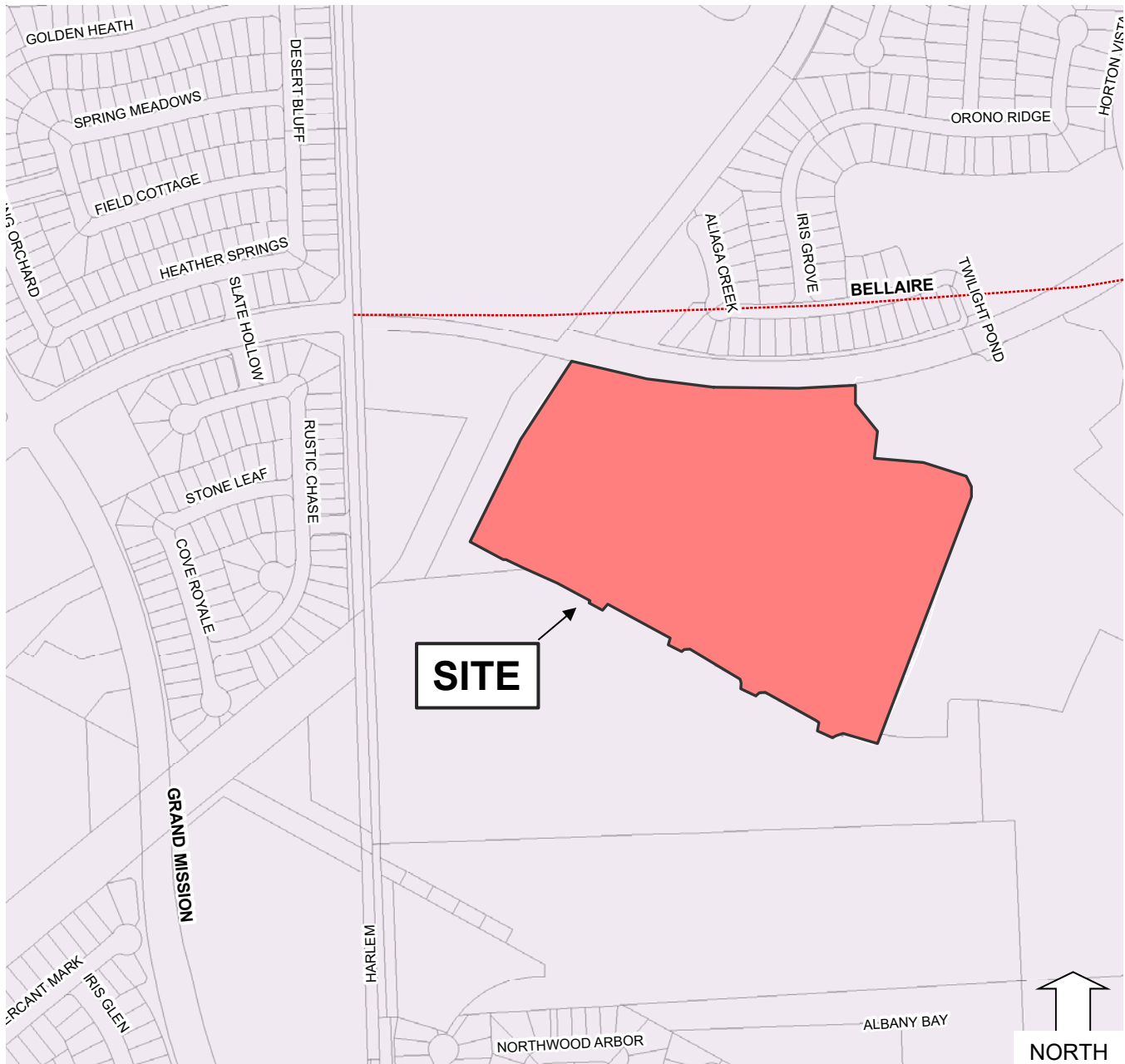
ITEM: 117

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Lakeview Retreat Sec 6

Applicant: META Planning + Design, LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Lakeview Retreat Sec 6

Applicant: META Planning + Design, LLC



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Lakeview Retreat Sec 6

Applicant: META Planning + Design, LLC



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2019-1998
Plat Name: Lakeview Retreat Sec 6
Applicant: META Planning + Design, LLC
Date Submitted: 11/02/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow a cul-de-sac to exceed the projected 350 vehicle trips per day by allowing 36 lots instead of 35 lots to access the cul-de-sac.

Chapter 42 Section: 131

Chapter 42 Reference:

Sec. 42-131. – Culs-de-sac. (a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day: Detached units - 10 trips per unit Attached units - 8 trips per unit

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See Special Exception Request.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Special Exception Request Form

Application Number: 2019-1998

Plat Name: Lakeview Retreat Sec 6

Applicant: META Planning + Design, LLC

Date Submitted: 11/02/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow a cul-de-sac to exceed the projected 350 vehicle trips per day by allowing 36 lots instead of 35 lots to access the cul-de-sac.

Chapter 42 Section: 131

Chapter 42 Reference:

Sec. 42-131. – Cul-de-sac. (a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day: Detached units - 10 trips per unit Attached units - 8 trips per unit

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;

Lakeview Retreat is a ±378.7-acre developing single-family residential community located southwest of central Houston along the south side of Westpark Tollway, east of Grand Mission Boulevard. The community is bisected east-to-west by major thoroughfare Bellaire Blvd and is crossed at the northwest corner by Long Point Slough. The subject section is in the southwest quadrant of the community, formed by Bellaire Blvd running east-west and the internal collector street Horton Vista Drive, which connects the Westpark Tollway to another collector street south of the Lakeview Retreat community. Within the subject plat, a cul-de-sac is proposed to have 36 lots before the nearest intersection with a through street. However, the overall access for this area well-spread in all directions. The through-street at the south side of the cul-de-sac is unloaded to the east all the way to Horton Vista Drive, and continues west into a series of interconnected local streets that lead north to Bellaire Blvd and loop back around to the south. Additionally, the cul-de-sac street continues south of the relevant intersection to loop back into the neighborhood, with further options for circulating east and west. This means there is a useful through-connection available to both the east and west, and an alternative route to loop south through the community in the event of a traffic jam. Overall access from this cul-de-sac is quite sufficient. The ordinance requirement is for a cul-de-sac to not exceed 350 vehicle trips per day from the through-street intersection of a cul-de-sac, which equates to 35 lots, and the proposed number is only 1 lot more than the requirement, which is less than a 3% deviation from the standard. Vehicle trips per day will not be significantly increased by a single lot, and vehicles entering and exiting this particular cul-de-sac have a variety of circulation options in the event of a traffic jam in one direction.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will allow a deviation of just one lot, which is an extremely minor deviation and will not drastically increase the traffic load on the subject street, which is a result contemplated by the standards of this Chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 2.8% deviation from the standard, for just a single additional lot, which is very minor and is not disproportionate to the requirements of the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the insignificant nature of the proposed special exception, and the sufficient access east and west from the through-street connection to the cul-de-sac.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation nor greatly exceed the expectations contemplated by the standards of this ordinance, and is therefore not injurious to the public health, safety, and welfare.



Application No: 2019-1998
Agenda Item: 117
PC Action Date: 11/14/2019
Plat Name: Lakeview Retreat Sec 6
Applicant: META Planning + Design, LLC

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 131

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow a cul-de-sac to exceed the projected 350 vehicle trips per day by allowing 36 lots instead of 35 lots to access the cul-de-sac.;

Basis of Recommendation:

Subject site is located along and south of Bellaire Blvd and east of Harlem in Fort Bend County. The applicant is requesting a reconsideration with a special exception to allow 36 lots instead of 35 lots along a cul-de-sac which is a deviation of 3%.

Staff is in support of the request.

Lakeview Retreat Sec 6 is proposing single family residential development with more than 36 lots along a cul-de-sac instead of 35 lots. Per Fort Bend County, the length of the cul-de-sac meets their requirements and there is no stipulation for how many lots on a cul-de-sac. The deviation proposed by the applicant is only 3% which is not disproportionate to Chapter 42 requirements. Special circumstance in this case is the difference in regulations. Therefore, staff's recommendation is to grant the requested reconsideration with special exception and approve the plat subject to CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Special circumstances that are unique to the site are that this is in Fort Bend County and their regulations only mandate the length of the Cul-de-sac. Additionally, this is only a modification of 3% which is not disproportionate to the ordinance requirements.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Staff finds that this deviation of approximately 3% is not disproportionate to the standard stipulated in Chapter 42. Per Fort Bend County, length of the cul-de-sac meets their requirements.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

Staff finds that this deviation of approximately 3% is not disproportionate to the standard stipulated in Chapter 42.

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

The intent and general purpose of this chapter will be preserved as this is 3% modification and is not disproportionate. Additionally, it meets Fort Bend County requirements.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to public health and safety as it meets County regulations of the length of a cul-de-sac.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 11/14/2019
Plat Name: Shaw Road Commercial
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-2038 C2

Staff Recommendation:
Defer Additional
information required and
Harris County's request

Total Acreage:	10.0100	Total Reserve Acreage:	9.7834
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328B	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)
Provide documents to verify the record information for Shaw Road.

139. Provide for dedication for Chester Grove Crossing local street. (122)

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)

Provide site plan, revise the variance request and provide supporting documentation for the variance.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 118
Action Date: 11/14/2019
Plat Name: Shaw Road Commercial
Developer: Windrose
Applicant: Windrose
App No/Type: 2019-2038 C2

Staff Recommendation:
Defer Additional
information required and
Harris County's request

City Engineer: Detention is required.

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. (HC) (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)

Plans and PLAT will need to be approved by CIP project manager, Bryan Atwood

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)

Plat is requested to be deferred for further discussion of street extension requirement.

City Engineer: Detention is required.

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. (HC) (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)

Plans and PLAT will need to be approved by CIP project manager, Bryan Atwood

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)

Plat is requested to be deferred for further discussion of street extension requirement.

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

Houston Planning Commission

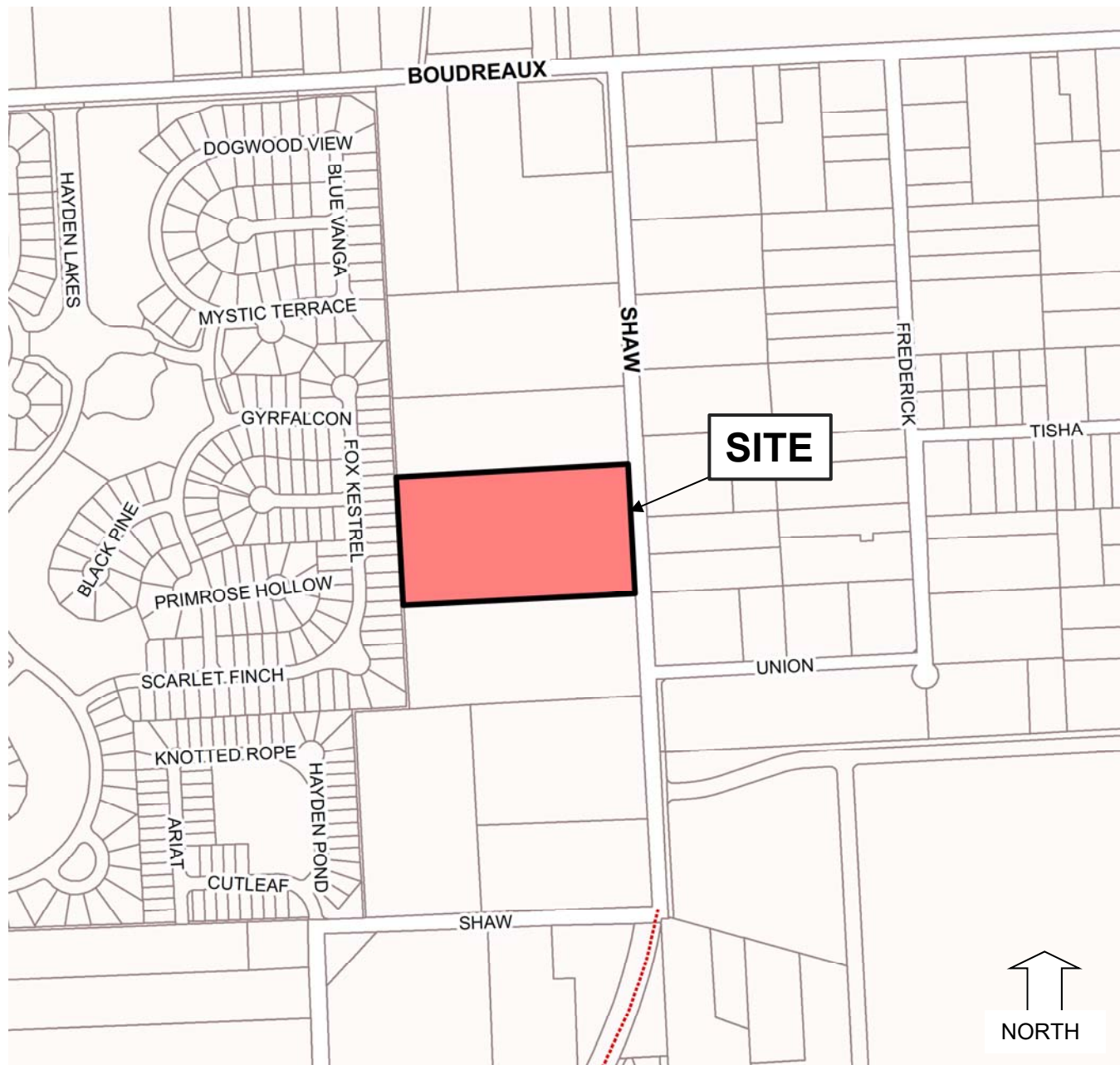
ITEM: 118

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Shaw Road Commercial

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

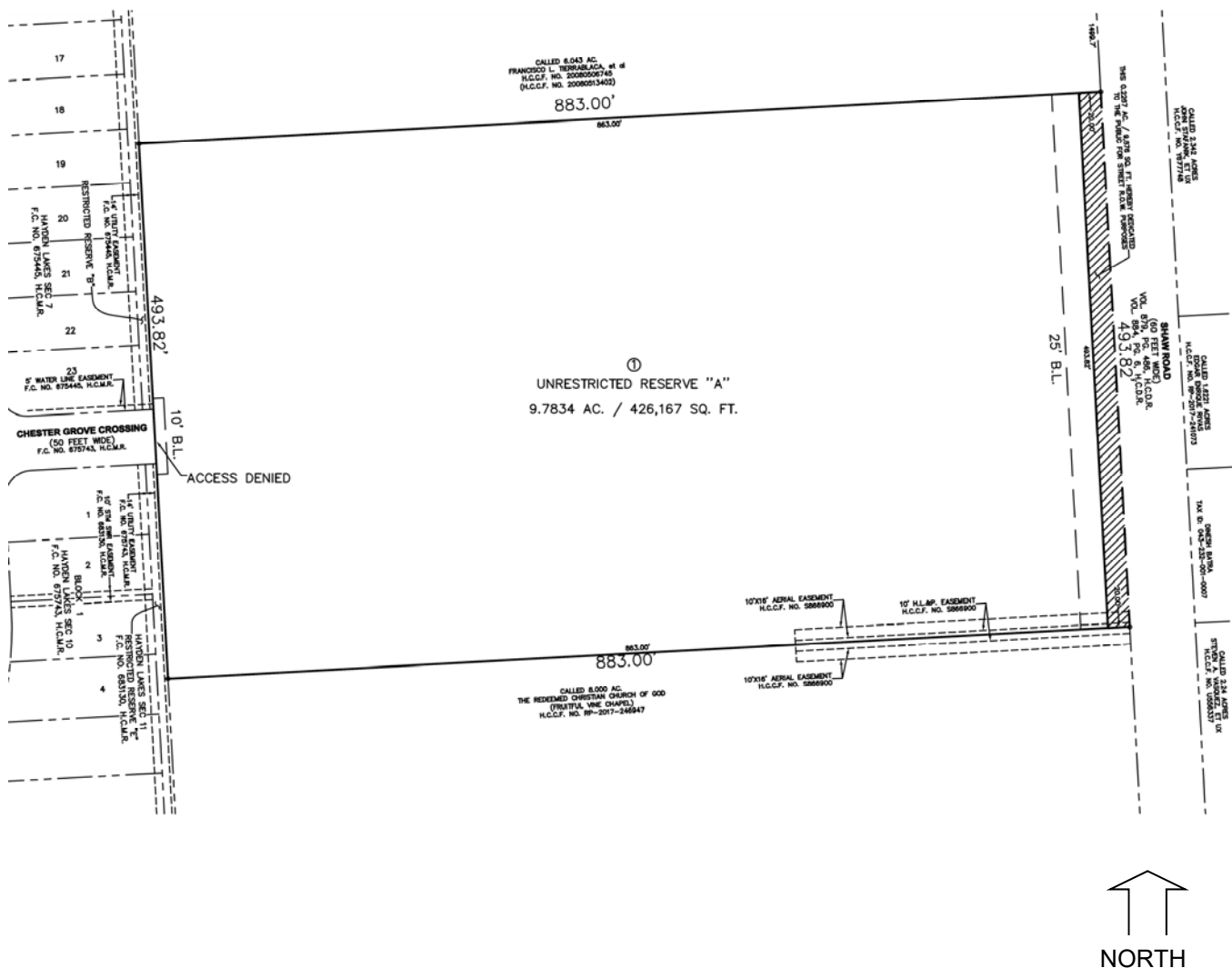
ITEM: 118

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Shaw Road Commercial

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

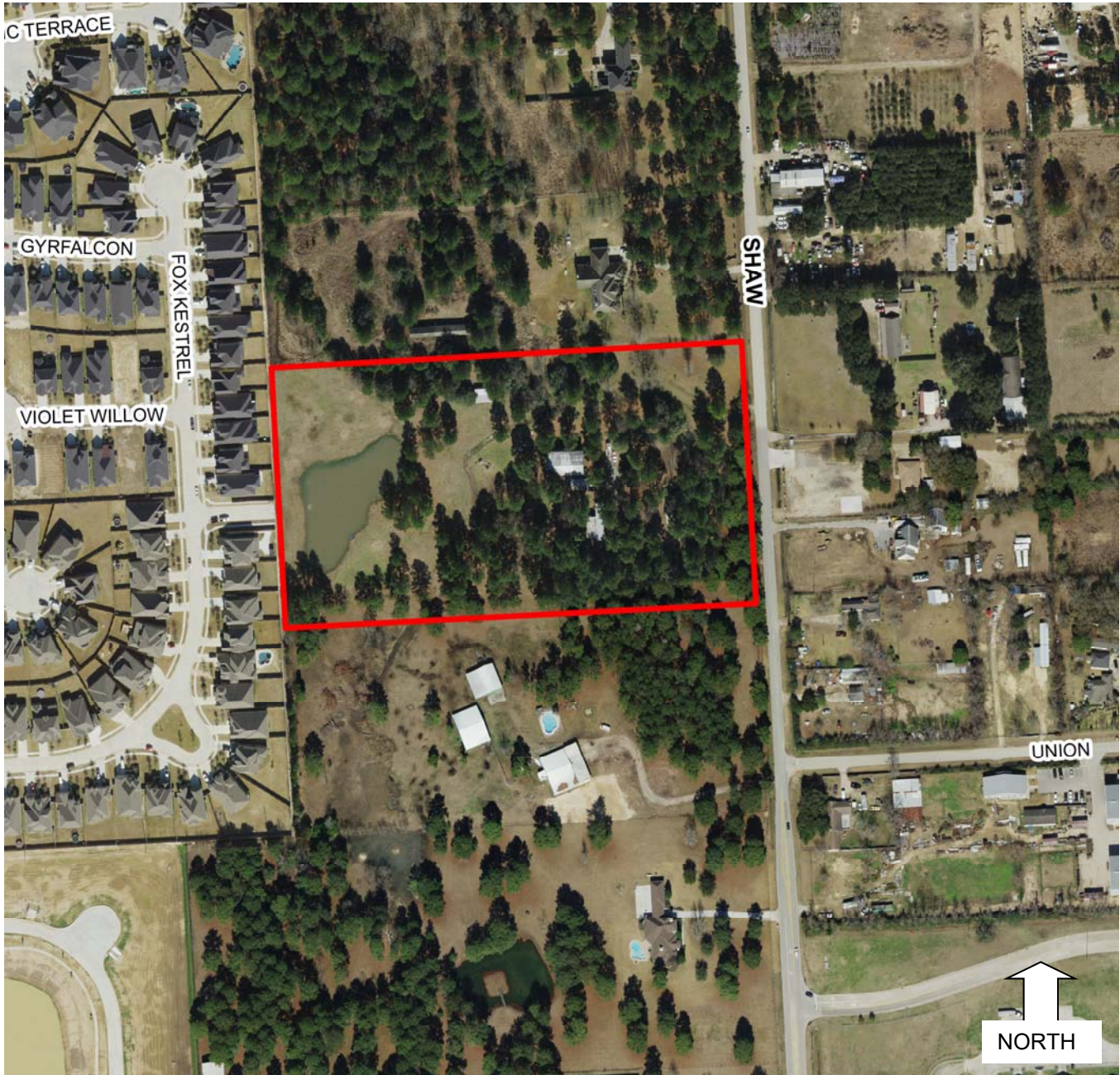
ITEM: 118

Planning and Development Department

Meeting Date: 11/14/2019

Subdivision Name: Shaw Road Commercial

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2019-2038
Plat Name: Shaw Road Commercial
Applicant: Windrose
Date Submitted: 11/04/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

A variance is sought to not to extend nor terminate with a cul-de-sac Chester Grove Crossing.

Chapter 42 Section: 42-134 (a)

Chapter 42 Reference:

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

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



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2019-2038

Plat Name: Shaw Road Commercial

Applicant: Windrose

Date Submitted: 11/04/2019

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 to not to extend nor terminate with a cul-de-sac Chester Grove Crossing.

Chapter 42 Section: 42-134 (a)

Chapter 42 Reference:

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

Statement of Facts

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

The subject property is located in the extra-territorial jurisdiction of the City of Houston, in Harris County. It is located on the major thoroughfare Shaw Road and near the intersection of Union Road. The property owner is proposing a 9.7834 commercial development which is to be platted as an unrestricted reserve. The applicant is seeking a variance not to extend Chester Grove Crossing or terminate it with a cul-de-sac. The property owner is proposing a commercial development that is incompatible with the single-family residential land uses along and on Chester Grove Crossing within the Hayden Lakes Subdivision to the west. The development to the west has had multiple chances to connect to Shaw Road with multiple General Plan applications. Planning Department and Commission have granted variances not to connect to Shaw Road in 2013 and 2014. It is important to note, Planning Commission required a connection of Chester Grove Crossing to be approximately two-hundred feet south of its current location. It appears the applicant for Sec 7 of Hayden Lakes modified the Planning Commission's requirement and moved the street connection to the south, aligning with the Shaw Road Commercial property. Therefore, extending Chester Grove Crossing creates an undue hardship on the Shaw Road Commercial applicant by imposing Chapter 42 rules onto a site with limited developable area rather than the designated Chester Grove Crossing location per the 2014 General Plan. In exchange, if Chester Grove Crossing connects to Shaw Road via a 'straight shot' as shown on the Planning Department markup, it would violate Chapter 42-127 (b) as Chester Grove Crossing would be located approximately five-hundred feet north of Union Road as opposed to the required six hundred foot offset for street intersections along major thoroughfares. As previously stated, extending Chester Grove Crossing creates an undue hardship on the Shaw Road Commercial applicant by imposing Chapter 42 rules onto a site with limited developable area. Strict application of the ordinance would deprive the property owner from reasonable use of the land by creating two narrow parcels without adequate depth for commercial/industrial 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;

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant, but instead due to modifications of Hayden Lakes Sec 7 & and Hayden Lakes 2014 GP. In addition, a direct extension of Chester Grove Crossing as shown on the Planning Department markup would result in a violation of Chapter 42-127 (b).

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

The intent and general purposes of this chapter will be preserved and maintained. The Hayden Lakes area is located in the suburban area of Harris County with medium-density housing that has sufficient connectivity to Shaw Road through a collector street pattern and other major thoroughfares to the north and west.

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

The public health, safety or welfare are maintained by the provision of not extended Chester Grove Crossing to avoid traffic imposed into an established neighborhood, incompatible land uses and future safety concern with the proximity of Chester Grove Crossing possible extension and Union Streets.

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

Economic hardship is not the sole justification of the variance. The existing character of this suburban area, with sufficient connection via a collector system, incompatible land uses, and conflicting requirements per Chapter 42-127 (b) are the justifications of this variance.



Application No: 2019-2038

Agenda Item: 118

PC Action Date: 11/14/2019

Plat Name: Shaw Road Commercial

Applicant: Windrose

Staff Recommendation: Defer Additional information required and Harris County's request

Chapter 42 Sections: 42-134 (a)

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

A variance is sought to not to extend nor terminate with a cul-de-sac Chester Grove Crossing.;

Basis of Recommendation:

Subject site is located along and west of Shaw Road, south of Boudreaux Rd and north of Northpointe Blvd. The applicant is requesting a variance to not extend nor terminate a stub street with a cul-de-sac, thus exceeding the intersection spacing along Shaw Road.

Staff's recommendation is to defer the plat for additional information and per Harris County'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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 119
Action Date: 11/14/2019
Original Action Date: 11/29/2018
Plat Name: Benignus Acres replat partial replat no 1 and extension
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2018-2080
App Type: C3N

Staff Recommendation:
Approve

Total Acreage:	9.8210	Total Reserve Acreage:	9.8210
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	77024	489D	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 11/14/2019
Original Action Date: 01/03/2019
Plat Name: Briar Hollow Place Apartments
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2018-2252
App Type: C3N

Staff Recommendation:
Approve

Total Acreage:	2.3200	Total Reserve Acreage:	2.3200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77027	491R	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 11/14/2019
Original Action Date: 11/29/2018
Plat Name: Bridgeland Parkland Village Sec 27
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2018-2292
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	30.6900	Total Reserve Acreage:	13.0000
Number of Lots:	52	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489

County	Zip	Key Map ©	City / ETJ
Harris	77433	366S	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: 122
Action Date: 11/14/2019
Original Action Date: 12/13/2018

Staff Recommendation:
Approve

Plat Name: Holly Homes replat no 1
Developer: Bowden Land Services
Applicant: Bowden Land Services
App No : 2018-2367
App Type: C3F

Total Acreage:	0.1315	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:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 123
Action Date: 11/14/2019
Original Action Date: 01/17/2019
Plat Name: Katy Manor South Sec 1
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2018-2467
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	38.9620	Total Reserve Acreage:	20.4170
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	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: 124
Action Date: 11/14/2019
Original Action Date: 01/31/2019
Plat Name: Katy Manor South Sec 2
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-0129
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	33.2600	Total Reserve Acreage:	11.7250
Number of Lots:	90	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	ETJ

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: 125
Action Date: 11/14/2019
Original Action Date: 02/28/2019
Plat Name: Lakemont Waste Water Treatment Plant
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-0310
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	7.9010	Total Reserve Acreage:	7.9010
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	FB C MUD 123

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526F	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: 126
Action Date: 11/14/2019
Original Action Date: 12/13/2018

Staff Recommendation:
Approve

Plat Name: Lantana Sec 4
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2018-2382
App Type: C3F

Total Acreage:	19.9040	Total Reserve Acreage:	10.0410
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:	Harris County MUD 105

County	Zip	Key Map ©	City / ETJ
Harris	77449	406N	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 127
Action Date: 11/14/2019
Original Action Date: 01/31/2019
Plat Name: New Forest Parkway Street Dedication Sec 1
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-0126
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	0.1521	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 285

County	Zip	Key Map ©	City / ETJ
Harris	77049	457P	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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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 128
Action Date: 11/14/2019
Original Action Date: 11/29/2018
Plat Name: Newport Sec 10 partial replat no 1
Developer: Windrose
Applicant: Windrose
App No : 2018-2338
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	11.8050	Total Reserve Acreage:	3.1660
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:	Newport MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	379W	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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Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 129
Action Date: 11/14/2019
Original Action Date: 11/29/2018
Plat Name: Wayside Village Sec 4
Developer: Pape-Dawson Engineers
Applicant: Pape-Dawson Engineers
App No : 2018-2311
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	23.8400	Total Reserve Acreage:	0.5190
Number of Lots:	150	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 439

County	Zip	Key Map ©	City / ETJ
Harris	77016	415X	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: 130
Action Date: 11/14/2019
Original Action Date: 12/13/2018
Plat Name: Westgreen Boulevard Street Dedication Sec 5
Developer: LJA Engineering, Inc.- (West Houston Office)
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2018-2386
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	2.7940	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105

County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	ETJ

Extension of Approval Notes:

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/14/19

ITEM: 131

Applicant: DELONEY TURNER

Contact Person: MELISSA YOUNG

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1501	77357	5874	257R	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 20202 Roadway Ln

ACREAGE: 1.652

LEGAL DESCRIPTION:

LOT EIGHT (8), BLOCK TWO (2), NEW CANEY HEIGHTS, SECTION TWO (2), AN UNRECORDED SUBDIVISION
LOCATED IN THE SEMORE GARSEE SURVEY, ABSTRACT NO. A-229, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/14/19

ITEM: 132

Applicant: EDITH TAPIA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1502	77357	5874	257L	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 26050 Hunters Trail

ACREAGE:

LEGAL DESCRIPTION:

LOT 449 AND THE WEST ½ OF LOT 448 OF PEACH CREEK FOREST, SECTION THREE, 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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 11/14/19

ITEM: 133

Applicant: HOLLAND'S ROAD LLC
Contact Person: CHARITY ADAMS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	19-1503	77379	4970	290P	ETJ
SOUTH OF: FM 2920 WEST OF: TC JESTER					

ADDRESS: 0 FM 2929

ACREAGE:

LEGAL DESCRIPTION:

A 7.98793 ACRE TRACT OUT OF THE G.C & S.F.R.R. CO., SECTION 1 SURVEY, ABSTRACT NO. 1301, HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance

ADDITIONAL INFORMATION

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: 11/14/19

ITEM: 134

Applicant: MARK EISTERHOLD

Contact Person: MARK EISTERHOLD

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1504	77365	5671	295Q	ETJ
SOUTH OF: FM 1314 WEST OF: SORTERS ROAD					

ADDRESS: 25299 Lamar Lane

ACREAGE:

LEGAL DESCRIPTION:

5.00 ACRE OF LAND, KNOWN AS LOT 9, LAUREL WOODS, AN UNRECORDED SUBDIVISION OUT OF THE ROBERT HOWELL SURVEY, ABSTRACT No 254, 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



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		
243 Builders LLC	Brian Dupre	713/875-7750	bdupre@243builders.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4002 Falkirk Ln	19111574	77025	5254	532J	C

HCAD ACCOUNT NUMBER(S):	0881330000024
PROPERTY LEGAL DESCRIPTION:	Lt 24 Blk 26 Ayshire Sec 13
PROPERTY OWNER OF RECORD:	Scott and Jean Crosby
ACREAGE (SQUARE FEET):	8,637sf
WIDTH OF RIGHTS-OF-WAY:	Stella Link 100'; Falkirk 60'
EXISTING PAVING SECTION(S):	Stella Link 27' (boulevard section); Falkirk 30'
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	SF residence of 2,525
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	SF residence of 3,731

PURPOSE OF VARIANCE REQUEST: Maintain the platted 20' Building Line on Stella Link instead of requested 25' building line for major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(s): Sec. 42-152 The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The Crosby's house flooded in Hurricane Harvey as well as various other previous smaller flooding events. Their desire is to demolish the existing house built in 1959 and rebuild on a higher foundation. Their desire is to maintain the existing 20' building line set back on the Stella Link side of their property which would be consistent with the other houses on in this subdivision including their rear neighbors at 4003 Tartan Lane who built to this 20' set back line in 2015.

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.

(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 owners hired an architect to design their new home. This architect had a survey completed from the subdivision plat which shows a 20' building line on the Stella Link side of the property. So the architect designed to this setback. Upon submitting the completed plans for permitting we were notified of the 25' requirement on Stella Link side. If the property owners required to build to this setback they would be the first in the subdivision to do so including new homes built recently that maintained the 20' set back. As they are on a corner lot and already have a 25' building line on the front (Falkirk Ln) side of their property encroaching an additional 5' on the Stella Link side would overly limit the reasonable use 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;

The property owner would not be seeking to rebuild a house if it were not for the flooding caused by Hurricane Harvey and previous flooding instances.

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

We will be maintaining the existing 20' building set back that matches adjacent houses as well as the existing house on 4002 Falkirk. As you will see on the attached survey, the existing house, built in 1959, is

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

actually built over the 20' set back line and is 18'6" off the property line. Moving the new house to 20' would better conform to the standard.

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

The proposed new house will maintain the existing building set back which has been in place since the home was built in 1959 and had caused no known issues.

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

While cost is a factor (redrawing all plans) the limiting of their reasonable buildable space has created a situation where they cannot build a house feasible for their needs if the setback line is moved to 25'

DEVELOPMENT PLAT VARIANCE



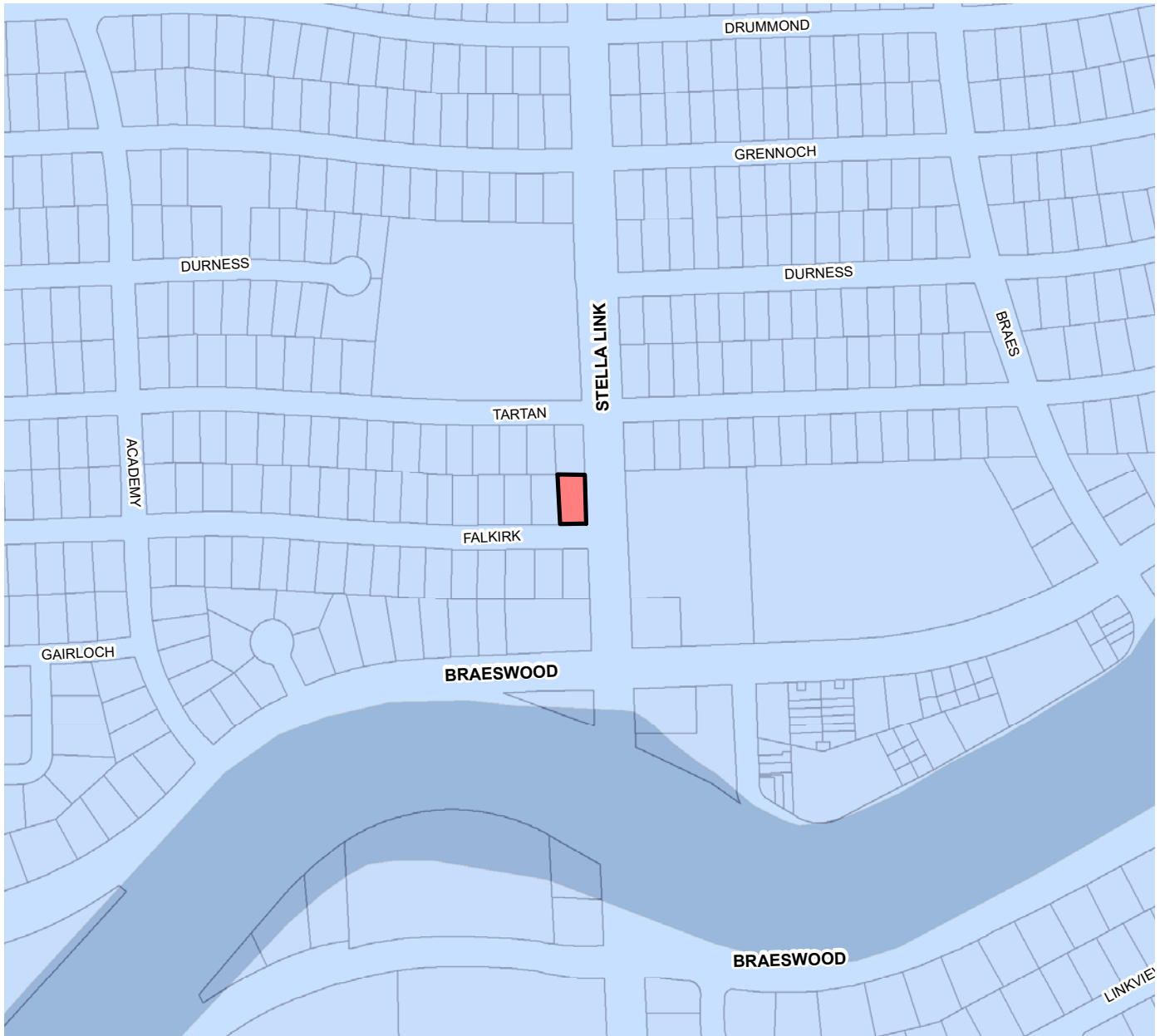
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 135

Meeting Date: 11/14/2019

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



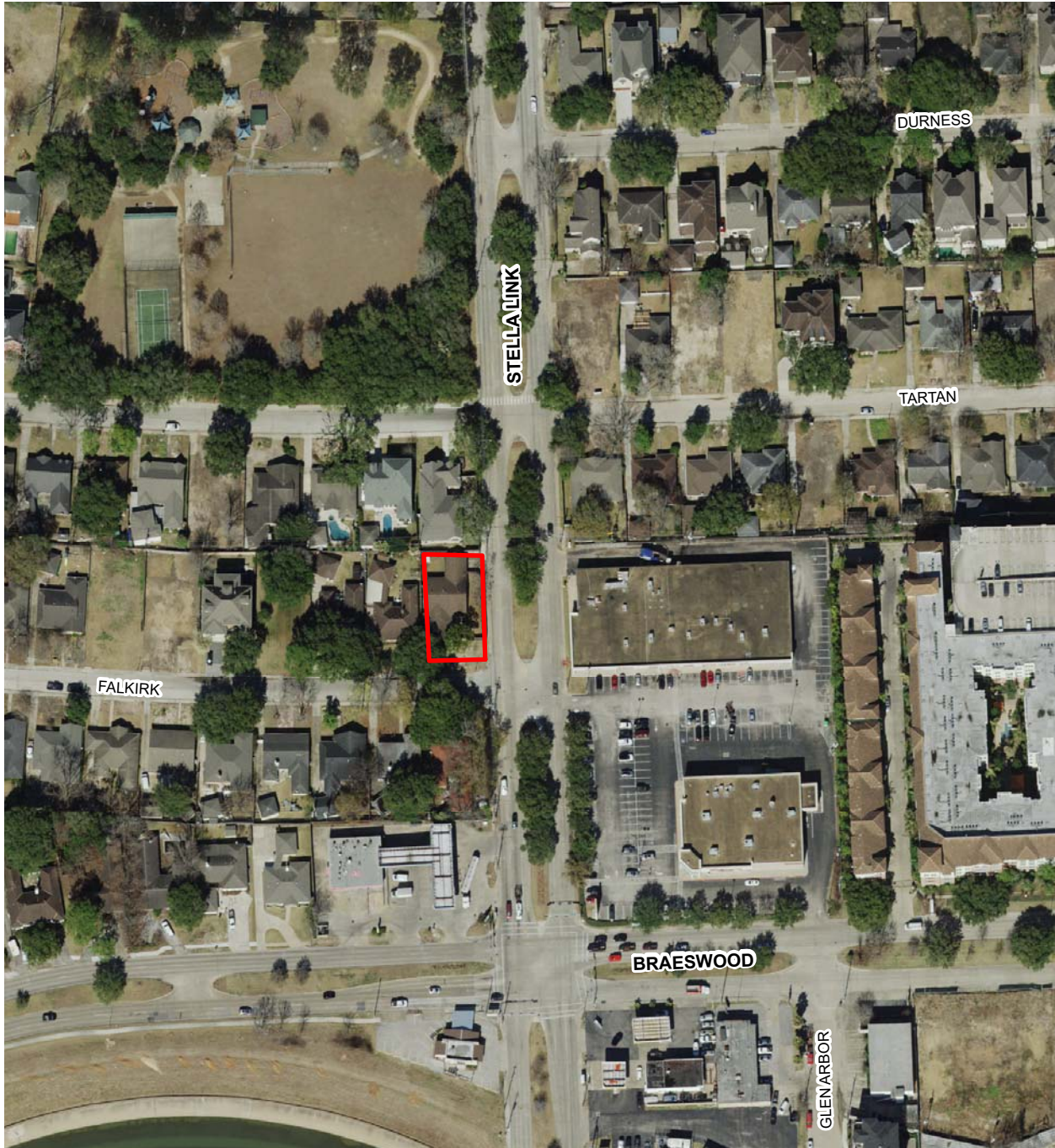
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 135

Meeting Date: 11/14/2019

Houston Planning Commission

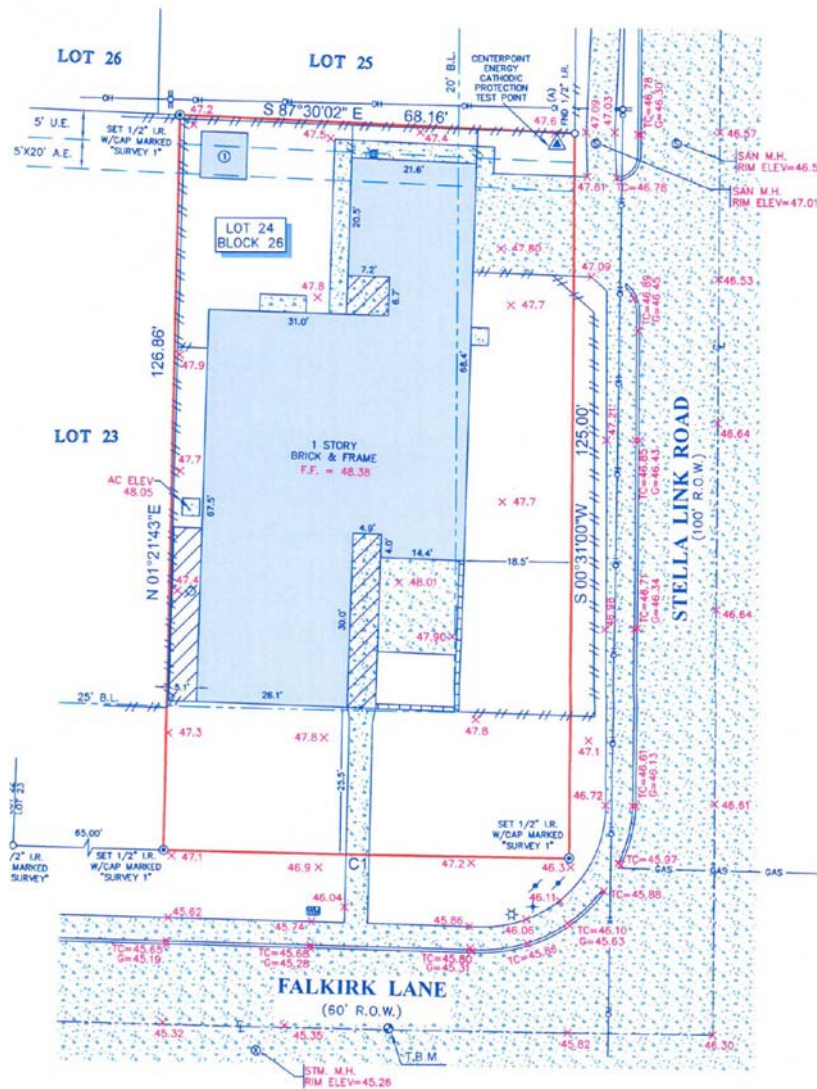
Aerial Map



DEVELOPMENT PLAT VARIANCE



Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 135

Meeting Date: 11/14/2019

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located north of Braeswood Blvd, at the north west intersection of Falkirk Lane and Stella Link Road. The applicant is requesting a variance to allow a 20' building line in lieu of the required 25' building line along Stella Link for a new single-family residence. Staff is in support of the request.

The property is located within the Ayrshire Addition Sec 13 subdivision that was created in 1956, and at that time, showed 25' front building lines and 20' side building lines on corner lots. The applicant is proposing to demolish the existing home and reconstruct at the original 20' building line. The applicant is proposing to remove the existing driveway from the MTF and relocate it to the local street, Falkirk Lane. The distance from the BOC to the structure will be approximately 30', which will not hinder any pedestrian or vehicle visibility. With the structure being 30' from BOC and the removal of the driveway from the MTF, the intent of the ordinance will be preserved and will also enhance traffic safety along Stella Link Road.

Economic hardship is not the sole justification as the character of the neighborhood and original building lines are the main reasoning.

Planning Commission has granted multiple variances within the area, therefore staff recommends granting the requested variance subject to a 6' unobstructed sidewalk with a minimum 2' safety buffer along Stella Link Road.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Homeowner	Andy Erich	832-248-4297	andyerich@hotmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6010 Rose St.	19068820	77007	5257B	492G	C

HCAD ACCOUNT NUMBER(S): 0690420070009
PROPERTY LEGAL DESCRIPTION: Lot 9, Block 3. Glen Cove, Sec 3
PROPERTY OWNER OF RECORD: Andrew & Jennifer Erich
ACREAGE (SQUARE FEET): Land Area: 9470 sq-ft. Living Area: 3274 sq-ft.
WIDTH OF RIGHTS-OF-WAY: Rose Street 60'; Westcott street 100'
EXISTING PAVING SECTION(S): Rose Street 25'; Westcott street 86'
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Residential, single-family home. 3274 sq-ft total living area.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Covered, screened-in patio. 15' x 16' (240 sq-ft).

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a residential addition.

CHAPTER 42 REFERENCE(S): Ch. 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

We wish to build an attached, screened-in, covered patio in our backyard. At the time of design and scoping of the patio, we adhered to the original build line of 10ft from Westcott, which was in effect when we purchased our home in 2011. We have since learned there is a 25ft building-restriction. We would like to get more use out of our backyard property.

First, we want the screened-in patio to enjoy our backyard bug-free, especially to avoid any mosquito-born illnesses to our family. Given the rise of Zika and West Nile, this is a concern. Second, Westcott is very loud with traffic, and the extended roof will help block more noise inside on the ground floor of the house. Third, we have lost backyard privacy due to high-rise apartments in the neighborhood. A covered patio will allow us more privacy while enjoying our space.

This variance doesn't impose an unreasonable or impractical development to our neighborhood, and won't be noticeable over our 8ft perimeter brick wall along Westcott. The addition will not intrude further than the existing home, and doesn't hinder site visibility in any way.

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.

- (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**

Westcott as a major thoroughfare has deprived us of reasonable use of our backyard space. We presumed that the build line was still 10ft from Westcott, as provided by the seller to us in 2011. After pre-paying \$10,000 for materials and engineering specs to design the patio, we since learned that our build line is actually 25ft.

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

No hardship created by the applicant. The hardship was imposed upon us when Westcott was re-designated as a major thoroughfare.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

This variance doesn't impose an unreasonable or impractical development to our neighborhood, and won't be noticeable over our perimeter brick wall along Westcott. The addition will not intrude further than the existing home, and doesn't hinder site visibility in any way.

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

This variance doesn't impose an unreasonable or impractical development to our neighborhood, and won't be noticeable over our perimeter brick wall along Westcott. It will be completely enclosed with our backyard and won't impact parking, sidewalks along Rose or Westcott.

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

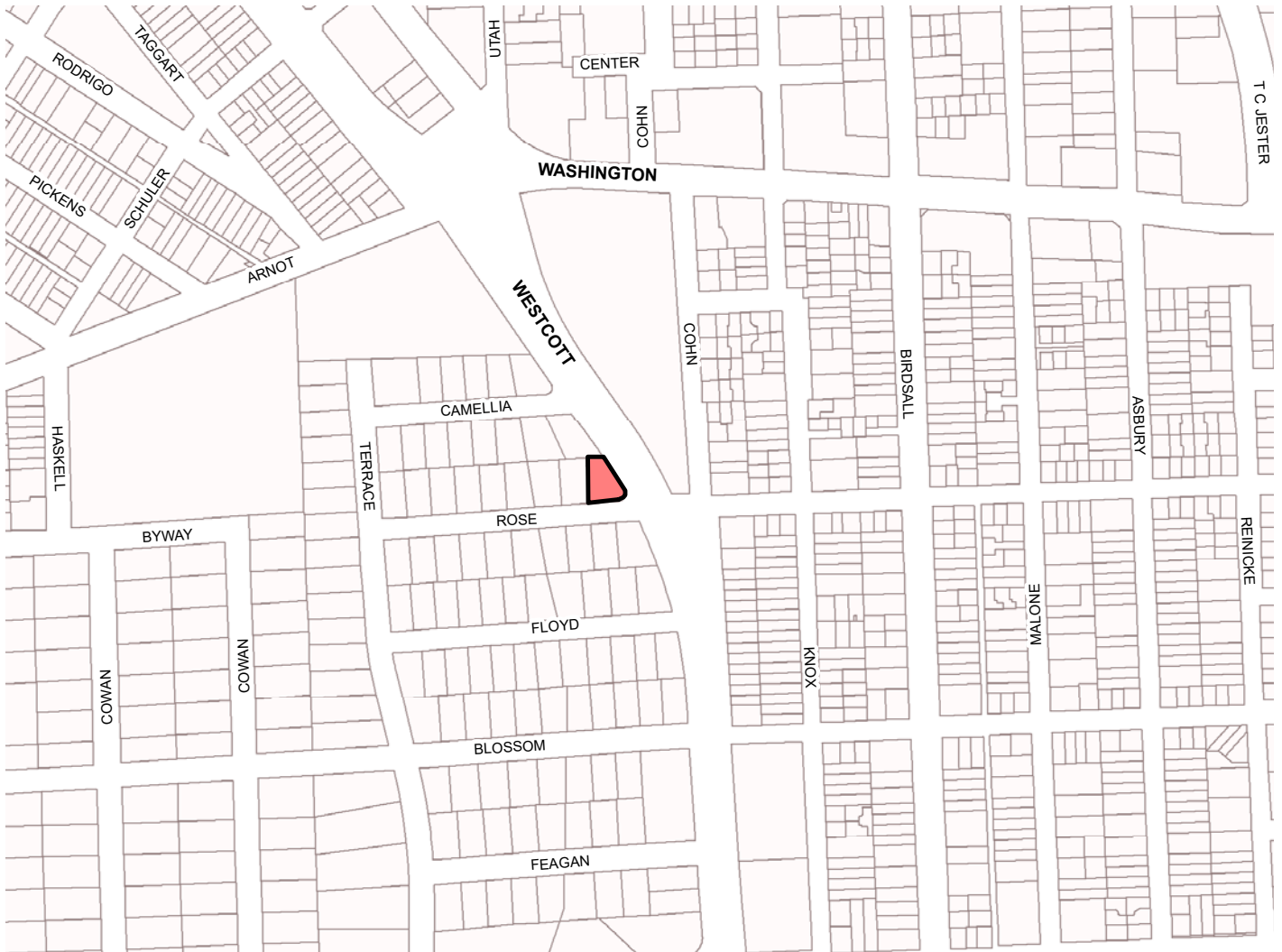
It is not the sole hardship, although we have already invested \$10,000 with a contractor (to buy materials and design the specifications), before we learned we couldn't build along Westcott. It matches existing setbacks in the neighborhood and cannot be seen over the 8ft brick wall that surrounds the property.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



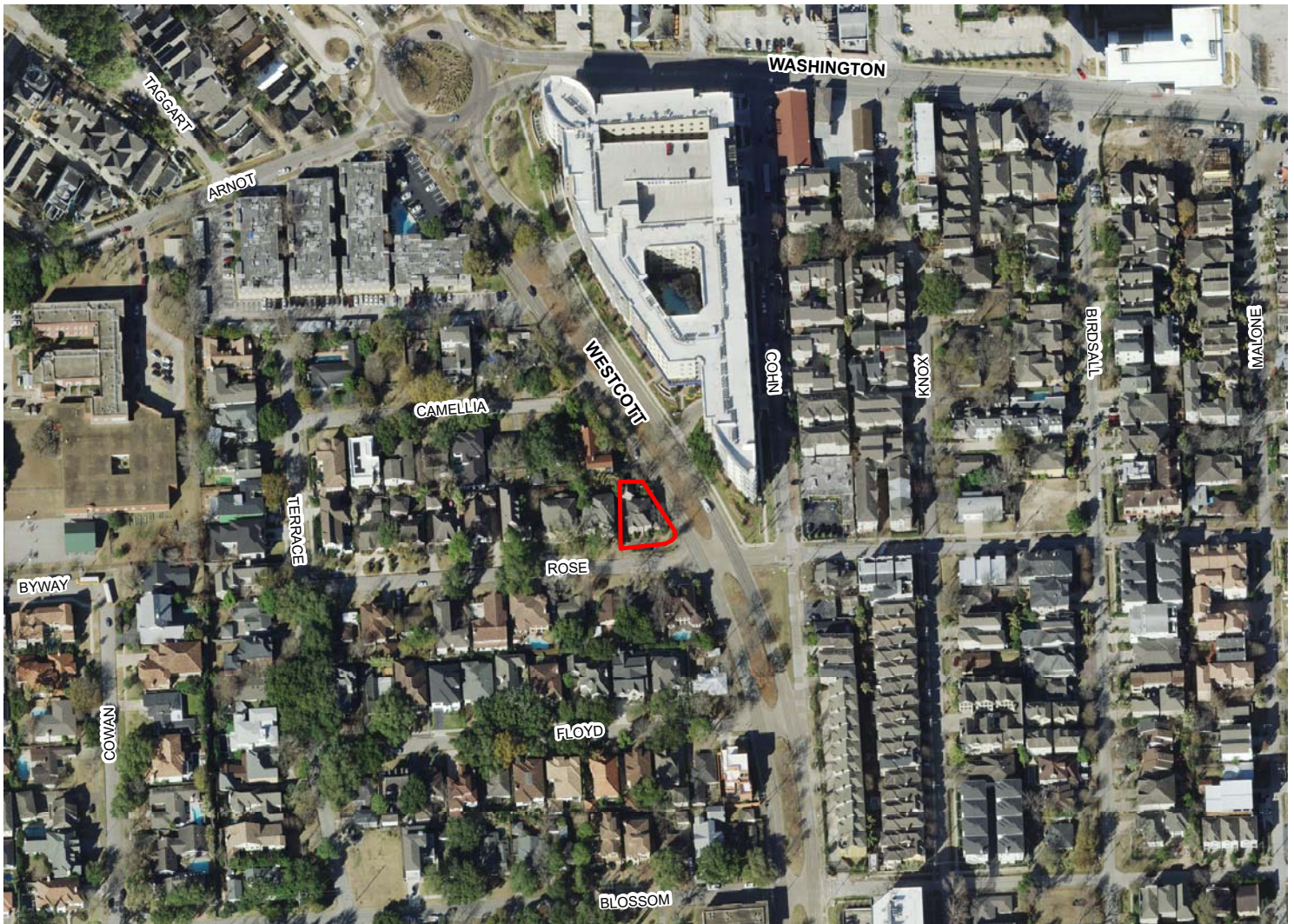
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DEPARTMENT

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Houston Planning Commission

Aerial Map

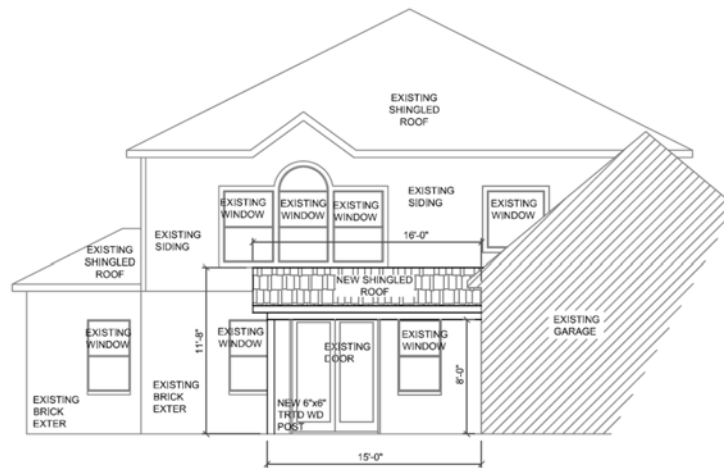


DEVELOPMENT PLAT VARIANCE

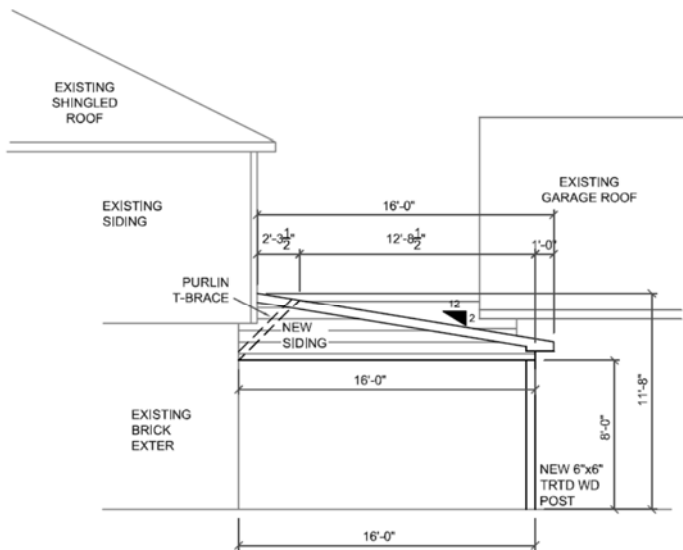


Houston Planning Commission

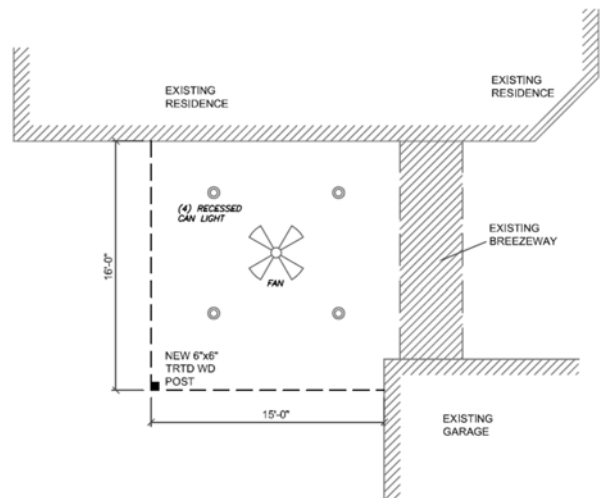
Elevations



○ REAR ELEVATION
SCALE: 1/8" = 1'-0"



○ SIDE ELEVATION
SCALE: 1/8" = 1'-0"



○ PLAN
SCALE: 1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south of Washington Ave., at the north west intersection of Rose Street and Westcott Street. The applicant is requesting a variance to allow a 10' building line in lieu of the required 25' building line along Westcott Street for a new single family addition. Staff is in support of the request.

The property is located within the Glen Cove Sec 3 Subdivision that was created in 1946, and at that time, created 10' building lines along Westcott Street. The existing home was constructed in 2001 at the 10' building line and the applicant is now proposing covered patio at the rear of the home. The proposed patio will be in line with the existing home and will not intrude further into the building line. The intent of the ordinance will be preserved as the structure will be approximately 20' from back of curb and will sit behind an 8' brick wall, which will not hinder any pedestrian or vehicle visibility.

Economic hardship is not the sole justification as the existing layout of the property and character of neighborhood are the main reasoning.

Planning Commission has granted multiple variances within the area, therefore staff recommends granting the requested variance.

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 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		
Kashou Architecture Inc.	Shawn Kashou	713 965 4470	shawn@kashou.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5345 Schumacher Ln	19110647	77056	5156	491Y	G

HCAD ACCOUNT NUMBER(S):	0834950000012
PROPERTY LEGAL DESCRIPTION:	LT 12 BLK 6 LARCHMONT SEC 1
PROPERTY OWNER OF RECORD:	BABA AKRAM M & VIOLET K
ACREAGE (SQUARE FEET):	7,148 sf
WIDTH OF RIGHTS-OF-WAY:	Schumacher Ln 60'; Yorktown Dr: 60'
EXISTING PAVING SECTION(S):	Schumacher Ln 25'; Yorktown Dr: 25'
OFF-STREET PARKING REQUIREMENT:	Single Family Residence: 2 parking spaces
OFF-STREET PARKING PROVIDED:	2 parking spaces in attached garage
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	2 trees

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single family residence 1335 sf plus 440 sf garage
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single family residence 4371 sf plus 450 sf garage

PURPOSE OF VARIANCE REQUEST: To allow the new attached garage to be built in the same location as the existing garage as platted on the 10' building line facing Yorktown Dr. as shown on the subdivision plat of 1954, instead of the 20' garage building line along Yorktown Dr. (local street) per chapter 42-156.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

CHAPTER 42 REFERENCE(S): CHAPTER 42 REFERENCE(S): Sec. 42-156 Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:

- (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or
- (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The lot is a single family residence lot at intersecting local streets. Sec. 42-156 requires a garage facing the street to have a 20' setback from the property line. The subdivision plat requires 25' building line along the front street (Schumacher) and 10' building line along the side street (Yorktown). We propose to build the garage facing the side street (Yorktown) on the 10' building line and be exempt from the 20' setback requirement, which is how the existing garage was constructed. Using the 10' building line for the garage will keep the garage in line with the majority of the existing garages in the subdivision. Per section Sec. 42-157 (a) (2), the purpose of the 17' setback is to ensure pedestrian use of sidewalks is not impeded. In this situation, setting the garage at the 10' building will not impede pedestrian traffic along the sidewalk because there will still be 20' clear between the front of the garage and the sidewalk. Yorktown Dr is a local street 60 ROW that is 970 feet long, with a dead-end at the north end and terminates at a "T" intersection at the south end. The street pavement, sidewalks and storm drainage have recently been re-constructed by the city and future widening of the street that would reduce the sidewalk clearance is unforeseen. All the remaining planning ordinance requirements will be met.

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.

- (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**

When originally platted, the lot size was determined based on 10' side street building line. By applying the 20' requirement, building square footage will be lost unnecessarily. The homeowners are an elderly couple that want to have all the usable requirements of the house on the ground level, while keeping the second floor for their children and grandchildren. By reducing the buildable area, they will not have adequate spaces for their needs on the ground level.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The proposed construction will be in compliant with the original Plat and the city Ordinances, other than section Sec. 42-156. The imposition of the setback requirement on previously platted properties is the source of the hardship.

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

The purpose of the 20' setback as stated in section Sec. 42-156 will be preserved since the garage will maintain a minimum of 20 feet clearance between the front of the garage and the pedestrian sidewalk when the garage is built on the 10' building line. Section Sec. 42-156, will be maintained on a local subdivision level, since the majority of the existing garages are built on the 10' building line.

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

Since the existing garage on this lot and the neighboring lots have existed on the 10' building line for decades without compromising the public health, safety or welfare, it is not anticipated that by maintaining the same standard will cause a negative affect in the future.

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

The variance request is for the purpose of not losing usable building area on the ground level for an elderly couple, not because of economic reasons.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



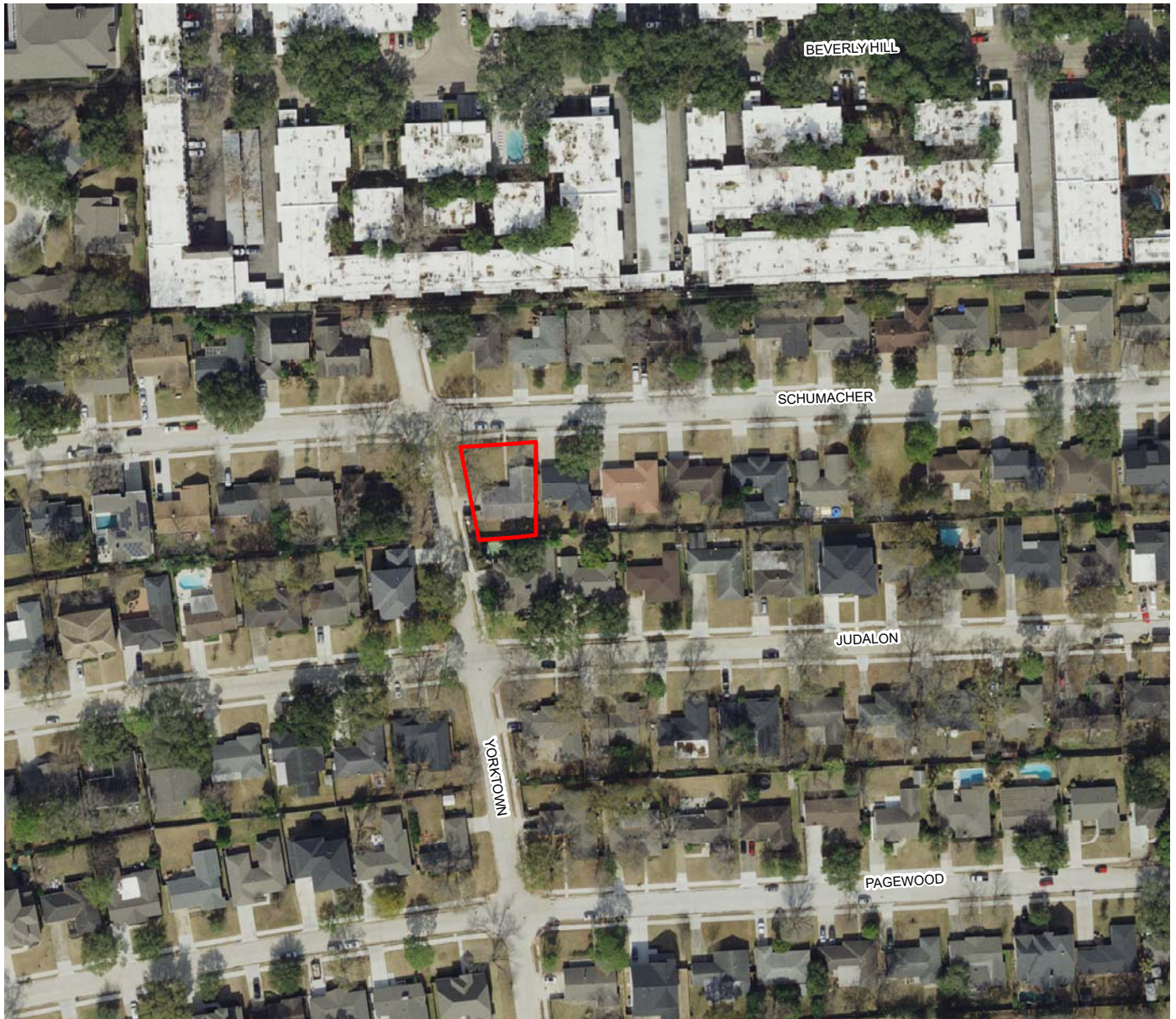
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Houston Planning Commission

Aerial Map

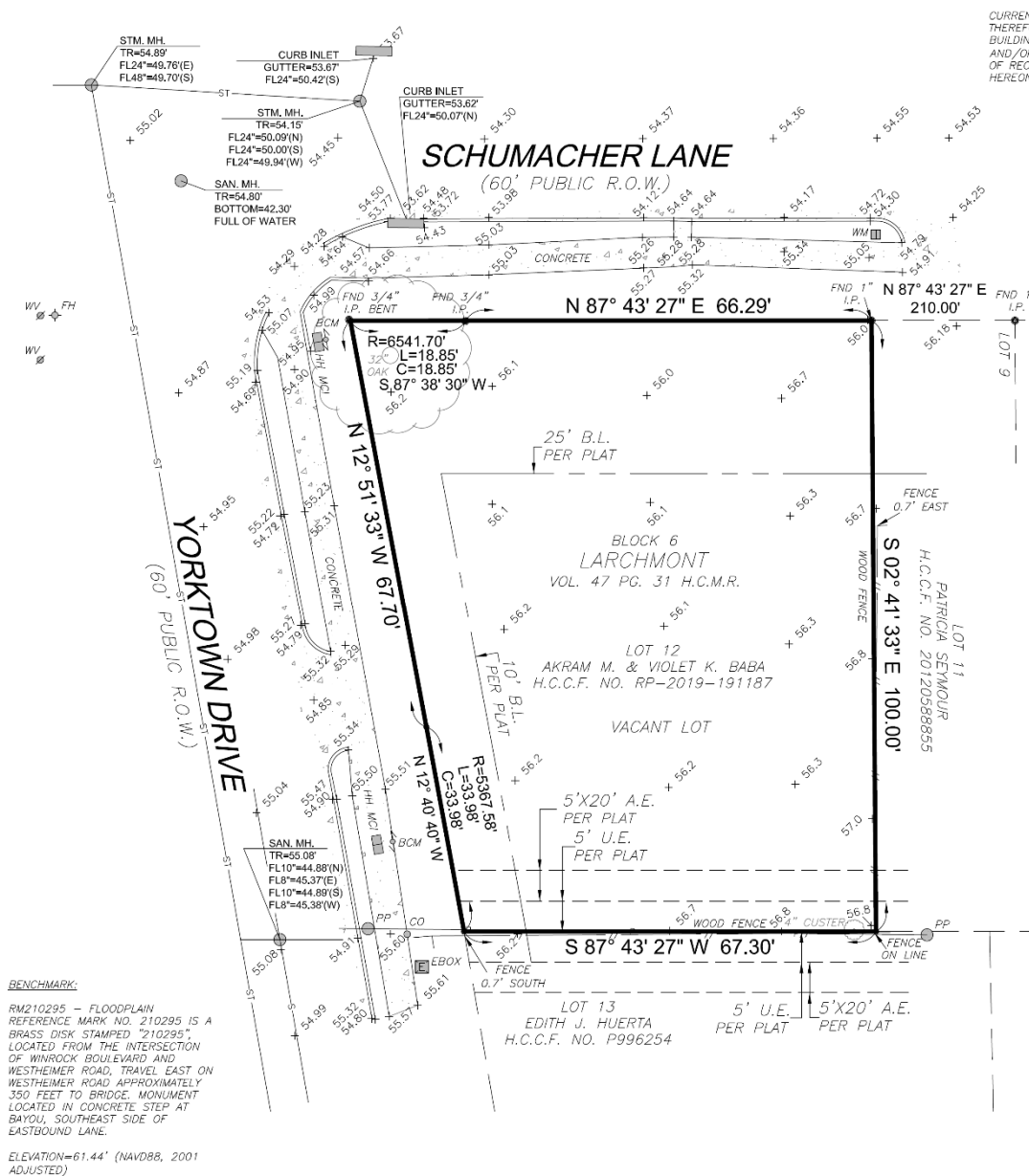


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

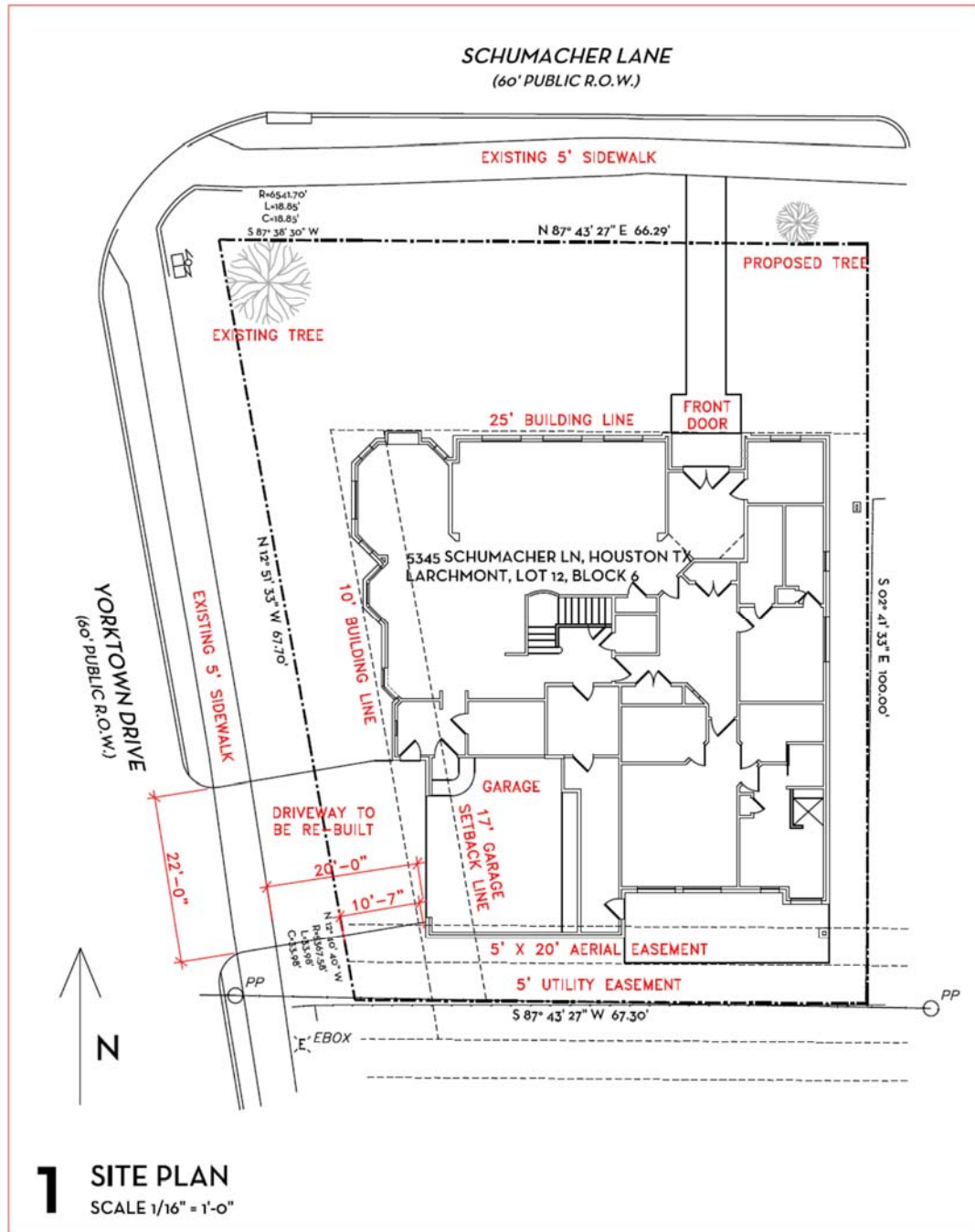
Survey





Houston Planning Commission

Site Plan

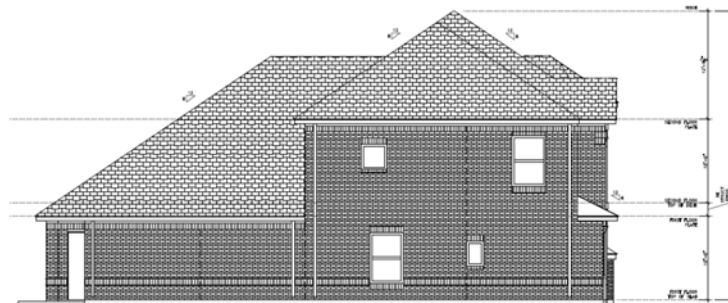
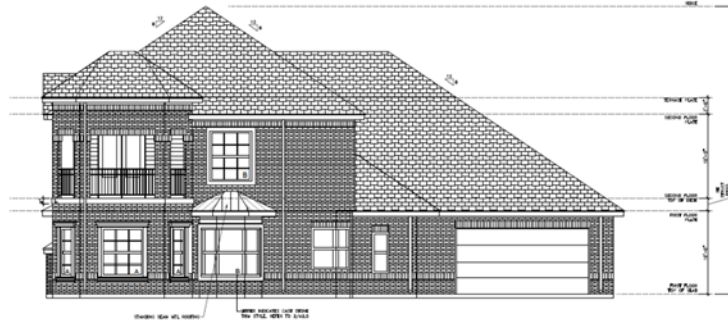
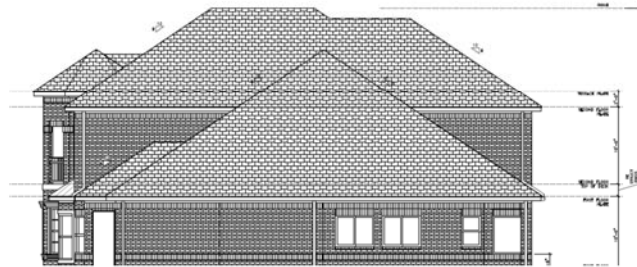


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located at the south east intersection of Schumacher Lane and Yorktown Drive. The applicant is requesting a variance to allow a 10' garage building line along Yorktown 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 Larchmont subdivision in 1954 with a 10' platted building line along Yorktown Drive, and a 25' platted building line along Schumacher Lane. Yorktown 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 27' & from the proposed garage door to the inside of the sidewalk is approximately 20'. The proposal is consistent with the existing neighborhood, as there are many other corner lots with garages at the 10' platted building line. Therefore, the intent of the ordinance will be preserved.

Staff recommends approving the requested variance to allow a 10' garage building line along Yorktown Drive.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP company	Jenifer Pool	832-594-8420	jrpcom@aol.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
456 West 24 th Street	19121580	77008	5359A	452V	C

ACCOUNT NUMBER(S): 1343140020001
PROPERTY LEGAL DESCRIPTION: LOT 25, C3 to HOUSTON HEIGHTS 2ND AMEND
PROPERTY OWNER OF RECORD: Stacy Sutter
ACREAGE (SQUARE FEET): 9,039 S.F.
WIDTH OF RIGHTS-OF-WAY: West 24th Street 26'; Nicholson Street 26'
EXISTING PAVING SECTION(S): West 24th Street 26'; Nicholson Street 26'
OFF-STREET PARKING REQUIREMENT: 3
OFF-STREET PARKING PROVIDED: 3
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2,803 S.F. Residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,975 S.F. with addition

PURPOSE OF VARIANCE REQUEST: To allow a 0' building line for a residential addition in lieu of the 10' building line for the principal structure & 20' building line for a garage or carport along a local street, Nicholson Street.

CHAPTER 42 REFERENCE (S): Sec. 42-156(b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

Sec. 42-156(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies property as Lot 25, Carter Reserve to Houston Heights 2nd Amend located at 456 West 24th Street, a local street. Property has an existing house on a 15' front building line along West 24th Street and an existing garage on a 10' building line along Nicholson Street, not shown on re-plat of December 2012, with access to Nicholson Street. The property is a corner lot with both West 24th Street and Nicholson Street are local streets. This is a well-developed residential area and most of the houses that abut the property are built using similar building lines for the Garage and an existing garage access from Nicholson Street or alley. The alley side of the property is restricted by 2 power poles and extensive supporting guy wires. There is an existing 10' sidewalk along Nicholson Street and 3' sidewalk along West 24th Street. The distance from the property line to the sidewalk is 21'-10".

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.

- (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 1996. Requiring a 17' garage building line for the Nicholson Street portion of the property instead the zero building line, per 2012 replat, would create an undue hardship in that there is an existing house using a 15' building line on West 24th Street and the power poles and guy wires along the alley, 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 Nicholson Street which has an existing garage as of 1996, or the use of alley access would create an undue hardship in conjunction with the 15' building line per on West 24th Street and the existing power poles and guy wires that restrict the access to the alley.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

(42-157) (b) (2) the property was sized and re-platted (2012) with no building line setback along Nicholson Street and used a 15' set back along West 24th Street. The property will adhere to the replat zero garage building setback line along Nicholson Street, as design, and has existing sidewalks. Therefore, imposition of 17' building setback is an unreasonable hardship imposed on this property by the Chapter 42, while adhering to the 2012 replat along West 24th Street and Nicholson Street. The property is restricted along the alley by existing power poles and guy wires that restrict the access to the alley.

These circumstances support the granting of the variance and is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 25, Carter Reserve to Houston Heights 2nd Amend 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 zero-garage building line, per (42-157) (a) (2) as the new garage will be no less than 21'-10" from the existing sidewalk and 36'-10" from the edge of existing pavement. Therefore, this sensible development will encourage the uses that are already present in this neighborhood. Per Chapter 42 the structure honors the 2012 re-plat along Nicholson Street and using 15" building line along West 24th Street.

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

West 24th Street and Nicholson Street 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 West 24th Street and Nicholson Street are generally, the same size. (42-157) The new garage structure's location itself poses no jeopardy to public safety using the zero garage and building setback line on Nicholson Street and the garage will be no less than 36'-10" from the back of curb and 21'-10" from the edge of 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 25, Carter Reserve to Houston Heights 2nd Amend is an existing lot re-platted in 2012 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 zero garage building set back line and access from Nicholson Street 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 re-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



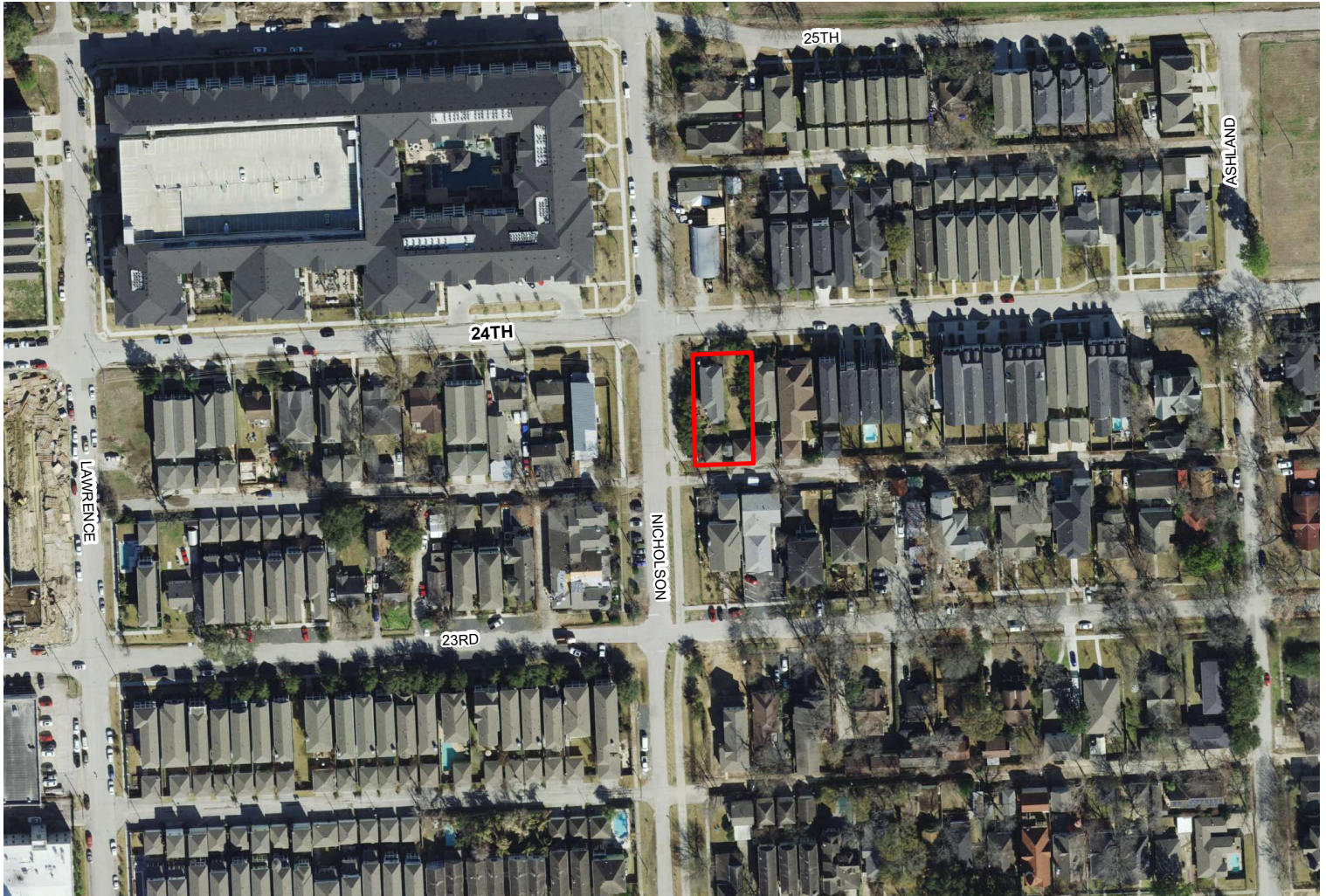
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Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



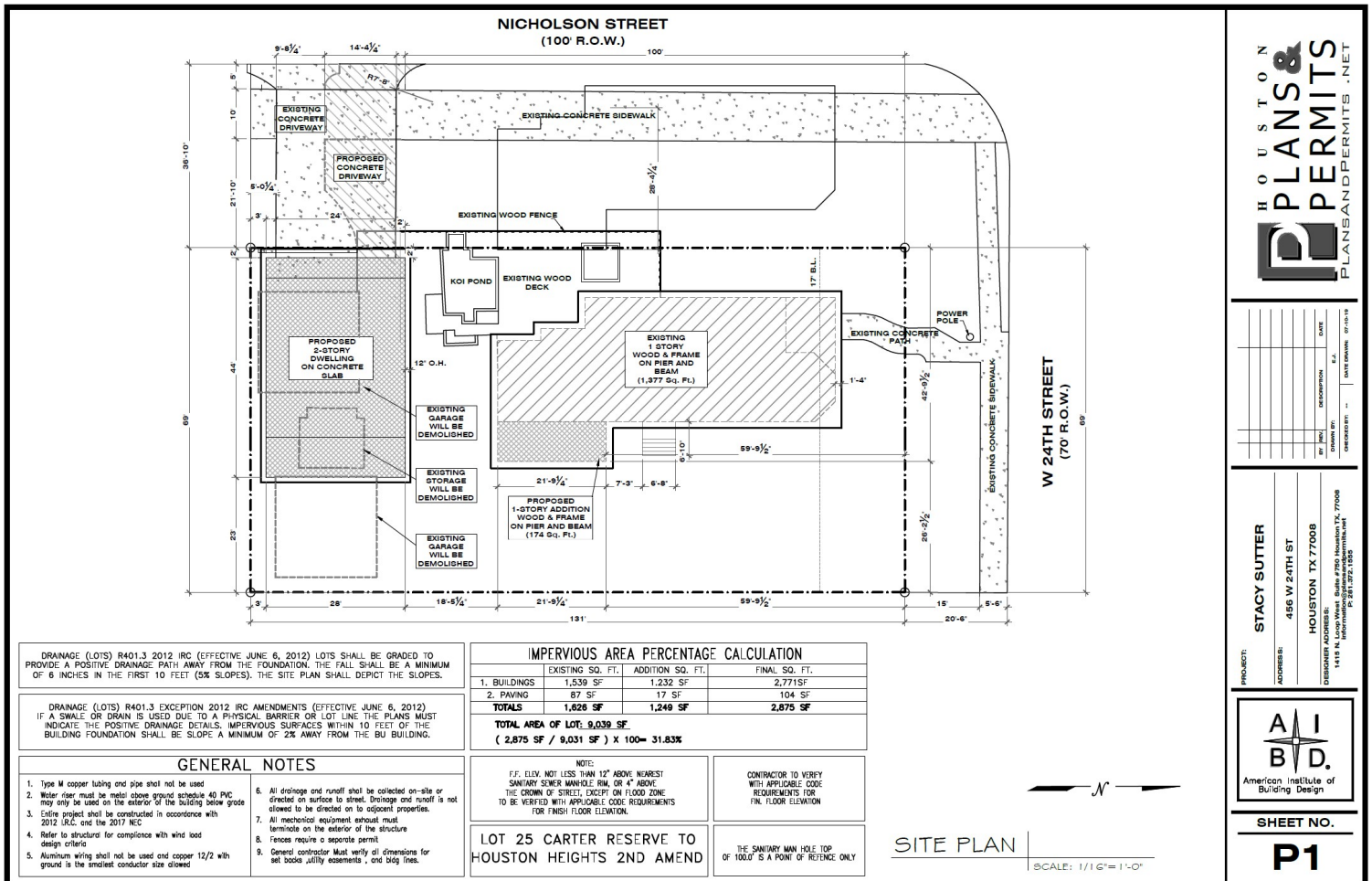
PLANNING &
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Site Plan

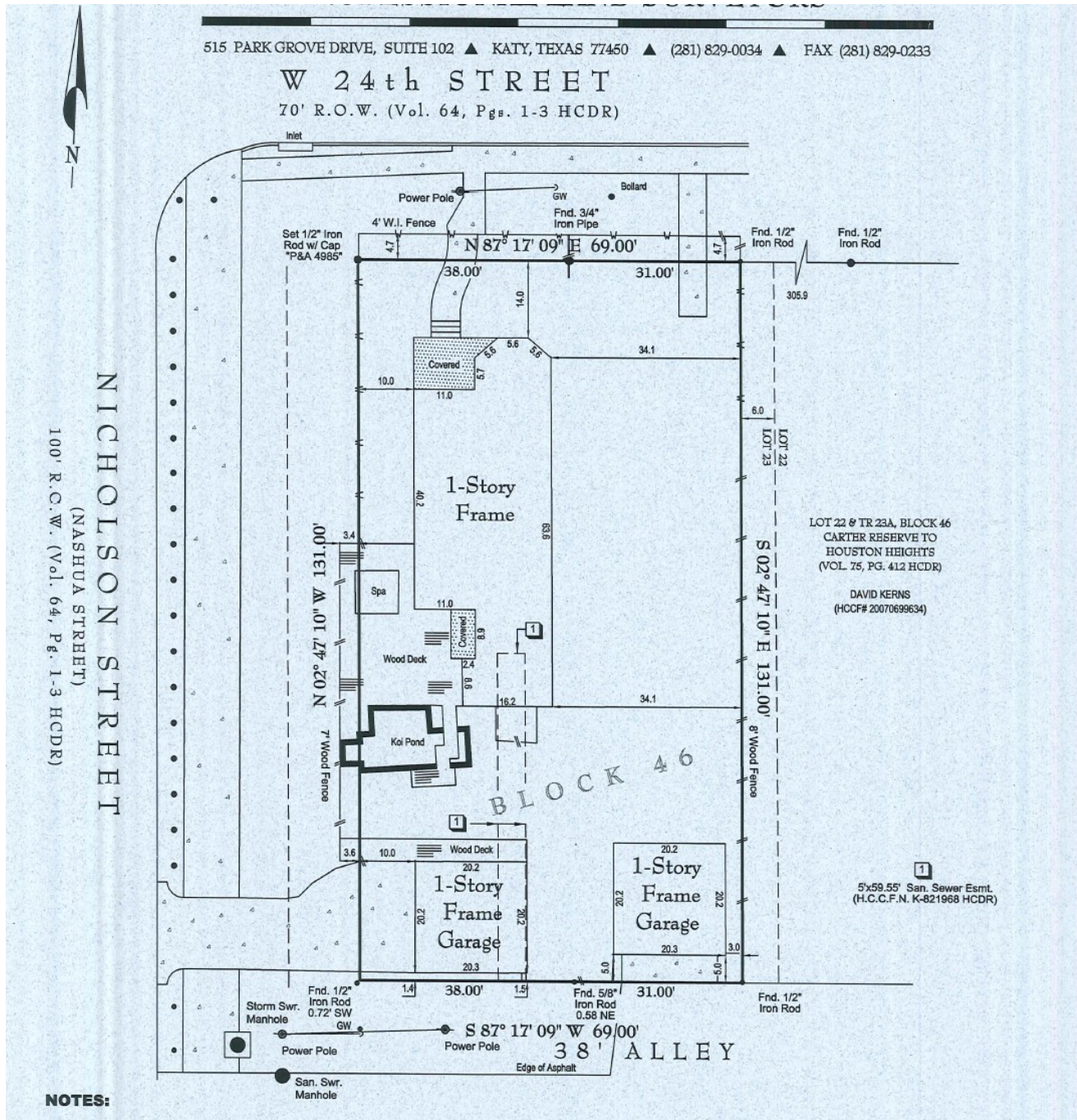


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Deny

The site is located north of West 20th Street, west of Yale Street, and along the south side of West 24th Street. The applicant is requesting a variance to allow a 0' building line for a proposed residential addition, in lieu of the required 10' building line for the main structure, and 20' building line for a garage or carport along a local street, Nicholson Street.

Staff is not in support of the request.

The applicant is proposing to construct a new residential garage apartment. The subject site is a corner lot fronting on West 24th street to the north, Nicholson Street to the west, and an existing active alley to the south. Nicholson Street is a 100' wide local street lined with single-family residential lots, which also includes the MKT hike & bike trail. The distance from back of the MKT trail to the proposed garage is approximately 22'. The applicant proposes to widen the existing driveway from 13' to 24' in width along Nicholson street, which will further add to the conflict point for trail users and vehicles accessing the site. Also, this site currently has vehicular access via the existing alley, however the applicant proposes to eliminate this access, in lieu of the larger driveway along Nicholson street. The applicant hasn't clearly identified a hardship, and the proposal will create a bigger interference point with the existing MKT trail. In addition, many of the newly constructed residences along Nicholson street, have opted to take vehicular access away from the local street, and either use the exiting alleys as their primary vehicular access or the front of the lots.

Staff recommends denying the requested variance to allow a 0' building line for a proposed residential addition, along a local street, Nicholson Street.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE