

# HOUSTON PLANNING COMMISSION

## AGENDA

DECEMBER 5, 2019



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

# PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*  
M. Sonny Garza, *Vice Chair*  
David Abraham  
Susan Alleman  
Antoine Bryant  
Lisa Clark  
Rodney Heisch  
Randall L. Jones  
Lydia Mares  
Paul R. Nelson  
Linda Porras-Pirtle  
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](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://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**

**December 5, 2019**

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

### **Call to Order**

**Director's Report**

**Approval of the November 14, 2019 Planning Commission Meeting Minutes**

### **I. Platting Activity (Subdivision and Development plats)**

- a. Consent Subdivision Plats (John Cedillo)
- b. Replats (John Cedillo)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, Thomas Kirn)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Homero Guajardo Alegria, Lyndy Morris, Tammi Williamson, Devin Crittle, Chad Miller)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Chad Miller)
- g. Extensions of Approval (Thomas Kirn)
- h. Name Changes (Thomas Kirn)
- i. Certificates of Compliance (Thomas Kirn)
- j. Administrative
- k. Development Plats with Variance Requests (Homero Guajardo Alegria, Chad Miller)

### **II. Establish a public hearing date of January 9, 2020**

- a. Cotton Oaks Estates replat no 1
- b. David Crockett Second Replat partial replat no 5
- c. Gaywood partial replat no 1
- d. Livingston Estates partial replat no 1
- e. Oaks of Lakewood Village Sec 1 replat no 1
- f. Oaks of Lakewood Village Sec 2 replat no 1
- g. East End on the Bayou Sec 3 replat no 1 and extension
- h. Royal Oaks Landing replat no 1
- i. Woodleigh partial replat no 2 and extension

### **III. Public Comment**

### **IV. Excuse the absence of Commissioner Victor**

### **V. Adjournment**

## **Minutes of the Houston Planning Commission**

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

**November 14, 2019**

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

### **Call to Order**

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Antoine Bryant

Arrived at 2:47 p.m. during item 94

Lisa Clark

Arrived at 2:39 p.m. during III

Rodney Heisch

Randall L. Jones

Lydia Mares

Left at 4:38 p.m. during item 118

Paul R. Nelson

Linda Porrás-Pirtle

Kevin Robins

Arrived at 2:38 p.m. during III

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Left at 4:25 p.m. during item 109

Zafar Tahir

Absent

Meera D. Victor

Absent

Scott Cain for

Absent

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 31, 2019 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the October 31, 2019 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

### **I. PRESENTATION AND CONSIDERATION OF THE 2020 PLANNING COMMISSION MEETING DATES**

Presentation was given by Hector Rodriguez, Planning and Development Department.

Commission action: Approved the 2020 Planning Commission meeting dates.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

### **II. PRESENTATION AND CONSIDERATION OF THE 2020 CHAPTER 26 SUBMITTAL DATES**

Presentation was given by Hector Rodriguez, Planning and Development Department

Commission action: Approved the 2020 Chapter 26 submittal dates.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

### **III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)**

Item(s) removed for separate consideration: **7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **Heisch and Alleman**

## **C PUBLIC HEARINGS**

### **91 Amhurst Sec 2 partial replat no 2**

**C3N**

**Approve**

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

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

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### **92 Clearcroft 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: **Pores-Pirtle**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

### **93 David Crockett Second Replat partial replat no 5**

**C3N**

**Withdrawn**

### **94 Draco Spring Manufacturing Company**

**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: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s) Bonnie Fountain – opposed; Sergio Chavarria, applicant – supportive.

**95 East End on the Bayou Sec 3 replat no 1 and extension C3N Withdrawn**

**96 Long Point Acres 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: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**97 Neuen Manor partial replat no 15 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**98 Northampton Sec 3 partial replat no 1 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: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**99 Riverside Terrace Sec 1 partial replat no 5 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**100 Riverside Terrace Sec 11 partial replat no 2 C3N Approve**

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

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

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

**101 Tetracon Sec 1 partial replat no 1 C3N Approve**

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

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

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

**102 Yaupon Grove partial replat no 1 C3N Defer**

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

Commission action: Defer the application for three weeks per the applicant's request.

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

Speaker(s): Phuc Pham and Thomas Tan Nguyen - opposed

## **D VARIANCES**

**103 Aldine Pines GP GP Approve**

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

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

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch recused himself.

**104 Becker Road Tract GP**

**GP**

**Approve**

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

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

Motion: **Smith**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

**105 Columbia Parkview**

**C2R**

**Approve**

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

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

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Todd Kramers and Mark Williamson – opposed.

Commissioner Alleman recused herself.

**106 Generation Park West Sec 5**

**C3P**

**Approve**

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

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

Motion: **Jones**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

**107 Harlem Road Reserves**

**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**

**108 Holcombe Heights North**

**C2R**

**Approve**

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

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

Motion: **Garza**

Second: **Clark**

Vote: **Carries**

Opposing: **Bryant and Mares**

Speaker(s): Theodore Shibut, Charles Albrecht, Grant Sovereign, Kari Kaalstal, Carrie Jean knight, Kayleh Burke, Kasia McComick, Erica Nevas, Adam Amar, Ross McDonald, Sarah Bezek, Paulina Sergot, Pauline Schloesser, Marie Louise Crozat, Jonathon Lindsey, Mark Williamson and Kate Lynn – opposed; Omar Izfar, applicant – supportive.

Commissioner Abraham recused himself.

**109 Ion Garage**

**C2R**

**Defer**

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

Commission action: Defer the application for three weeks per the applicant's request.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Abraham returned.

**110 Lockwood Court**

**C2R**

**Approve**

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

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

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch recused himself.

Items 111 and 112 were taken together at this time.

**111 McMahon Circle GP**

**GP**

**Approve**

**112 McMahon Circle Sec 1**

**C2**

**Approve**

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

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

Motion: **Porras-Pirtle**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

**113 Northwest Harris County MUD  
no 12 Water Plant no 2**

**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: **Jones**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

**114 Spurling Estates**

**C3P**

**Withdrawn**

**115 Valencia Court**

**C2R**

**Defer**

Staff recommendation: Defer the application for three weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for three weeks to give the applicant time to submit revised information.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS**

Commissioner Heisch recused himself.

**116 Breckenridge West Sec 7**

**C3P**

**Approve**

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

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

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**117 Lakeview Retreat Sec 6****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: **Bryant**Second: **Alleman**Vote: **Unanimous**Abstaining: **None**

Commissioner Heisch returned.

**118 Shaw Road Commercial****C2****Defer**

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

Commission action: Defer the application for three weeks per Harris County's request.

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

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

**G EXTENSIONS OF APPROVAL**

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

**H NAME CHANGES  
NONE****I CERTIFICATES OF COMPLIANCE**

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

Staff recommendation: Approve staff's recommendation for items 119-134.

Commission action: Approved staff's recommendation for items 119-134.

Motion: **Bryant**Second: **Alleman**Vote: **Carries**Abstaining: **Heisch on items 119, 120 and 121****J ADMINISTRATIVE  
NONE**

## **K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

### **135 4002 Falkirk Lane**

**DPV**

**Approve**

Staff recommendation: Approve the requested variance(s) to maintain the platted 20' Building Line on Stella Link instead of requested 25' building line for a major thoroughfare.

Commission action: Approved the requested variance(s) to maintain the platted 20' Building Line on Stella Link instead of requested 25' building line for a major thoroughfare.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### **136 6010 Rose Street**

**DPV**

**Approve**

Staff recommendation: Approve the requested variance(s) to allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a residential addition.

Commission action: Approved the requested variance(s) to allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a residential addition.

Motion: **Alleman**

Second: **Rodriguez**

Vote: **Unanimous**

Abstaining: **None**

### **137 5345 Schumacher Lane**

**DPV**

**Approve**

Staff recommendation: Approve the requested variance(s) 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.

Commission action: Approved the requested variance(s) 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..

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

### **138 456 West 24th Street**

**DPV**

**Deny**

Staff recommendation: Deny the requested variance(s).

Commission action: Denied the requested variance(s).

Motion: **Rosenberg**

Second: **Rodriguez**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Jenifer Pool, applicant – supportive.

## **IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 19, 2019 FOR:**

- 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

Staff recommendation: Establish a public hearing date of December 19, 2019 for item IV a-h.

Commission action: Established a public hearing date of December 19, 2019 for item IV a-h.

Motion: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

## **V. PUBLIC COMMENT NONE**

## **VI. EXCUSE THE ABSENCE OF COMMISSIONER RODRIGUEZ**

Commissioner Rodriguez was present; therefore, no Commission action was taken.

## **VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:56 p.m.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

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

1	Adventus Plaza	C2		Approve the plat subject to the conditions listed
2	Allendale Townsite Sec A partial replat no 4	C3F	DEF1	Approve the plat subject to the conditions listed
3	Badtke Road Street Dedication and Reserves Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
4	Bridgeland Parkland Village Sec 51	C3P		Approve the plat subject to the conditions listed
5	Campbells Homestead on Capitol	C2		Approve the plat subject to the conditions listed
6	Cedar Brook Elementary East Support Complex	C2		Approve the plat subject to the conditions listed
7	Clearcroft replat no 1	C3F		Approve the plat subject to the conditions listed
8	Ellwood Texas Forge Houston	C2		Defer Chapter 42 planning standards
9	Estates at Minimax	C3F	DEF1	Approve the plat subject to the conditions listed
10	Fast Pass Station	C2		Approve the plat subject to the conditions listed
11	Generation Park West Sec 6	C2		Approve the plat subject to the conditions listed
12	Grand Oaks Sec 12	C3F		Approve the plat subject to the conditions listed
13	Grand Vista Sec 23	C3F		Approve the plat subject to the conditions listed
14	Harlem Road Reserves	C3F		Approve the plat subject to the conditions listed
15	Harris County MUD no 171 Water Well no 2	C2		Approve the plat subject to the conditions listed
16	Haven at Kieth Harrow	C3F	DEF1	Approve the plat subject to the conditions listed
17	Houston Interactive Aquarium and Animal Adventure	C2		Approve the plat subject to the conditions listed
18	Industrial at FM 1960 Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
19	Lakes at Creekside Sec 7	C3F		Approve the plat subject to the conditions listed
20	Lakes at Creekside Sec 8	C3P		Approve the plat subject to the conditions listed
21	Lakes at Creekside Sec 9	C3P		Approve the plat subject to the conditions listed
22	Lantana Sec 7	C3P		Approve the plat subject to the conditions listed
23	Long Point Acres partial replat no 5	C3F		Approve the plat subject to the conditions listed
24	Longenbaugh Plaza	C2		Approve the plat subject to the conditions listed
25	Maple Spring Cypress Detention	C2		Approve the plat subject to the conditions listed
26	Northampton Sec 3 partial replat no 1	C3F		Approve the plat subject to the conditions listed
27	Oakview Farms Sec 1	C3F		Approve the plat subject to the conditions listed
28	ONeal Family Reserve	C2		Approve the plat subject to the conditions listed
29	Prose Airline	C2	DEF1	Approve the plat subject to the conditions listed

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>Staff's Recommendation</b>
30	Republic Business Park	C3P		Approve the plat subject to the conditions listed
31	Retreat at Huffman Cleveland	C2		Approve the plat subject to the conditions listed
32	Riverside Terrace Sec 1 parital replat no 5	C3F		Approve the plat subject to the conditions listed
33	Rose Meadow Farms Sec 2	C3F		Approve the plat subject to the conditions listed
34	Sainz Estates	C2		Approve the plat subject to the conditions listed
35	South Belt Central Business Park	C3F		Approve the plat subject to the conditions listed
36	Tavola Sec 26	C3F		Approve the plat subject to the conditions listed
37	Tavola Sec 28	C3P		Approve the plat subject to the conditions listed
38	Tetracon Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
39	Timber Crossing West	C3F		Approve the plat subject to the conditions listed
40	West Lane Annex partial replat no 6	C3F		Approve the plat subject to the conditions listed
41	Woodland Lakes Sec 5	C3P		Approve the plat subject to the conditions listed
42	Woodland Lakes Sec 6	C3P		Approve the plat subject to the conditions listed
43	ZM Commercial Estates	C2		Approve the plat subject to the conditions listed

**B-Replats**

44	Aldine Bender Logistics Center	C2R		Approve the plat subject to the conditions listed
45	Anderson Lakes Sec 1	C3R		Approve the plat subject to the conditions listed
46	Auz Reserves replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
47	Avenue on 34th	C2R		Approve the plat subject to the conditions listed
48	Brayden Place	C3R		Defer Chapter 42 planning standards
49	Brooks Place	C2R		Approve the plat subject to the conditions listed
50	Cetti North Side	C2R		Approve the plat subject to the conditions listed
51	Exxon North Terminal partial replat no 1	C2R		Defer LGL deed rests review pending
52	Forbes Crossing Sec 5	C3R		Defer Chapter 42 planning standards
53	Fullerton Place partial replat no 4	C2R	DEF1	Approve the plat subject to the conditions listed
54	Gourmet Ranch	C2R		Approve the plat subject to the conditions listed
55	Held Estates	C2R		Defer Chapter 42 planning standards
56	Karam Plaza Southloop	C2R	DEF1	Disapprove
57	Lago Vista	C3R		Defer Additional information reqd
58	Live Oak Gardens	C2R		Approve the plat subject to the conditions listed
59	Mali Estates	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
60	Marathon Avenue Landing	C2R		Approve the plat subject to the conditions listed
61	Mid Studewood Properties	C2R		Approve the plat subject to the conditions listed
62	Natchez Enclave	C2R		Defer Applicant request
63	Oriole Avenue Landing	C2R		Defer Chapter 42 planning standards
64	Park at Hutchins	C2R		Defer for further study and review
65	Peek Entrepreneurs replat no 1	C2R	DEF1	Withdraw
66	Poly Investments Inc on Bellaire Boulevard	C2R		Approve the plat subject to the conditions listed
67	Redeemed Christian Church of God Pavilion of Redemption Fresno	C2R		Defer Chapter 42 planning standards
68	Reserve at Greenhouse replat and extension	C2R		Approve the plat subject to the conditions listed
69	Rodarte Estates	C2R		Defer Chapter 42 planning standards
70	Ryon Enclave	C2R	DEF1	Approve the plat subject to the conditions listed
71	Sealey Estates	C2R		Approve the plat subject to the conditions listed
72	Smarty Pants Court	C2R		Approve the plat subject to the conditions listed
73	Stoneworks Park Plaza	C3R		Defer Chapter 42 planning standards
74	Stratton Place partial replat no 2	C2R		Approve the plat subject to the conditions listed
75	Sunflower Street Landing	C2R		Approve the plat subject to the conditions listed
76	Teen How Palace	C2R		Approve the plat subject to the conditions listed
77	Tridev McGowen	C2R		Approve the plat subject to the conditions listed
78	Trio on Gibson	C2R		Approve the plat subject to the conditions listed
79	Unique Design Corner	C2R		Approve the plat subject to the conditions listed
80	Vermont Street Grove	C2R		Approve the plat subject to the conditions listed
81	Views at Meadow Street	C2R		Approve the plat subject to the conditions listed
82	Villas on Francis Street	C2R		Defer for further study and review
83	Waterstone Industrial Park	C2R		Approve the plat subject to the conditions listed
84	West 21st Street Homes	C2R		Approve the plat subject to the conditions listed
85	Westwind Business Park	C2R		Approve the plat subject to the conditions listed
86	Yellowstone Academy Campus	C2R	DEF1	Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

87	Bayou Woods Sec 2 partial replat no 3 and extension	C3N		Approve the plat subject to the conditions listed
88	Forest Oaks Addition partial replat and extension partial replat no 2	C3N		Approve the plat subject to the conditions listed
89	Foster Place partial replat no 4	C3N		Approve the plat subject to the conditions listed
90	Houston Acreage Estates partial replat no 2	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
91	Neuen Manor partial replat no 16	C3N		Approve the plat subject to the conditions listed
92	Parkway at Eldridge Sec 1 partial replat no 1 and extension	C3N		Approve the plat subject to the conditions listed
93	Yaupon Grove partial replat no 1	C3N	DEF1	Withdraw

**D-Variances**

94	Bridgeland Parkland Village Sec 49	C3P		Defer Applicant request
95	Bridgeland Parkland Village Sec 54	C3P		Defer Applicant request
96	Darby Vista	C2		Defer Applicant request
97	Estates at Jacquelyn	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
98	Grand Trails GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Harris County MUD no 477 Wastewater Treatment Plant no 1	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Ion Garage	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	Rhodes Meadow Business Park	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	Sciaaca Road Reserve	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Smart Living at Allen Genoa	C2R		Defer LGL deed rests review pending
104	Valencia Court	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Willow Creek District	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Wycliffe Heights	C3R		Defer for further study and review

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

107	Reserve at Nursery Road	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Shaw Road Commercial	C2	DEF1	Approve the plat subject to the conditions listed

**G-Extensions of Approval**

109	Autozone Store no TX5111	EOA		Approve
110	Autozone Store TX6192	EOA		Approve

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

Item No.	Subdivision Plat Name	App		Staff's Recommendation
		Type	Deferral	
111	Corner at Bammel North	EOA	Approve	
112	FCCU Copperfield	EOA	Approve	
113	Grand Mission Reserves	EOA	Approve	
114	Legends at Gleannloch Sec 1 partial replat no 1	EOA	Approve	
115	Long Meadow Farms Sec 46	EOA	Approve	
116	Old Greenhouse Road Business Park	EOA	Approve	
117	Prestonwood Storage	EOA	Approve	
118	Reserves on Aldine Westfield	EOA	Approve	
119	Spears Idea School	EOA	Approve	
120	Taj Residences	EOA	Approve	

**H-Name Changes**

None

**I-Certification of Compliance**

121	25170 Needham Road	COC	Approve
122	26365 Hanna Road	COC	Approve
123	24090 Butterfly Lane	COC	Approve

**J-Administrative**

None

**K-Development Plats with Variance Requests**

124	580 N. Shepherd Drive	DPV	Defer
125	121 St. Emanuel Street	DPV	Defer



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 12/05/2019  
**Plat Name:** Adventus Plaza  
**Developer:** VHA Planning  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2019-2074 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
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	77429	369K	ETJ

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#### ***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. 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.

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)).

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

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 12/05/2019  
**Plat Name:** Adventus Plaza  
**Developer:** VHA Planning  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No/Type:** 2019-2074 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

PWE Traffic: 12/03/19:  
No comments.  
PWE Utility Analysis: Approved  
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris 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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)  
20'x20' ROW cutback or 30' radius is required at L intersection of McCracken Circle. (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:** 2  
**Action Date:** 12/05/2019  
**Plat Name:** Allendale Townsite Sec A partial replat no 4  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2056 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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)

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. Approval from Joint Referral Committee concerning the relocation/abandonment of the existing sewer prior to recordation.
2. Provide a letter of no objection from PWE Utility Analysis Group for abandonment of a portion of Jordan Avenue at recordation.
3. If any easement has to be relocated and it affects the plat layout, another final submission will be required.

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 12/05/2019  
**Plat Name:** Allendale Townsite Sec A partial replat no 4  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2056 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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](http://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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 3  
**Action Date:** 12/05/2019  
**Plat Name:** Badtke Road Street Dedication and Reserves Sec 1  
**Developer:** 290 WR Holdings  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-1973 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	11.8000	Total Reserve Acreage:	2.6000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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.

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

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

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)

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)

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 12/05/2019  
**Plat Name:** Badtke Road Street Dedication and Reserves Sec 1  
**Developer:** 290 WR Holdings  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-1973 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

Coordinate and confirm the proposed street name with TXDOT and Harris County prior to submitting the Class 3 Final plat application.

#### ***For Your Information:***

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

Coordinate with county to finalize alignment for northern portion of plat

County has no objections to change name to Coastal Prairie Boulevard if TXDOT has no objections and will initiate corrective road signs along US 290

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

Traffic Impact Analysis will be required before the review of construction plan outlining developer responsibility for construction of Badtke Road. (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:** 4  
**Action Date:** 12/05/2019  
**Plat Name:** Bridgeland Parkland Village Sec 51  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2019-2117 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	16.1300	Total Reserve Acreage:	1.7500
Number of Lots:	67	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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

052. Bridge Creek Sec 1 or plat which dedicates Summer Camp Drive to either Fry Road or Westgreen Road must be recorded prior to or simultaneously with this plat. (Ch. 42, Sec 120(a)(3)).

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 12/05/2019  
**Plat Name:** Bridgeland Parkland Village Sec 51  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2019-2117 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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)  
Increase tangent lot length to a minimum of 21 feet or driveway will need to take access from side street. See markups.  
Summer Camp Drive will need to be recorded prior to or simultaneously with this plat.(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:** 5  
**Action Date:** 12/05/2019  
**Plat Name:** Campbells Homestead on Capitol  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2124 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.1198	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493R	City

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#### ***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](http://houstonpermittingcenter.org)

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 12/05/2019  
**Plat Name:** Cedar Brook Elementary East Support Complex  
**Developer:** Spring Branch ISD  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2019-2075 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	23.1766	Total Reserve Acreage:	23.1766
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450R	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.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (Ch. 42, Sec 161).

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

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

#### **For Your Information:**

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

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

City Engineer: Detention is required.

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

Parks and Recreation: Provide multifamily note.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 12/05/2019  
**Plat Name:** Cedar Brook Elementary East Support Complex  
**Developer:** Spring Branch ISD  
**Applicant:** REKHA ENGINEERING, INC.  
**App No/Type:** 2019-2075 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Clearcroft replat no 1  
**Developer:** Pulte Homes of Texas  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2140 C3F

**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***

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](http://houstonpermittingcenter.org)

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:** 8  
**Action Date:** 12/05/2019  
**Plat Name:** Ellwood Texas Forge Houston  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2134 C2

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	35.3660	Total Reserve Acreage:	35.3660
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:	Combination	Utility District:	FIVE CORNERS IMPROVEMENT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77045	572M	City

#### **Conditions and Requirements for Approval**

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street (Amelia Drive), alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050.

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 record information for Amelia Drive.

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

The stub of Amelia Street requires additional information. If extension of the street is not required, a cul-de-sac may be required (42-134).

#### **For Your Information:**

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Show and label Drainage Channel C100-00-00 with top of banks and include Easement information (see uploaded PDF).

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 12/05/2019  
**Plat Name:** Ellwood Texas Forge Houston  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2134 C2

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**Staff Recommendation:**  
Defer Chapter 42 planning  
standards



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 12/05/2019  
**Plat Name:** Estates at Minimax  
**Developer:** CND-Timbergrove, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2019-2016 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

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.

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

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

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

#### ***For Your Information:***

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

PWE Traffic: 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](http://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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 9  
**Action Date:** 12/05/2019  
**Plat Name:** Estates at Minimax  
**Developer:** CND-Timbergrove, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No/Type:** 2019-2016 C3F

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 12/05/2019  
**Plat Name:** Fast Pass Station  
**Developer:** Belfort Capital, llc  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-1972 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	9.6547	Total Reserve Acreage:	9.6547
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	FB COUNTY WCID 1
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	528X	City

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#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 134.18. Add to general notes on face of plat: This property(s) is located in Park Sector number 18.
- 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:***

The below comments were made by other agencies during this review period. These comments 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:** 12/05/2019  
**Plat Name:** Fast Pass Station  
**Developer:** Belfort Capital, llc  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-1972 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

PWE Traffic: 12/03/19:

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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

B.L. is missing.

Addressing: Please change street type of W Bellfort to Avenue.

Parks and Recreation: Please include Park Sector note prior to final plat submittal.

Fort Bend Engineer: This plat is wholly within City of Houston city limits.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 12/05/2019  
**Plat Name:** Generation Park West Sec 6  
**Developer:** Service Wire Company  
**Applicant:** Baseline Corporation  
**App No/Type:** 2019-2084 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	22.4800	Total Reserve Acreage:	22.4800
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:	HC MUD 402
County	Zip	Key Map ©	City / ETJ
Harris	77044	416C	ETJ

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#### ***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)

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:** 11  
**Action Date:** 12/05/2019  
**Plat Name:** Generation Park West Sec 6  
**Developer:** Service Wire Company  
**Applicant:** Baseline Corporation  
**App No/Type:** 2019-2084 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

PWE Traffic: 12/03/19:

No comments.

PWE Utility Analysis: Approve

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

Harris 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)

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:** 12  
**Action Date:** 12/05/2019  
**Plat Name:** Grand Oaks Sec 12  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2106 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	5.4980	Total Reserve Acreage:	0.5050
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:	ROLLING CREEK UD
County	Zip	Key Map ©	City / ETJ
Harris	77084	447A	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 12/05/2019  
**Plat Name:** Grand Oaks Sec 12  
**Developer:** Woodmere Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2106 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: Approve  
Harris County Flood Control District: Flood Control review - Need to show and label drainage channel U102-00  
-00 and HCFCD Fee on the plat (see uploaded PDF).  
City Engineer: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering  
Department prior to recordation (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 dedicated by separate instrument will need to be recorded prior to plat recordation (COH-Chapter  
42-212)  
Construction plans should include ALL-WAY Stop Warrant Analysis based on TMUTCD Section 2B.07 at  
Appletree Ridge Road and Plum Forest Road intersection in adjacent Rolling Creek Sec 1 subdivision.  
(TMUTCD Section 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.



**PLANNING &  
DEVELOPMENT  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 13  
**Action Date:** 12/05/2019  
**Plat Name:** Grand Vista Sec 23  
**Developer:** Taylor Morrison of Texas Inc.  
**Applicant:** Costello, Inc.  
**App No/Type:** 2019-2146 C3F

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 12/05/2019  
**Plat Name:** Grand Vista Sec 23  
**Developer:** Taylor Morrison of Texas Inc.  
**Applicant:** Costello, Inc.  
**App No/Type:** 2019-2146 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	100.4900	Total Reserve Acreage:	75.7500
Number of Lots:	102	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526M	ETJ

#### ***Conditions and Requirements for Approval***

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.

Fort Bend Engineer: 1.) Block Length variances needed for Reserves C and F.  
 2.) This does not constitute a formal review by FBC as not all review comments are provided in this portal.  
 Addressing: KENORA WAY needs a subsequent name change. All roads that contain a 90 degree curve must have a name change. In this case, a name for the vertical and horizontal portion.

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:** 14  
**Action Date:** 12/05/2019  
**Plat Name:** Harlem Road Reserves  
**Developer:** Q4 Interests, Ltd  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-2145 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	93.4680	Total Reserve Acreage:	91.9200
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

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#### ***Conditions and Requirements for Approval***

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

#### ***For Your Information:***

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

Fort Bend Engineer: 1.) Add 10' landscape easement along Harlem and West Belfort.  
2.) Block length variances will be required.  
3.) C1 and C2 are less than the minimum required 850' and will require a variance from FBC or bring radii to FBC standards.  
4.) Submit FP to FBC for formal review.  
5.) This does not constitute a formal review by FBC as not all review comments are provided in this portal.  
City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing: The STREET\_NAME "WESTMOOR" is already in use by another permanent street.

After research, I found that this proposed road cannot be a direct extension of the "Westmoor Drive" roads that exist in the adjacent subdivision.

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



**PLANNING &  
DEVELOPMENT  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 14  
**Action Date:** 12/05/2019  
**Plat Name:** Harlem Road Reserves  
**Developer:** Q4 Interests, Ltd  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-2145 C3F

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



**Agenda Item:** 15  
**Action Date:** 12/05/2019  
**Plat Name:** Harris County MUD no 171 Water Well no 2  
**Developer:** Nash FM 529, LLC a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2019-2081 C2

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	0.9015	Total Reserve Acreage:	0.9015
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	405U	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.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

***For Your Information:***

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

PWE Utility Analysis: 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)



**PLANNING &  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 15  
**Action Date:** 12/05/2019  
**Plat Name:** Harris County MUD no 171 Water Well no 2  
**Developer:** Nash FM 529, LLC a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No/Type:** 2019-2081 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Haven at Kieth Harrow  
**Developer:** Grason Communities, LTD.  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-1961 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

#### **Conditions and Requirements for Approval**

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)(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)).

An Open Space Amenities Plan must be recorded with the subdivision 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: 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 16  
**Action Date:** 12/05/2019  
**Plat Name:** Haven at Kieth Harrow  
**Developer:** Grason Communities, LTD.  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-1961 C3F

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 12/05/2019  
**Plat Name:** Houston Interactive Aquarium and Animal Adventure  
**Developer:** Houston Interactive Aquarium & Zoo  
**Applicant:** Tetra Surveys  
**App No/Type:** 2019-2077 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	4.7485	Total Reserve Acreage:	4.7485
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	77032	374V	City/ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

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

1. Show and label HCFCF easement.
2. Show and label city limit boundary.

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 12/05/2019  
**Plat Name:** Houston Interactive Aquarium and Animal Adventure  
**Developer:** Houston Interactive Aquarium & Zoo  
**Applicant:** Tetra Surveys  
**App No/Type:** 2019-2077 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Traffic: 12/03/19:

No comments.

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - There are several Public and HCFCD Drainage Easements at the back of the lot, also show and label channel P133-00-00 with top of bank they need to be included on the plat (see uploaded PDF).

Addressing: Please specify BELTWAY 8 as "North Sam Houston Parkway East". This is because the new address for the property will be derived from this road name.

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 existing easement width and if any additional drainage easements are required. Provide INO letter at recordation (TLGC-242.001h)

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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org). (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

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:** 18  
**Action Date:** 12/05/2019  
**Plat Name:** Industrial at FM 1960 Sec 1  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2051 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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.

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

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

#### ***For Your Information:***

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

City Engineer: Detention is required.

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

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)

Access easement will need to be labeled and recorded prior to plat recordation (COH-Chapter 42-212)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 18  
**Action Date:** 12/05/2019  
**Plat Name:** Industrial at FM 1960 Sec 1  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2051 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Lakes at Creekside Sec 7  
**Developer:** TMTL Creekside LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2118 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	40.9610	Total Reserve Acreage:	18.2170
Number of Lots:	85	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Y	ETJ

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#### ***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.

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. Provide 10' BL and access denied note for Stonebridge lane.

2. ROW connection to Hufsmith Road approved in preliminary plat, 2019-1012, must be record prior to or simultaneously with next section to the south of this plat.

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 12/05/2019  
**Plat Name:** Lakes at Creekside Sec 7  
**Developer:** TMTL Creekside LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2118 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

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

Addressing: WOODLEIGH CREEKSIDE WAY makes two near 90 degree bends. According to Ch.41 Code of Ordinance, a street name shall change at a near 90 degree bend.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 12/05/2019  
**Plat Name:** Lakes at Creekside Sec 8  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2125 C3P

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	1.4000	Total Reserve Acreage:	0.0000
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Y	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)

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

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

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

1. Provide adequate waste water note

#### ***For Your Information:***

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

Harris County Flood Control District: HCFCD interposes no objection. mmh  
 City Engineer: 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)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 12/05/2019  
**Plat Name:** Lakes at Creekside Sec 8  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2125 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Lakes at Creekside Sec 9  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2128 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	23.2000	Total Reserve Acreage:	10.5300
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Y	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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

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

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

1. Add 20' garage building line.

#### ***For Your Information:***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 12/05/2019  
**Plat Name:** Lakes at Creekside Sec 9  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2128 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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)  
- UVE needs to be checked at Glenwick Gable Drive and Kleppel Road (Chapter 10-COH geometric design guidelines, 10-23)  
Harris County Flood Control District: HCFCD interposes no objection. mmh  
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:** 22  
**Action Date:** 12/05/2019  
**Plat Name:** Lantana Sec 7  
**Developer:** Beazer Homes / M/I Homes  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2091 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	8.3000	Total Reserve Acreage:	0.1100
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	ETJ

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#### ***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. Lantana Sec 6 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat\_Legend.doc)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 22  
**Action Date:** 12/05/2019  
**Plat Name:** Lantana Sec 7  
**Developer:** Beazer Homes / M/I Homes  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2091 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Utility Analysis: Approve  
Harris County Flood Control District: Flood Control review - Show and label drainage channels U102-00-00, U102-28-00 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. (COH-Chapter 42)  
Guardrail along detention will need to be outside of road ROW (HC-permit regs)  
Sec 6 will need to be recorded prior to or simultaneously with this plat (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.



**Agenda Item:** 23  
**Action Date:** 12/05/2019  
**Plat Name:** Long Point Acres partial replat no 5  
**Developer:** Hyo Design & Construction, LLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2019-2107 C3F

**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:	Open Ditch	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.

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. FYI- In order to meet performance standards for 5' building line- Each dwelling unit on a lot that is adjacent to a public street has front door that faces the public street and provides pedestrian access to the public street.- 42-157(c)

2. FYI- A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 12/05/2019  
**Plat Name:** Long Point Acres partial replat no 5  
**Developer:** Hyo Design & Construction, LLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2019-2107 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

PWE Traffic: 12/03/19:

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](http://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](mailto: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.

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.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 12/05/2019  
**Plat Name:** Longenbaugh Plaza  
**Developer:** 2018 Beltway Property, Ltd.  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2019-2133 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	9.6800	Total Reserve Acreage:	9.6800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	HARRIS COUNTY MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406H	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 12/05/2019  
**Plat Name:** Longenbaugh Plaza  
**Developer:** 2018 Beltway Property, Ltd.  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2019-2133 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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)

UVE should be checked for making right turn on red by EB traffic on Longenbaugh Road onto Greenhouse Road. (Chapter 10-COH geometric design guidelines, 10-23)

Limited scope TIA will be required to determine driveway locations, median opening relocation and left turn lane requirements at the time the property is ready for development.(HC-permit regs, 12.02)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 12/05/2019  
**Plat Name:** Maple Spring Cypress Detention  
**Developer:** Trammel Crow Residential  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-2131 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	1.9702	Total Reserve Acreage:	1.9702
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:	BRIDGESTONE MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	331A	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

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

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy. (Sec 42-161)

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:** 25  
**Action Date:** 12/05/2019  
**Plat Name:** Maple Spring Cypress Detention  
**Developer:** Trammel Crow Residential  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-2131 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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)  
- Limited scope TIA required to determine driveway location and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

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:** 26  
**Action Date:** 12/05/2019  
**Plat Name:** Northampton Sec 3 partial replat no 1  
**Developer:** Northampton MUD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-2097 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	1.0809	Total Reserve Acreage:	1.0809
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***

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site. (Sec 42-42(3), Sec 42-44(4))

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))

119. Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions. (Sec 42-49, Local Govt Code Sec 212.015)

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

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

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

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 12/05/2019  
**Plat Name:** Northampton Sec 3 partial replat no 1  
**Developer:** Northampton MUD  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-2097 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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: 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 - Need to show channel M105-00-00 and easements on the plat (see uploaded PDF).

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 12/05/2019  
**Plat Name:** Oakview Farms Sec 1  
**Developer:** Oakview Farms LLC  
**Applicant:** Provident  
**App No/Type:** 2019-2130 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	10.0517	Total Reserve Acreage:	2.6650
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	290J	ETJ

#### ***Conditions and Requirements for Approval***

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

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)

023. Single family residential lots outside the city can have a reduced front BL of 10' with 20' garage BL when using the typical lot layout. Add BL 156(b) illustration and notes on the plat. (Sec 42-156(b))

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

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

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

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

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

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:** 27  
**Action Date:** 12/05/2019  
**Plat Name:** Oakview Farms Sec 1  
**Developer:** Oakview Farms LLC  
**Applicant:** Provident  
**App No/Type:** 2019-2130 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (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)  
Left turn lane at developer expense required on Boudreaux Rd at Matted Oak View Drive. Contact Harris County capital project manager Gregory Ciaccio (713-274-3944) for further discussion of options for coordination with a Harris County road project entering design. (HC-permit regs)  
UVE should be checked at Matted Oak View Drive (pvt) and Boudreaux Road (Chapter 10-COH geometric design guidelines, 10-23)

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 12/05/2019  
**Plat Name:** Oneal Family Reserve  
**Developer:** C&R Surveying, Inc.  
**Applicant:** C&R Surveying, Inc.  
**App No/Type:** 2019-2070 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	1.8753	Total Reserve Acreage:	1.8753
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330N	ETJ

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 12/05/2019  
**Plat Name:** Oneal Family Reserve  
**Developer:** C&R Surveying, Inc.  
**Applicant:** C&R Surveying, Inc.  
**App No/Type:** 2019-2070 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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

Harris County Flood Control District: Flood Control review - Include HCFCD Basin ROW information on the plat (see uploaded PDF).

Addressing: Please change street type of Champion Springs Drive to "Boulevard" 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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019

**Plat Name:** Prose Airline

**Developer:** Alliance Prose Airline Owner, LP

**Applicant:** Terra Associates, Inc.

**App No/Type:** 2019-1963 C2

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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

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#### ***Conditions and Requirements for Approval***

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

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

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

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

\* All "to be abandoned" easements must be abandoned prior to recordation and removed from 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.

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](http://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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 29  
**Action Date:** 12/05/2019  
**Plat Name:** Prose Airline  
**Developer:** Alliance Prose Airline Owner, LP  
**Applicant:** Terra Associates, Inc.  
**App No/Type:** 2019-1963 C2

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 12/05/2019  
**Plat Name:** Republic Business Park  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2053 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	18.0050	Total Reserve Acreage:	15.4660
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	329E	ETJ

#### ***Conditions and Requirements for Approval***

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (42-155)

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.

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.42-191

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.42-161

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45(2)

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

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 12/05/2019  
**Plat Name:** Republic Business Park  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2053 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (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)  
- Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)  
- UVE needs to be checked at Solomon Road and Coons Road (chapter 10-COH geometric design guidelines, 10-23)  
- need 20' x 20' corner cutback at SH 249 and Solomon Rd and at Solomon Rd and Coons Rd (COH geometric Design guidelines, 10-22)  
- provide corner cutback 30' x 30' at SH 249 and Solomon Rd (COH geometric Design guidelines, 10-22)

PWE Utility Analysis: Approved

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

Parks and Recreation: N/A ETJ

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

Addressing: STREET\_NAME "SOLOMON" is already in use by other roads in the city. Cannot clearly determine the proposed street is a direct extension of Solomon Rd in the adjacent subdivision.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 12/05/2019  
**Plat Name:** Retreat at Huffman Cleveland  
**Developer:** Signorelli Investment Company, Ltd.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2019-2144 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	40.2808	Total Reserve Acreage:	40.2808
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	298Z	City

#### ***Conditions and Requirements for Approval***

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

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)

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45(2)

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

#### ***For Your Information:***

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

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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Label Luce Bayou with Channel ID # S100-00-00 and include Drainage easements information on the plat (see uploaded PDF).

Parks and Recreation: Include applicable park notes prior to final plat submittal.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 31  
**Action Date:** 12/05/2019  
**Plat Name:** Retreat at Huffman Cleveland  
**Developer:** Signorelli Investment Company, Ltd.  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2019-2144 C2

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 12/05/2019  
**Plat Name:** Riverside Terrace Sec 1 parital replat no 5  
**Developer:** Alvin 281 Enterprise, Inc  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2139 C3F

**Staff Recommendation:**  
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.

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45(2)

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:** 32

**Action Date:** 12/05/2019

**Plat Name:** Riverside Terrace Sec 1 parital replat no 5

**Developer:** Alvin 281 Enterprise, Inc

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2019-2139 C3F

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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](http://houstonpermittingcenter.org)

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

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

Parks and Recreation: Need to provide proof of existing dwelling unit with water letter or demo permit dated within the last 12 months. Number of Incremental Dwelling Units in Parks Table and the number of Dwelling Units that fee is to be applied to in Park Notes should match. This needs to be done before final plat approval.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Rose Meadow Farms Sec 2  
**Developer:** Rosehill Reserve, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2105 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	22.0530	Total Reserve Acreage:	9.7690
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286V	ETJ

#### ***Conditions and Requirements for Approval***

012.2.1 Dead-end utility easements are not permitted.

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.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45(2)

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

#### ***For Your Information:***

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

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)

UVE will need to be checked at reserve A (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 33  
**Action Date:** 12/05/2019  
**Plat Name:** Rose Meadow Farms Sec 2  
**Developer:** Rosehill Reserve, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2105 C3F

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 12/05/2019  
**Plat Name:** Sainz Estates  
**Developer:** Sainz Homebuilders  
**Applicant:** RP & Associates  
**App No/Type:** 2019-2111 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	13.7835	Total Reserve Acreage:	13.7835
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338V	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: 12/03/19:

No comments.

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

City Engineer: Detention is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 34  
**Action Date:** 12/05/2019  
**Plat Name:** Sainz Estates  
**Developer:** Sainz Homebuilders  
**Applicant:** RP & Associates  
**App No/Type:** 2019-2111 C2

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 12/05/2019  
**Plat Name:** South Belt Central Business Park  
**Developer:** General Land Office  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-2064 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	233.3720	Total Reserve Acreage:	225.1990
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574W	City

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#### ***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)
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)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### ***For Your Information:***

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 12/05/2019  
**Plat Name:** South Belt Central Business Park  
**Developer:** General Land Office  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-2064 C3F

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 12/05/2019  
**Plat Name:** Tavola Sec 26  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2113 C3F

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	9.0680	Total Reserve Acreage:	0.4390
Number of Lots:	40	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:	East Montgomery Co MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	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. Aragoste Parkway (from Via Roma Dr to Roman Forest Dr) must be recorded prior to or simultaneously with this plat.

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

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

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.

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:** 36  
**Action Date:** 12/05/2019  
**Plat Name:** Tavola Sec 26  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2113 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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 - Plat is in Montgomery 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:** 37  
**Action Date:** 12/05/2019  
**Plat Name:** Tavola Sec 28  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2114 C3P

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	10.7260	Total Reserve Acreage:	1.4010
Number of Lots:	49	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:	East Montgomery Co MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257J	ETJ

#### ***Conditions and Requirements for Approval***

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Tavola Sec 29 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 159. Provide centerline tie.

#### ***For Your Information:***

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

PWE Traffic: 12/03/19:  
 Parking can be accommodated along the proposed streets.  
 PWE Utility Analysis: Approve  
 City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 37  
**Action Date:** 12/05/2019  
**Plat Name:** Tavola Sec 28  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2114 C3P

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 12/05/2019  
**Plat Name:** Tetracon Sec 1 partial replat no 1  
**Developer:** GAVC Real Estate, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2165 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
228. Must comply with Sec 42-157 (c): Each dwelling unit that is adjacent to a public street has front door that faces the public street and provides pedestrian access to the public street.

#### ***For Your Information:***

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



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 38  
**Action Date:** 12/05/2019  
**Plat Name:** Tetracon Sec 1 partial replat no 1  
**Developer:** GAVC Real Estate, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2165 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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](http://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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. Make sure that 10' clearance between public utility to the building foundation.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 12/05/2019  
**Plat Name:** Timber Crossing West  
**Developer:** KB Homes  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2019-2161 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	22.1540	Total Reserve Acreage:	6.1000
Number of Lots:	93	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	ETJ

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#### ***Conditions and Requirements for Approval***

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 12/05/2019  
**Plat Name:** Timber Crossing West  
**Developer:** KB Homes  
**Applicant:** Van De Wiele & Vogler, Inc.  
**App No/Type:** 2019-2161 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Harris County Flood Control District: Flood Control review - Need to show and label drainage channel P145-03 -02 and Fee (see uploaded PDF).  
City Engineer: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (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)  
See markups for county recommended lot widths  
UVE should be checked at Darbydale Drive and Willow Timber Drive, at Bayberry Meadows Lane and Willow Timber Drive, and at Willow Timber Drive and Ella Blvd.(Chapter 10-COH geometric design guidelines, 10-23)  
NB left turn lane will be required on Ella Blvd at Willow Timber Drive. (COH geometric Design guidelines, 10-25)  
Minimum lot width at corner should be 26' to accommodate a 16' driveway with 5' curb radii. No encroachments will be allowed on 25' curb return radius. One car length distance from stop sign is recommended before start of driveway.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 12/05/2019  
**Plat Name:** West Lane Annex partial replat no 6  
**Developer:** Southwest Wholesale, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-2110 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.3537	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	491V	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)

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)

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)

217. Add shared driveway plat notes: The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway. (Sec 42-146)

#### ***For Your Information:***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 12/05/2019  
**Plat Name:** West Lane Annex partial replat no 6  
**Developer:** Southwest Wholesale, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-2110 C3F

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Traffic: 12/03/19:

How are the vehicles from proposed Lot 1 going to turn around? Provide AutoTURN analysis and provide in a separate exhibit.

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](http://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](mailto: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.

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

Solid Waste: Chapter 39-63 requires container placement areas to be flat and free of obstructions and not extend more than 5 ft into the paved surface of the roadway. Removal of the stone area (as noted in the SWP) will necessitate placement of 2 rows of containers in the roadway of Hackberry Lane. ROW areas outside of the paved surface of the roadway along Hackberry Lane are not flat and will not accommodate container placement.

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:** 41  
**Action Date:** 12/05/2019  
**Plat Name:** Woodland Lakes Sec 5  
**Developer:** UDF  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2088 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	22.8000	Total Reserve Acreage:	2.4700
Number of Lots:	131	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518
County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	City

#### ***Conditions and Requirements for Approval***

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

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 \*\*\*\*\*.

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

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

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)

134.6. The then-current fee in lieu of dedication shall be applied to this number (131 units) of dwelling units.

Add note on face of the plat: All lots shall have adequate wastewater collection service.

#### ***For Your Information:***



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 12/05/2019  
**Plat Name:** Woodland Lakes Sec 5  
**Developer:** UDF  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2088 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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The below comments were made by other agencies during this review period. These comments are 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](http://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](mailto:wcrtechs@houstontx.gov).

Harris County Flood Control District: Flood Control review - Label proposed 150' easement as Channel S101-00-00.

City Engineer: In the floodplain, need drainage plan.

Parks and Recreation: Numbers in Park Notes and Park Table should match. If claiming existing dwelling units, must provide water letter or demo permit dated within the last 12 months to receive credit. Must be corrected prior to final plat submittal.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 12/05/2019  
**Plat Name:** Woodland Lakes Sec 6  
**Developer:** UDF  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2089 C3P

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	16.2000	Total Reserve Acreage:	5.8600
Number of Lots:	71	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338L	City

#### ***Conditions and Requirements for Approval***

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

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 \*\*\*\*\*.

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

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

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)

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (71 units) of dwelling units.

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

159. Provide centerline tie.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 12/05/2019  
**Plat Name:** Woodland Lakes Sec 6  
**Developer:** UDF  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2089 C3P

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Add note on face of the plat: All lots shall have adequate wastewater collection service.

#### ***For Your Information:***

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

PWE Traffic: 12/03/19:  
Parking can be accommodated along the proposed streets.

Harris County Flood Control District: Flood Control review - Label the proposed 150' drainage easement as channel S101-00-00.

City Engineer: In the floodplain, need drainage plan.

Parks and Recreation: The number in Parks Table C and Parks Note #5 should be the same, the number of units to be built. Please correct 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:** 43  
**Action Date:** 12/05/2019  
**Plat Name:** ZM Commercial Estates  
**Developer:** na  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-2034 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.5438	Total Reserve Acreage:	0.5435
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	SOUTHERN MONTGOMERY CO MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	252T	ETJ

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#### ***Conditions and Requirements for Approval***

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152)
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)
- 059.1. Property legal description in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate. (Recd\_pkg.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 43  
**Action Date:** 12/05/2019  
**Plat Name:** ZM Commercial Estates  
**Developer:** na  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-2034 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Traffic: 12/03/19:  
No comments.

PWE Utility Analysis: Approved

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

Montgomery County Engineer: The Dedication and Acknowledgements are not correct for Montgomery County.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 12/05/2019  
**Plat Name:** Aldine Bender Logistics Center  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2164 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	40.7200	Total Reserve Acreage:	40.7200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77060	373S	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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 12/05/2019  
**Plat Name:** Anderson Lakes Sec 1  
**Developer:** Liberty Home Builders  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2085 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	26.9000	Total Reserve Acreage:	10.6500
Number of Lots:	93	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	77053	572W	ETJ

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#### ***Conditions and Requirements for Approval***

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

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

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

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

053. Change street name(s) as indicated on the file copy to avoid duplication.(Ch. 42, Sec 22 and 133).

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.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 45  
**Action Date:** 12/05/2019  
**Plat Name:** Anderson Lakes Sec 1  
**Developer:** Liberty Home Builders  
**Applicant:** META Planning + Design, LLC  
**App No/Type:** 2019-2085 C3R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Addressing: "WATERPOINT" STREET\_NAME is already in use by permanent road "WATER POINT TRAIL", please choose a more unique name.

"SHOREPOINT" STREET\_NAME is already in use by permanent road "SHORE POINTE DRIVE", please choose a more unique name.

"MOORING COVE" sounds very similar to "MORNING COVE". May be confusing in case of emergencies, please choose a more unique name

"HARBOR POINT" STREET\_NAME is already in use by permanent road "HARBOR POINT DRIVE", please choose a more unique name.

PWE Utility Analysis: Approve

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

Parks and Recreation: N/A ETJ

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

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

Provide new street name between Harborpoint Lane and Islandview Lane (COH-Chapter 41)

Waterpoint Lane is a street name duplication of Water Point Trail. Choose another name (COH-Chapter 41)

UVE should be checked at Summerlyn Drive and Hiram Clarke Road, and at Anderson Lake Drive and Summerlyn Drive. (Chapter 10-COH geometric design guidelines, 10-23)

ROW radius at corner of Summerlyn Drive and Hiram Clarke Road should be called out to be minimum of 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:** 46  
**Action Date:** 12/05/2019  
**Plat Name:** Auz Reserves replat no 1 and extension  
**Developer:** Auz Materials Company, LLC  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2019-2087 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	7.4968	Total Reserve Acreage:	7.4968
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323G	ETJ

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#### ***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:** 46  
**Action Date:** 12/05/2019  
**Plat Name:** Auz Reserves replat no 1 and extension  
**Developer:** Auz Materials Company, LLC  
**Applicant:** Century Engineering, Inc  
**App No/Type:** 2019-2087 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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)  
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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto: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:** 47  
**Action Date:** 12/05/2019  
**Plat Name:** Avenue on 34th  
**Developer:** Avenue CDC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No/Type:** 2019-2096 C2R

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	2.1056	Total Reserve Acreage:	2.1056
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452N	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.

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)(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)).

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

#### ***For Your Information:***

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

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](http://houstonpermittingcenter.org)

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

City Engineer: Detention is required.

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47

**Action Date:** 12/05/2019

**Plat Name:** Avenue on 34th

**Developer:** Avenue CDC

**Applicant:** Jones|Carter - Woodlands Office

**App No/Type:** 2019-2096 C2R

**Staff Recommendation:**

Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Brayden Place  
**Developer:** Faccuseh Investments Ltd. Co.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2129 C3R

**Staff Recommendation:**  
 Defer Chapter 42 planning standards

Total Acreage:	0.9160	Total Reserve Acreage:	0.0770
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FIVE CORNERS IMPROVEMENT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77047	572Y	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).

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (Ch. 42, Sec 233).

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

111. Provide drawing file layer illustrating fire protection plan calculations. Plan should include fire hydrant locations with distance measurements, and hose lay coverage calculations measured as laid on the ground, around buildings, fences and other obstacles. (Ch. 42, Sec 233).

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

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 12/05/2019  
**Plat Name:** Brayden Place  
**Developer:** Faccuseh Investments Ltd. Co.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2129 C3R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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PWE Traffic: 12/03/19:

The proposed private street does not meet the IDM requirement for street termination.

Type 2 Permanent Access Easement - A permanent access easement at least 28-feet in width that is designed and constructed like a private street serving a development that has no public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services. All private utilities within a Type 2 permanent access easement must be designed to public utility standards outlined in the Infrastructure Design Manual. Refer to Chapter 42 of the Code of Ordinances No. 1999-262.

Where termination of a private street or Type 2 Permanent Access Easement is approved, design geometrics shall comply with City of Houston Standard Drawing No. 10.06-09. Bicycle and pedestrian access to nearby existing or proposed bicycle facility or trail shall be provided where feasible.

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](http://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.

Parks and Recreation: Please provide water letter or demo permit dated within the last 12 months for existing dwelling unit credit before final plat submittal.

Addressing: Proposed STREET\_NAME "BRAYDEN" sounds too similar to already existing "BRADEN DRIVE". Please choose a more unique name

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 12/05/2019  
**Plat Name:** Brooks Place  
**Developer:** BB RESIDENTIAL  
**Applicant:** Level Up  
**App No/Type:** 2019-2063 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.0987	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493H	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](http://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.



**PLANNING &  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 49  
**Action Date:** 12/05/2019  
**Plat Name:** Brooks Place  
**Developer:** BB RESIDENTIAL  
**Applicant:** Level Up  
**App No/Type:** 2019-2063 C2R

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 12/05/2019  
**Plat Name:** Cetti North Side  
**Developer:** IF Construction, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-2150 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

#### ***Conditions and Requirements for Approval***

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

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

Submit applications online at [houstonpermittingcenter.org](http://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: Number of dwelling units to be charged Parks fee in Park Notes #11 and number of Incremental Dwelling Units in Park Table should match. Please correct prior to final plat submittal.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 12/05/2019  
**Plat Name:** Cetti North Side  
**Developer:** IF Construction, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-2150 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Exxon North Terminal partial replat no 1  
**Developer:** Exxon Mobil Corporation  
**Applicant:** GHD Services Inc.  
**App No/Type:** 2019-2062 C2R

**Staff Recommendation:**  
 Defer LGL deed rests  
 review pending

Total Acreage:	14.6433	Total Reserve Acreage:	14.6433
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	412R	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.

134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.(Ch.42-1, Division 7).

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. (Ch.42,Sec 251).

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

#### ***For Your Information:***

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

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.  
 Parks and Recreation: N/A Commercial



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 12/05/2019  
**Plat Name:** Exxon North Terminal partial replat no 1  
**Developer:** Exxon Mobil Corporation  
**Applicant:** GHD Services Inc.  
**App No/Type:** 2019-2062 C2R

**Staff Recommendation:**  
Defer LGL deed rests  
review pending

---

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Forbes Crossing Sec 5  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-2083 C3R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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Total Acreage:	16.3820	Total Reserve Acreage:	0.6620
Number of Lots:	83	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:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575N	City

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#### ***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)

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) An east-west street must extend to the eastern plat boundary in order to maintain intersection spacing compliance.

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

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

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:** 52  
**Action Date:** 12/05/2019  
**Plat Name:** Forbes Crossing Sec 5  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-2083 C3R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

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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](http://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](mailto:wcrtechs@houstontx.gov).

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

Addressing: FRANKLIN ROW LANE - Sound-alike streets found: FRANKLIN VIEW LANE.

BELL CROSSING DRIVE - Street name ends with street type 'CROSSING'. Crossing is a reserved Street type. Please change street name to something else.

City Engineer: Make sure that the subdivision has detention.

Aviation: This project will 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:** 53  
**Action Date:** 12/05/2019  
**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:**  
Approve the plat subject to  
the conditions listed

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.

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:** 53  
**Action Date:** 12/05/2019  
**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:**  
Approve the plat subject to  
the conditions listed

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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](http://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:** 54  
**Action Date:** 12/05/2019  
**Plat Name:** Gourmet Ranch  
**Developer:** Generations Legacy Properties, L.P. a Texas Limited Partnership  
**Applicant:** EHRA  
**App No/Type:** 2019-2122 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	4.1120	Total Reserve Acreage:	4.1120
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	77086	370Z	ETJ

#### ***Conditions and Requirements for Approval***

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 54

**Action Date:** 12/05/2019

**Plat Name:** Gourmet Ranch

**Developer:** Generations Legacy Properties, L.P. a Texas Limited Partnership

**Applicant:** EHRA

**App No/Type:** 2019-2122 C2R

**Staff Recommendation:**

Approve the plat subject to the conditions listed

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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. (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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org). (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Limited scope TIA required to determine driveway location and left turn lane requirements before 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:** 55

**Action Date:** 12/05/2019

**Plat Name:** Held Estates

**Developer:** N/A

**Applicant:** South Texas Surveying Associates, Inc.

**App No/Type:** 2019-1974 C2R

**Staff Recommendation:**

Defer Chapter 42 planning standards

Total Acreage:	0.8333	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574E	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)

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.'

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

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

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

134.7. Identify, dimension and provide square footage and acreage for all park land dedications. "xx s.f. (xx acres) are hereby dedicated to the public for park purposes".

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

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

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

221. Fully dimension all shared driveways. (44)

#### **For Your Information:**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 55

**Action Date:** 12/05/2019

**Plat Name:** Held Estates

**Developer:** N/A

**Applicant:** South Texas Surveying Associates, Inc.

**App No/Type:** 2019-1974 C2R

**Staff Recommendation:**

Defer Chapter 42 planning standards

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The below comments were made by other agencies during this review period. These comments are 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: 12/03/19:

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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

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

Parks and Recreation: Include Park Table and applicable park notes prior to final plat submittal.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 56  
**Action Date:** 12/05/2019  
**Plat Name:** Karam Plaza Southloop  
**Developer:** SNK Holdings LLC  
**Applicant:** Cornerstone Survey Group LLC  
**App No/Type:** 2019-1858 C2R

**Staff Recommendation:**  
Disapprove

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***

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

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

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)42-42 (5)

206. Staff recommendation is disapproval for the following reasons.

1) The Meets and Bounds in the legal description does not match the proposed 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](http://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.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 56  
**Action Date:** 12/05/2019  
**Plat Name:** Karam Plaza Southloop  
**Developer:** SNK Holdings LLC  
**Applicant:** Cornerstone Survey Group LLC  
**App No/Type:** 2019-1858 C2R

**Staff Recommendation:**  
Disapprove

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Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 57  
**Action Date:** 12/05/2019  
**Plat Name:** Lago Vista  
**Developer:** Lago Vista LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2157 C3R

**Staff Recommendation:**  
 Defer Additional  
 information reqd

Total Acreage:	5.0530	Total Reserve Acreage:	1.1135
Number of Lots:	45	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	77075	575R	City

***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (160)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat\_Legend.doc)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Number lots in sequential order. 42-41-15
  2. No dead-end private PAE may be longer than 200' without a turnaround. 42-232-d
  3. Provide Fire hydrant withing 100' of entrance and every 600' after. 42-233-a
  4. Lugano Dr is a sound-alike street name and must be changed.

***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57

**Action Date:** 12/05/2019

**Plat Name:** Lago Vista

**Developer:** Lago Vista LLC

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2019-2157 C3R

**Staff Recommendation:**

Defer Additional  
information reqd

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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](http://houstonpermittingcenter.org)  
City Engineer: Detention is required.

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

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

Addressing: Sounds-alike street name LUGANO, and already existing "LEGANO DR". Could be misleading or confusing in emergencies. Please choose a more unique name.

Aviation: This project will 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:** 58  
**Action Date:** 12/05/2019  
**Plat Name:** Live Oak Gardens  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2019-2155 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:	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.

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](http://houstonpermittingcenter.org)

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

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

Parks and Recreation: Please provide Park Notes and Park Table.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 58  
**Action Date:** 12/05/2019  
**Plat Name:** Live Oak Gardens  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No/Type:** 2019-2155 C2R

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 12/05/2019  
**Plat Name:** Mali Estates  
**Developer:** Cisse Investments, Inc  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2151 C2R

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	0.6489	Total Reserve Acreage:	0.6489
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

1. Maintain 20' Deed restricted BL along Rue Street.
2. Properly identify all adjacent property.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - Show and label Drainage Channel C100-00-00 with top of banks, and include all HCFCD Fees (see uploaded PDF).



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59

**Action Date:** 12/05/2019

**Plat Name:** Mali Estates

**Developer:** Cisse Investments, Inc

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2019-2151 C2R

**Staff Recommendation:**

Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Marathon Avenue Landing  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2120 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1010	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452R	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

#### ***For Your Information:***

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

**PWE Utility Analysis:** 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](http://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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 12/05/2019  
**Plat Name:** Marathon Avenue Landing  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2120 C2R

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 12/05/2019  
**Plat Name:** Mid Studewood Properties  
**Developer:** Berlanga Brothers Investments, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-2147 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.3270	Total Reserve Acreage:	0.3270
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	493A	City

#### ***Conditions and Requirements for Approval***

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

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

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12. (42-1)

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](http://houstonpermittingcenter.org)

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

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

Parks and Recreation: Please include applicable Park Notes.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 12/05/2019  
**Plat Name:** Mid Studewood Properties  
**Developer:** Berlanga Brothers Investments, Inc.  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-2147 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 62  
**Action Date:** 12/05/2019  
**Plat Name:** Natchez Enclave  
**Developer:** DCT Capital Fund, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2121 C2R

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	0.2525	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	77021	533K	City

### ***Conditions and Requirements for Approval***

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

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

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

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.

134.6. The then-current fee in lieu of dedication shall be applied to this number (6 units) of dwelling units. (Sec 42-254)

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

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))

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

Coordinate with HPW Traffic and Solid Waste departments for approved placement of required parking and solid waste pick-up.

### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62

**Action Date:** 12/05/2019

**Plat Name:** Natchez Enclave

**Developer:** DCT Capital Fund, LLC

**Applicant:** Owens Management Systems, LLC

**App No/Type:** 2019-2121 C2R

**Staff Recommendation:**

Defer Applicant request

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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](http://houstonpermittingcenter.org)

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

Addressing: Please change street type of Natchez Street to Avenue on plat, per recorded plat Harris County File Number 62815.

Parks and Recreation: Please correct 4 units to 6 units in last note for Park Notes.

City Engineer: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. Make sure that 10' clearance between public utility to the building foundation.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 12/05/2019  
**Plat Name:** Oriole Avenue Landing  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2126 C2R

**Staff Recommendation:**  
 Defer Chapter 42 planning  
 standards

Total Acreage:	0.1747	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452M	City

#### ***Conditions and Requirements for Approval***

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 079. Correct the Lot Size and Coverage Table. (Sec 42-184)
- 085. The minimum acceptable lot width shall be 20 feet. (Sec 42-185(a))
- 149. Change street name ending(s) as indicated on the marked file copy. (Sec 41-22; 42-133)
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Change the subdivision name to match the street name suffix, remove the incorrect suffix from the subdivision name, or provide a unique 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.

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

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

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

Addressing: Please change street type of Oriole Avenue to Street on plat.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 63  
**Action Date:** 12/05/2019  
**Plat Name:** Oriole Avenue Landing  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2126 C2R

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**Staff Recommendation:**  
Defer Chapter 42 planning  
standards



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 12/05/2019  
**Plat Name:** Park at Hutchins  
**Developer:** City Choice Homes L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2019-2094 C2R

**Staff Recommendation:**  
Defer for further study and  
review

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. (Chapter 42)

052. Villas on Francis Street 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. (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.

207.1. Staff requests a two week deferral for further study and coordination with Public Works for implication of paving section within private property.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 64  
**Action Date:** 12/05/2019  
**Plat Name:** Park at Hutchins  
**Developer:** City Choice Homes L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2019-2094 C2R

**Staff Recommendation:**  
Defer for further study and review

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PWE Traffic: 12/03/19:

No comments.

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

Submit applications online at [houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

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

Parks and Recreation: Numbers in Park Notes and Park Table do not match. Please correct 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:** 65  
**Action Date:** 12/05/2019  
**Plat Name:** Peek Entrepreneurs replat no 1  
**Developer:** SunRaj Developers Inc.,  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2019-1827 C2R

**Staff Recommendation:**  
Withdraw

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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

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#### ***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.

Fort Bend Engineer: 1.) Coordinate with FBC Engineering regarding private street Peek Trail. This does not meet FBC requirements.

2.) Add note on plat stating that Reserves "A" and "B" will not be allowed access to FM 1093.

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.



**Agenda Item:** 66  
**Action Date:** 12/05/2019  
**Plat Name:** Poly Investments Inc on Bellaire Boulevard  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2019-2082 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	4.5231	Total Reserve Acreage:	4.5231
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	77036	530G	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))

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

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))

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

***For Your Information:***

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 12/05/2019  
**Plat Name:** Poly Investments Inc on Bellaire Boulevard  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No/Type:** 2019-2082 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Traffic: 12/03/19:  
No comments.

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

City Engineer: Detention is required.

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

Addressing: Please note, it appears "MARINETTE DRIVE" is spelling incorrectly in the plat

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 12/05/2019  
**Plat Name:** Redeemed Christian Church of God Pavilion of Redemption  
 Fresno  
**Developer:** RCCG Redeemed Church of God  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2127 C2R

**Staff Recommendation:**  
 Defer Chapter 42 planning  
 standards

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611T	ETJ

#### ***Conditions and Requirements for Approval***

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (42-155)

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

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

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

1) Address land locked parcels.

#### ***For Your Information:***

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

Fort Bend Engineer: 1.) ROW dedication area should be hatched and ensure total ROW width at this segment of Evergreen is at least 60'.

2.) Add building line adjacent to street.

3.) Verify total acreage of reserve after ROW dedication, and ensure acreage is adequate for OSSF.

4.) Submit FP to FBC for formal review.

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

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

Need street dedication. Missing B.L..

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



**PLANNING &  
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## **Houston Planning Commission**

### **Meeting CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 67  
**Action Date:** 12/05/2019  
**Plat Name:** Redeemed Christian Church of God Pavilion of Redemption  
Fresno  
**Developer:** RCCG Redeemed Church of God  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2127 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 12/05/2019  
**Plat Name:** Reserve at Greenhouse replat and extension  
**Developer:** Elite Fireworks, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2019-2023 C2R

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	4.7824	Total Reserve Acreage:	4.7824
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:	CLAY ROAD MUD
County	Zip	Key Map ©	City / ETJ
Harris	77449	446H	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.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45(2)

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

#### **For Your Information:**

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

PWE Traffic: 12/03/19:

No comments.

PWE Utility Analysis: Approved

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

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

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

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

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 12/05/2019  
**Plat Name:** Reserve at Greenhouse replat and extension  
**Developer:** Elite Fireworks, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No/Type:** 2019-2023 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Rodarte Estates  
**Developer:** INDIVIDUAL  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-1943 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning standards

Total Acreage:	0.3616	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

#### ***Conditions and Requirements for Approval***

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (42-24)

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (42-184)

139. Provide for widening of Maury street. (42-122)

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

#### ***For Your Information:***

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

PWE Traffic: 12/03/19:

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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

Parks and Recreation: Must include applicable Park Notes and Park Sector prior to final plat submittal.

Addressing: Plat states 2 Lots 1 Block in title block, though shows a total of 4 lots on plat.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 12/05/2019  
**Plat Name:** Rodarte Estates  
**Developer:** INDIVIDUAL  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-1943 C2R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 70  
**Action Date:** 12/05/2019  
**Plat Name:** Ryon Enclave  
**Developer:** Heirloom Investments, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2044 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

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.

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](http://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%.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 12/05/2019  
**Plat Name:** Ryon Enclave  
**Developer:** Heirloom Investments, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No/Type:** 2019-2044 C2R

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 12/05/2019  
**Plat Name:** Sealey Estates  
**Developer:** JMALONE  
**Applicant:** Survey Solutions of Texas  
**App No/Type:** 2019-2115 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1687	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

#### ***Conditions and Requirements for Approval***

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45(2)

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

#### ***For Your Information:***

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

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](http://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](mailto:wcrtechs@houstontx.gov).

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

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

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

Parks and Recreation: Please change the order of the Parks Table to follow the template.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 12/05/2019  
**Plat Name:** Sealey Estates  
**Developer:** JMALONE  
**Applicant:** Survey Solutions of Texas  
**App No/Type:** 2019-2115 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Smarty Pants Court  
**Developer:** Smarty Pants  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-1906 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.4956	Total Reserve Acreage:	0.4956
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Z	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)

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

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.

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

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

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

190.3. Add 'Margaret Wallace Brown, 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:** 72  
**Action Date:** 12/05/2019  
**Plat Name:** Smarty Pants Court  
**Developer:** Smarty Pants  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-1906 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 12/05/2019  
**Plat Name:** Stoneworks Park Plaza  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2135 C3R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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Total Acreage:	6.0814	Total Reserve Acreage:	0.3904
Number of Lots:	84	Number of Multifamily Units:	0
COH Park Sector:	2	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	77076	413X	City

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#### ***Conditions and Requirements for Approval***

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
148. Change street name(s) as indicated on the marked file copy. (133-134)
177. All type 2 PAEs and private streets must have width of 28 ft. The paving width shall also be 28 ft. (122, 231)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

#### ***For Your Information:***

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 12/05/2019  
**Plat Name:** Stoneworks Park Plaza  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2135 C3R

**Staff Recommendation:**  
Defer Chapter 42 planning  
standards

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Addressing: "STONEWORK CROSSING LANE" contains 2 STEET\_TYPE domains (Crossing Lane). Please choose a name that does not contain a street type. Keep in mind the "CROSSING" is only reserved for major thoroughfares.

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](http://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.

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

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



**Agenda Item:** 74  
**Action Date:** 12/05/2019  
**Plat Name:** Stratton Place partial replat no 2  
**Developer:** AVENUE DEVELOPMENT, LLC  
**Applicant:** Avenue CDC  
**App No/Type:** 2019-2008 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2685	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453M	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.

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

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

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

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

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

Flag lots plat notes: (1) the staff portions of Flag Lots are restricted for ingress and egress only. (2) No building, structure, wall or fence shall be constructed within the staff portion. Identify the staff portion of the flag lot as indicated on the marked file copy. (42-187)

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

add "and by plat" or Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)

**For Your Information:**



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 74  
**Action Date:** 12/05/2019  
**Plat Name:** Stratton Place partial replat no 2  
**Developer:** AVENUE DEVELOPMENT, LLC  
**Applicant:** Avenue CDC  
**App No/Type:** 2019-2008 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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The below comments were made by other agencies during this review period. These comments are 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](http://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:** 75  
**Action Date:** 12/05/2019  
**Plat Name:** Sunflower Street Landing  
**Developer:** Elevate Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2154 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.1476	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

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

Submit applications online at [houstonpermittingcenter.org](http://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: No comments



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 75  
**Action Date:** 12/05/2019  
**Plat Name:** Sunflower Street Landing  
**Developer:** Elevate Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2154 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 76  
**Action Date:** 12/05/2019  
**Plat Name:** Teen How Palace  
**Developer:** TEEN HOW TAOIST TEMPLE INC  
**Applicant:** TKYL & Associates  
**App No/Type:** 2019-2092 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.7177	Total Reserve Acreage:	0.7177
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

**Conditions and Requirements for Approval**

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

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

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

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

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

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

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured from the ground. (162)

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

190.3. Add 'Margaret Wallace Brown, 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)

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 12/05/2019  
**Plat Name:** Teen How Palace  
**Developer:** TEEN HOW TAOIST TEMPLE INC  
**Applicant:** TKYL & Associates  
**App No/Type:** 2019-2092 C2R

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

#### ***For Your Information:***

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

PWE Traffic: 12/03/19:

No comments.

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

Submit applications online at [houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

City Engineer: Detention is required.

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

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

Parks and Recreation: Missing Park Note "If this plat is proposed to be multifamily.....". Please include before submitting final plat.

Addressing: Please change street type of Bell Avenue to Street on plat.

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77

**Action Date:** 12/05/2019

**Plat Name:** Tridev McGowen

**Developer:** Surviel Surveying

**Applicant:** SEM SERVICES

**App No/Type:** 2019-2025 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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

#### ***Conditions and Requirements for Approval***

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

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

060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

PWE Traffic: 12/03/19:

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](http://houstonpermittingcenter.org)

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

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



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77

**Action Date:** 12/05/2019

**Plat Name:** Tridev McGowen

**Developer:** Surviel Surveying

**Applicant:** SEM SERVICES

**App No/Type:** 2019-2025 C2R

**Staff Recommendation:**

Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Trio on Gibson  
**Developer:** Calpakis Development inc  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-2071 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.2067	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	492M	City

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#### ***Conditions and Requirements for Approval***

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

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

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

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

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:** 78  
**Action Date:** 12/05/2019  
**Plat Name:** Trio on Gibson  
**Developer:** Calpakis Development inc  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No/Type:** 2019-2071 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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PWE Traffic: 12/03/19:  
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](http://houstonpermittingcenter.org)

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

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

Parks and Recreation: Please fill out the Parks Table and correct Line 5 in Parks Notes to reflect the number of incremental dwelling units. This number is incorrect of claiming two EDUs. This must be done prior to final plat submittal.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 79  
**Action Date:** 12/05/2019  
**Plat Name:** Unique Design Corner  
**Developer:** M&D Gray Properties, LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2019-2112 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2295	Total Reserve Acreage:	0.2176
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

#### ***Conditions and Requirements for Approval***

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

PWE Traffic: 12/03/19:  
No comments.

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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

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

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

Parks and Recreation: Please provide applicable Park Notes prior to final plat submission.



**PLANNING &  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 12/05/2019  
**Plat Name:** Unique Design Corner  
**Developer:** M&D Gray Properties, LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No/Type:** 2019-2112 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Vermont Street Grove  
**Developer:** Mazzarino Construction  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2136 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.5385	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:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	492R	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### ***For Your Information:***

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

PWE Utility Analysis: A Wastewater 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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.  
Parks and Recreation: Numbers in Parks Table are incorrect. Proposed should be 8, Existing 4 and Incremental 4. Please correct prior to final plat submittal.



**PLANNING &  
DEVELOPMENT  
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## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80  
**Action Date:** 12/05/2019  
**Plat Name:** Vermont Street Grove  
**Developer:** Mazzarino Construction  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2136 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 81  
**Action Date:** 12/05/2019  
**Plat Name:** Views at Meadow Street  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2019-2108 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

**Conditions and Requirements for Approval**

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

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

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

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

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

Add: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

**For Your Information:**

The below comments were made by other agencies during this review period. These comments are 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](http://houstonpermittingcenter.org)

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

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

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

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 12/05/2019  
**Plat Name:** Views at Meadow Street  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2019-2108 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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:** 12/05/2019  
**Plat Name:** Villas on Francis Street  
**Developer:** City Choice Homes L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2019-2095 C2R

**Staff Recommendation:**  
Defer for further study and  
review

Total Acreage:	0.4591	Total Reserve Acreage:	0.0092
Number of Lots:	12	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.

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

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

207.1. Staff requests a two week deferral for further study and coordination with Public Works for implication of paving section within private property.

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 12/05/2019  
**Plat Name:** Villas on Francis Street  
**Developer:** City Choice Homes L.L.C.  
**Applicant:** ICMC GROUP INC  
**App No/Type:** 2019-2095 C2R

**Staff Recommendation:**  
Defer for further study and review

---

PWE Traffic: 12/03/19:

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](http://houstonpermittingcenter.org)

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

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

City Engineer: Detention is required.

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

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

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 12/05/2019  
**Plat Name:** Waterstone Industrial Park  
**Developer:** Halff & Associates  
**Applicant:** MBCO Engineering  
**App No/Type:** 2019-2086 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

Total Acreage:	54.1500	Total Reserve Acreage:	54.1500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	445G	ETJ

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#### ***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)

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.

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.

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

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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 12/05/2019  
**Plat Name:** Waterstone Industrial Park  
**Developer:** Halff & Associates  
**Applicant:** MBCO Engineering  
**App No/Type:** 2019-2086 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

Harris County Flood Control District: Flood Control review - No comments.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (COH-Chapter 42)  
Add 10 foot building line along Peron Meadow Drive (COH-Chapter 42)  
Limited scope TIA required for median opening locations, left turn lane requirements along Clay Road. Full TIA and TSWS may be required if a concentrated ingress / egress point is proposed. Coordinate any location decisions with north side of Clay development in mind. (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:** 84  
**Action Date:** 12/05/2019  
**Plat Name:** West 21st Street Homes  
**Developer:** Umran 21 St, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2019-2067 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.4735	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:	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. (42)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (42-41)
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (42-45)
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 Traffic: 12/03/19:

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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Meeting CPC 101 Form**

#### **Platting Approval Conditions**

**Agenda Item:** 84  
**Action Date:** 12/05/2019  
**Plat Name:** West 21st Street Homes  
**Developer:** Umran 21 St, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No/Type:** 2019-2067 C2R

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**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 12/05/2019  
**Plat Name:** Westwind Business Park  
**Developer:** Westwind Industries, LP  
**Applicant:** Precision Land Surveying  
**App No/Type:** 2019-2006 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	40.3889	Total Reserve Acreage:	40.1690
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	77041	449D	ETJ

#### ***Conditions and Requirements for Approval***

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

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

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

059.1. Property legal description in title and on plat must match at recordation.

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

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

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (42-122) (Tanner Rd)

186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

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

Depict Dancy Road from southern boundary to northern boundary and terminate with a cul-de-sac as indicated on the marked file copy. (Sec 42-134)

The application is not paid in full.

#### ***For Your Information:***



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 12/05/2019  
**Plat Name:** Westwind Business Park  
**Developer:** Westwind Industries, LP  
**Applicant:** Precision Land Surveying  
**App No/Type:** 2019-2006 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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The below comments were made by other agencies during this review period. These comments are 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 - To request the availability of COH water or sanitary sewer for this project you must apply for water/ wastewater capacity reservation. When applying please attach a copy of the proposed re-plat with the WCR application.

Submit application online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

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.

Parks and Recreation: Please apply applicable Park Notes prior to final plat submittal.

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)

Tanner Road is a major thoroughfare, should dedicate 20' not 10' (COH-chapter 42)

Dedicate 10 feet of ROW along Dancy Road for public use (COH-chapter 42)

TIA will be required before the review of construction plan (HC-permit regs, 12.02)

Left turn lane along Tanner Road will be required at driveway in line with median opening (COH geometric Design guidelines, 10-25)

60' minimum ROW next to unrestricted reserve(COH-chapter 42)

Plat is requested to be deferred for further review. COH may require variance for leftover ROW for Dancy Road on plat. Alternative is to dedicate an east-west street along church boundary for connection to Dancy Road (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.



**Agenda Item:** 86  
**Action Date:** 12/05/2019  
**Plat Name:** Yellowstone Academy Campus  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2060 C2R

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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***

007.5. Provide written approval from PWE, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. If it is determined that public utilities are involved a copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at <http://www.publicworks.cityofhouston.gov/documents/JRC/index.htm> for the application process or call 713-837-0050.

012.2.1 Dead-end utility easements are not permitted.

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)

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

### ***For Your Information:***



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 12/05/2019  
**Plat Name:** Yellowstone Academy Campus  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2060 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](http://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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 12/05/2019  
**Plat Name:** Bayou Woods Sec 2 partial replat no 3 and extension  
**Developer:** 101 Farish Circle, LLC  
**Applicant:** Probstfeld & Associates, Inc.  
**App No/Type:** 2019-1885 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	2.2226	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77024	491G	City

#### ***Conditions and Requirements for Approval***

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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 is required.  
In the floodplain, need drainage plan.  
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

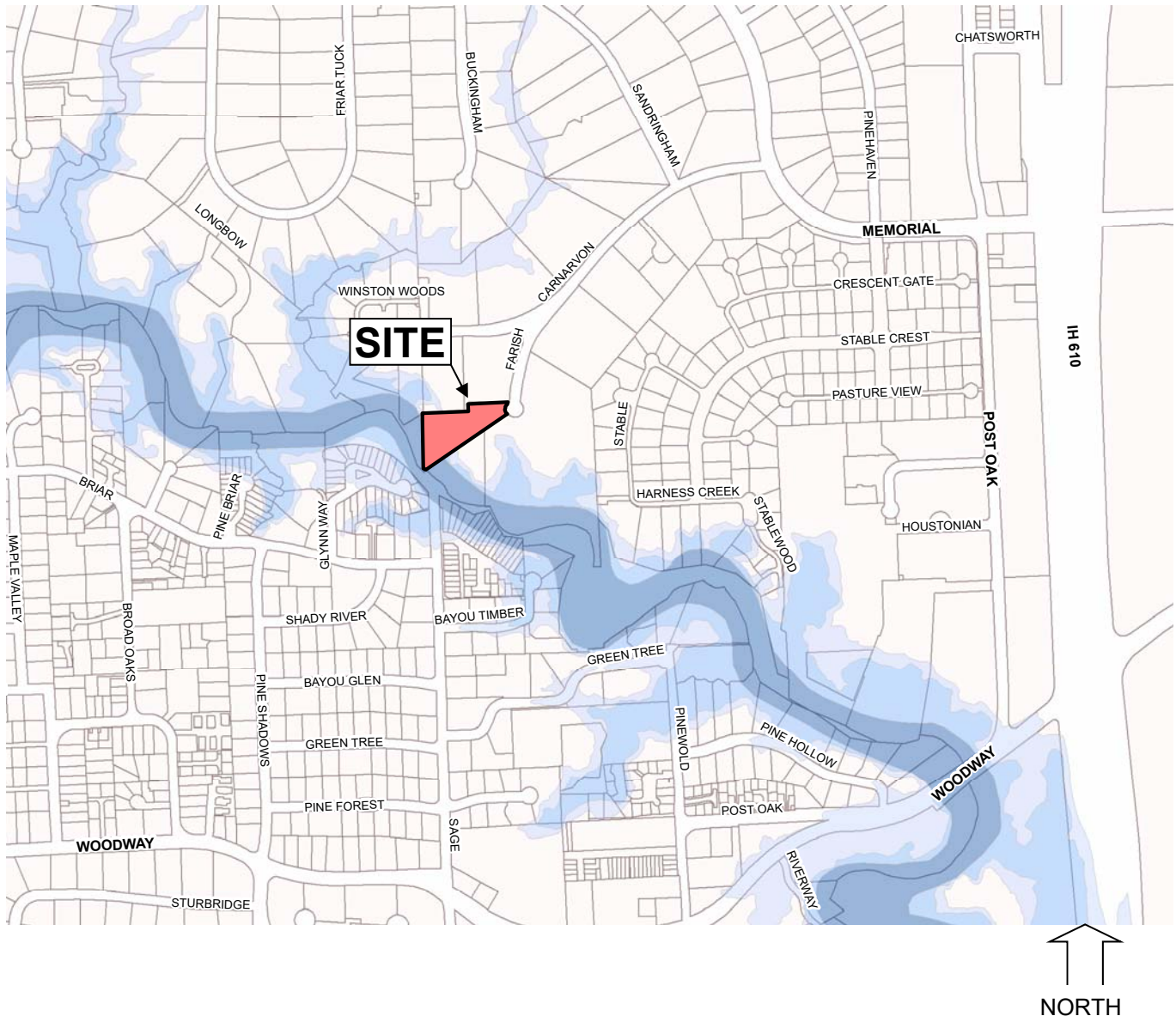
**ITEM: 87**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Bayou Woods Sec 2 partial replat no 3 and extension**

**Applicant: Probstfeld & Associates, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

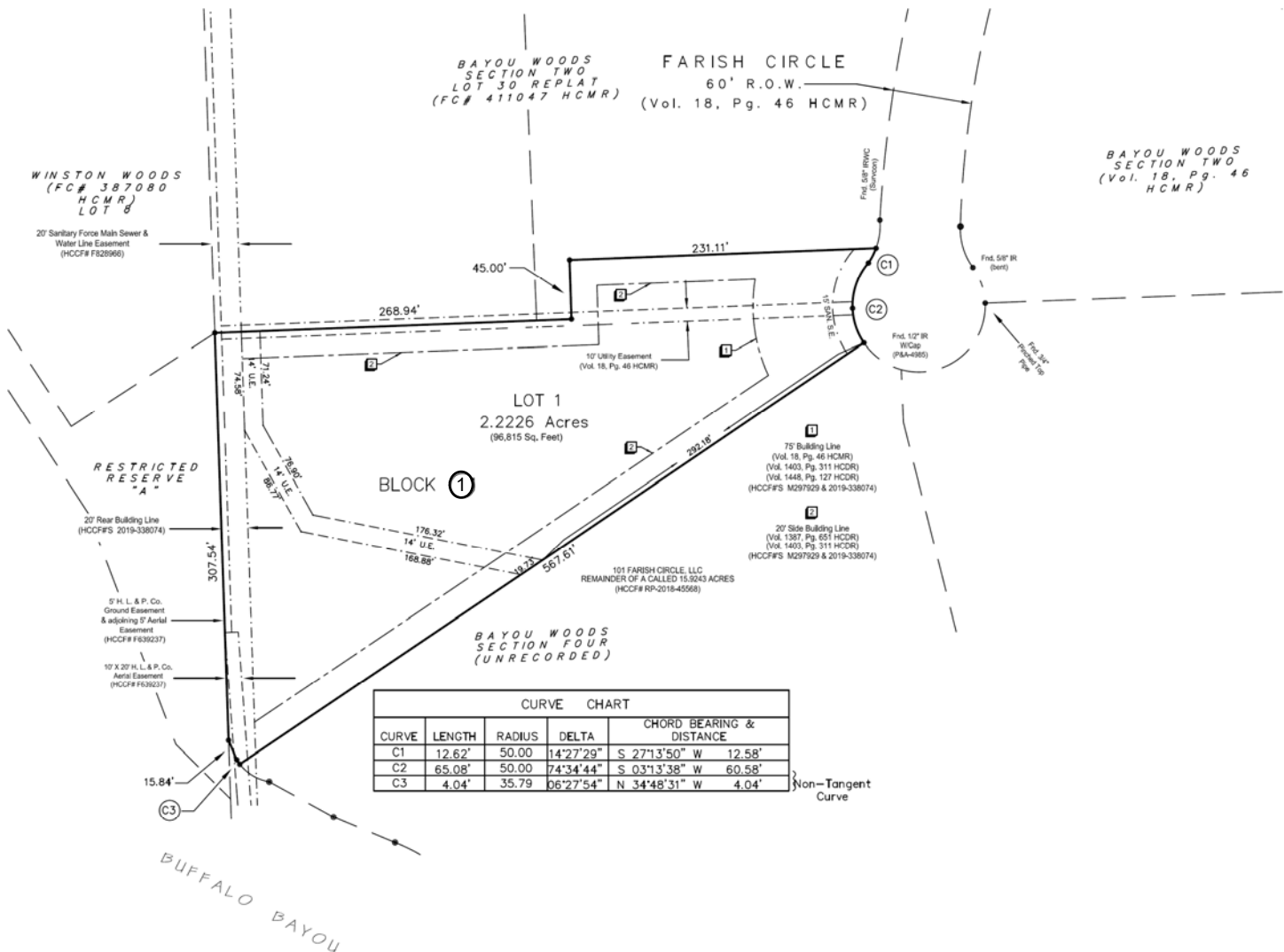
ITEM: 87

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Bayou Woods Sec 2 partial replat no 3 and extension

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

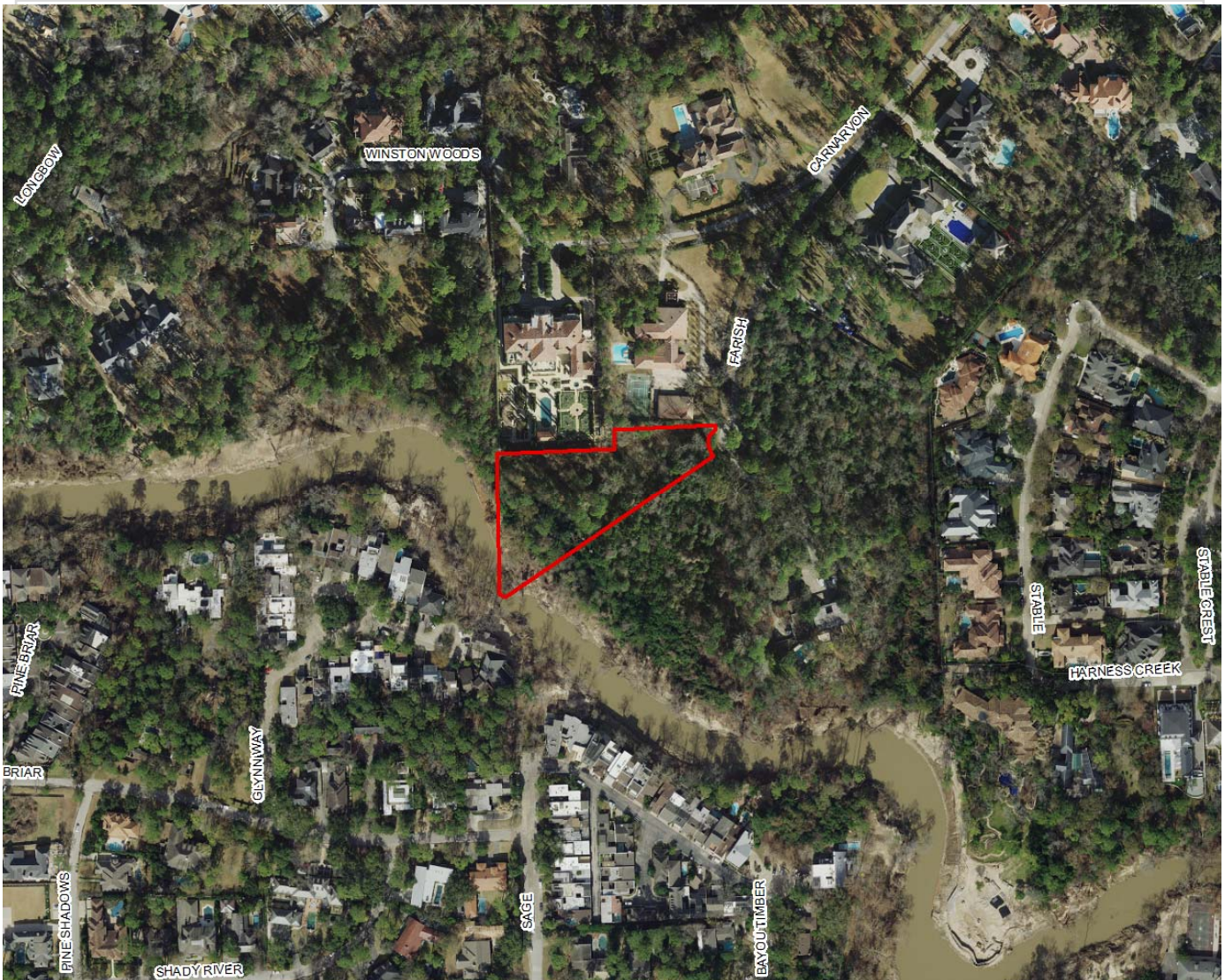
**ITEM: 87**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Bayou Woods Sec 2 partial replat no 3 and extension

Applicant: Probstfeld & Associates, 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](http://www.houstontx.gov)

November 6<sup>th</sup>, 2019

Dear Property Owner:

**Reference Number: 2019-1885**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Bayou Woods Sec 2**". This proposal includes the replatting of a portion of Lot 30, as recorded at Film Code No. Volume 18, page 48 of the Harris County Map Records. The new subdivision name is "**Bayou Woods Sec 2 partial replat no 3 and extension**".

The property is located at west along Farish Circle, south of Carnarvon Drive, west of North Post Oak Lane. The purpose of the partial replat is to create one single family residential lot. The applicant, Mario Colina, with Probstfeld & Associates, Inc., on behalf of 101 Farish Circle, LLC, can be contacted at 281-829-0034 Ext 103..

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, December 5<sup>th</sup>, 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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	88	<b>Staff Recommendation:</b>	Approve the plat subject to the conditions listed
<b>Action Date:</b>	12/05/2019		
<b>Plat Name:</b>	Forest Oaks Addition partial replat and extension partial replat no 2		
<b>Developer:</b>	cisneros		
<b>Applicant:</b>	South Texas Surveying Associates, Inc.		
<b>App No/Type:</b>	2019-1771 C3N		

Total Acreage:	0.5322	Total Reserve Acreage:	0.5322
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	536P	City

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#### ***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 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

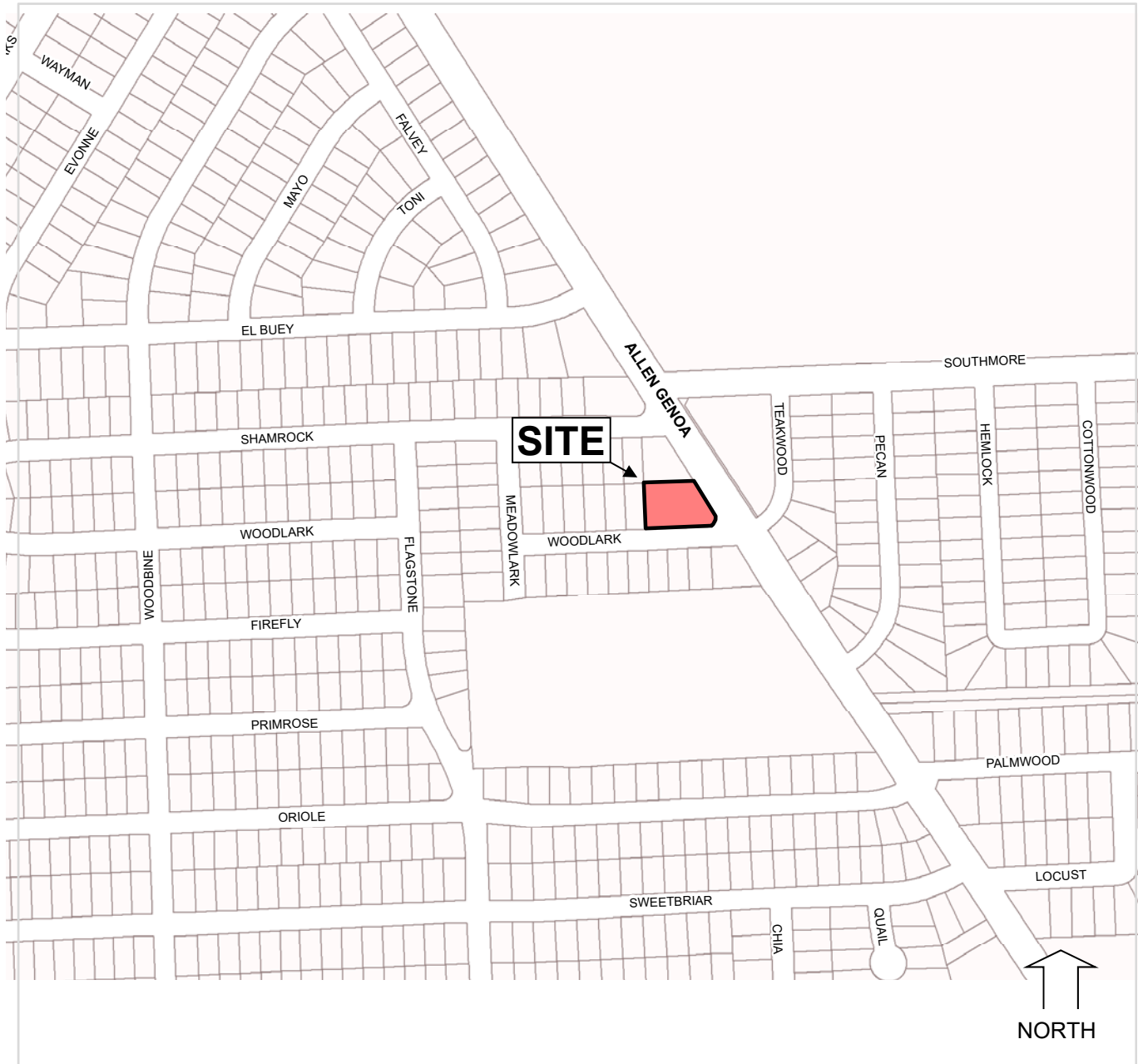
**ITEM: 88**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Forest Oaks Addition partial replat and extension  
partial replat no 2**

**Applicant: South Texas Surveying Associates, Inc.**



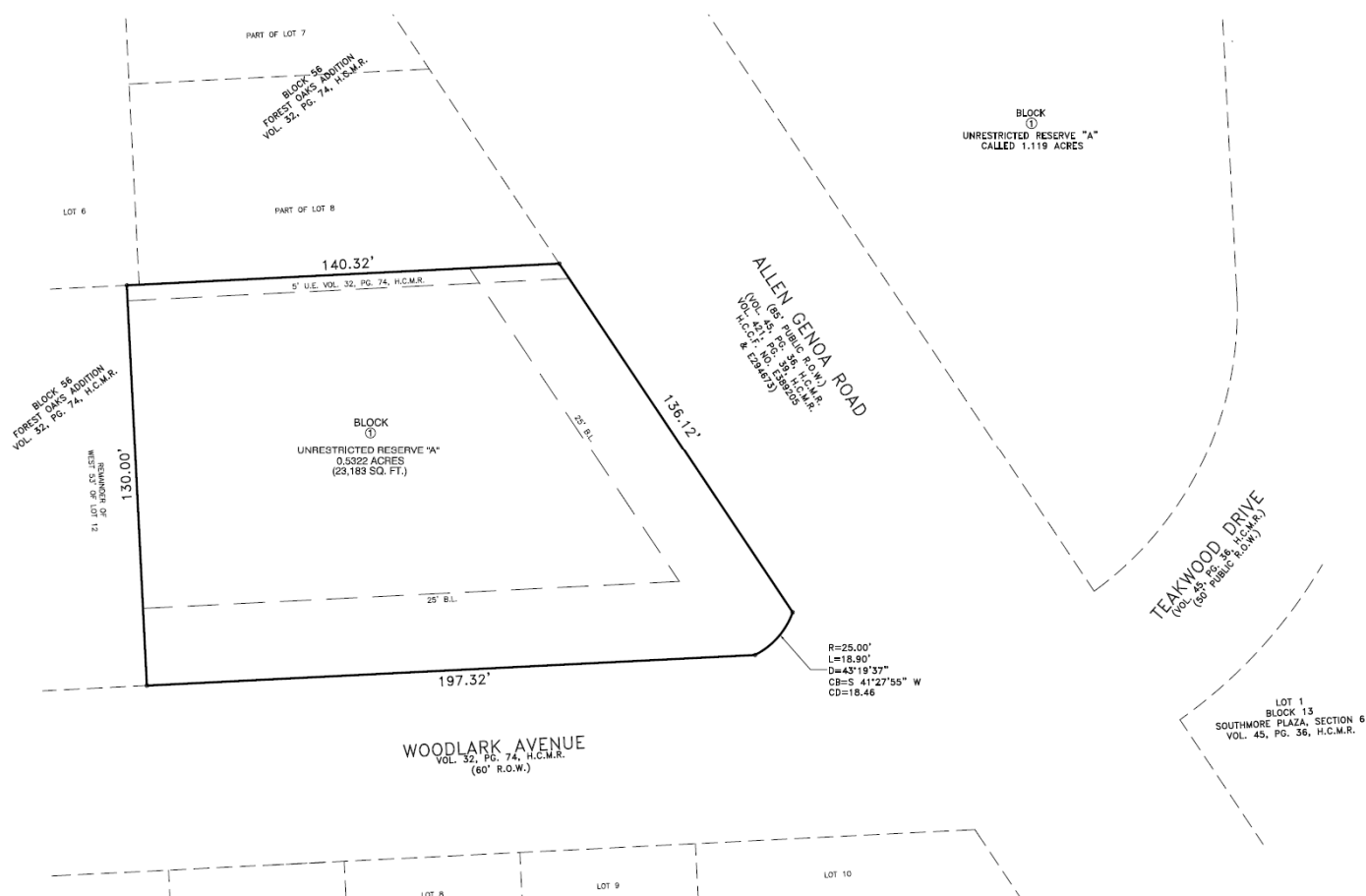
**C – Public Hearings**

**Site Location**

**ITEM: 88**

**Meeting Date: 12/05/2019**

**Applicant: South Texas Surveying Associates, Inc.**



## Subdivision

# Houston Planning Commission

**ITEM: 88**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Forest Oaks Addition partial replat and extension  
partial replat no 2**

**Applicant: South Texas Surveying Associates, 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](http://www.houstontx.gov)

November 6<sup>th</sup>, 2019

Dear Property Owner:

**Reference Number: 2019-1771**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of **"Forest Oaks Addition partial replat and extension"**. This proposal includes the replatting of 9, 10, 11, and the east 4 feet of 12. block 56, as recorded at Film Code No. vol. 32 pg 74 of the Harris County Map Records. The new subdivision name is **"Forest Oaks Addition partial replat and extension partial replat no 2"**.

The property is located at northwest intersection of Allen Genoa Road and Woodlark Avenue. The purpose of the replat is to 1 unrestricted reserve. The applicant, Patrick Cook, with South Texas Surveying Associates, Inc., on behalf of Cisneros, can be contacted at 281-556-6918 Ext

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, December 5<sup>th</sup>, 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.



**Agenda Item:** 89  
**Action Date:** 12/05/2019  
**Plat Name:** Foster Place partial replat no 4  
**Developer:** Opex Homes, LLC  
**Applicant:** The Interfield Group  
**App No/Type:** 2019-1921 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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Total Acreage:	0.2360	Total Reserve Acreage:	0.0000
Number of Lots:	5	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***

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

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

***For Your Information:***

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

PWE Traffic: 12/03/19:

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](http://houstonpermittingcenter.org)

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

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

# Houston Planning Commission

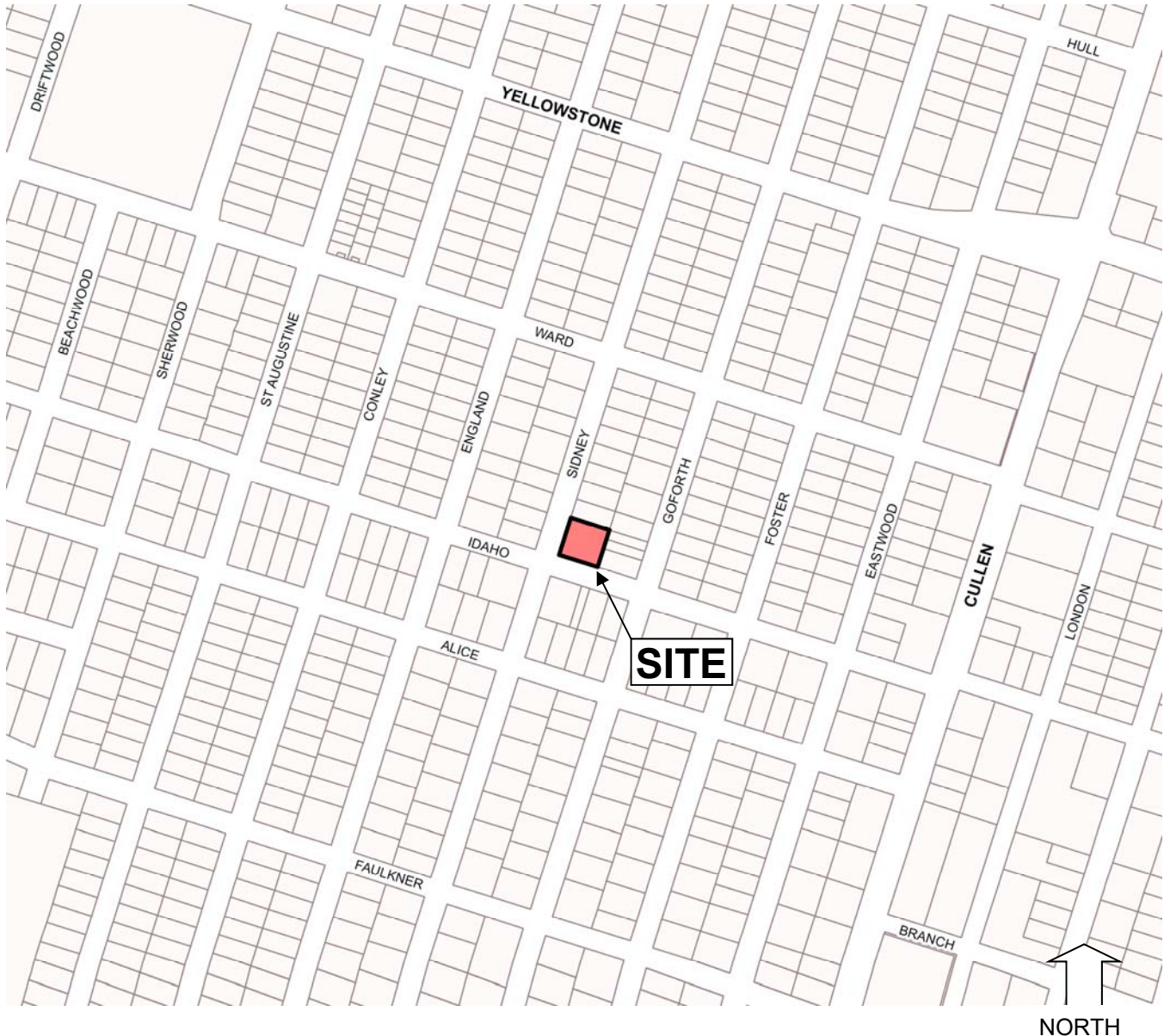
**ITEM: 89**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Foster Place partial replat no 4**

**Applicant: The Interfield Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

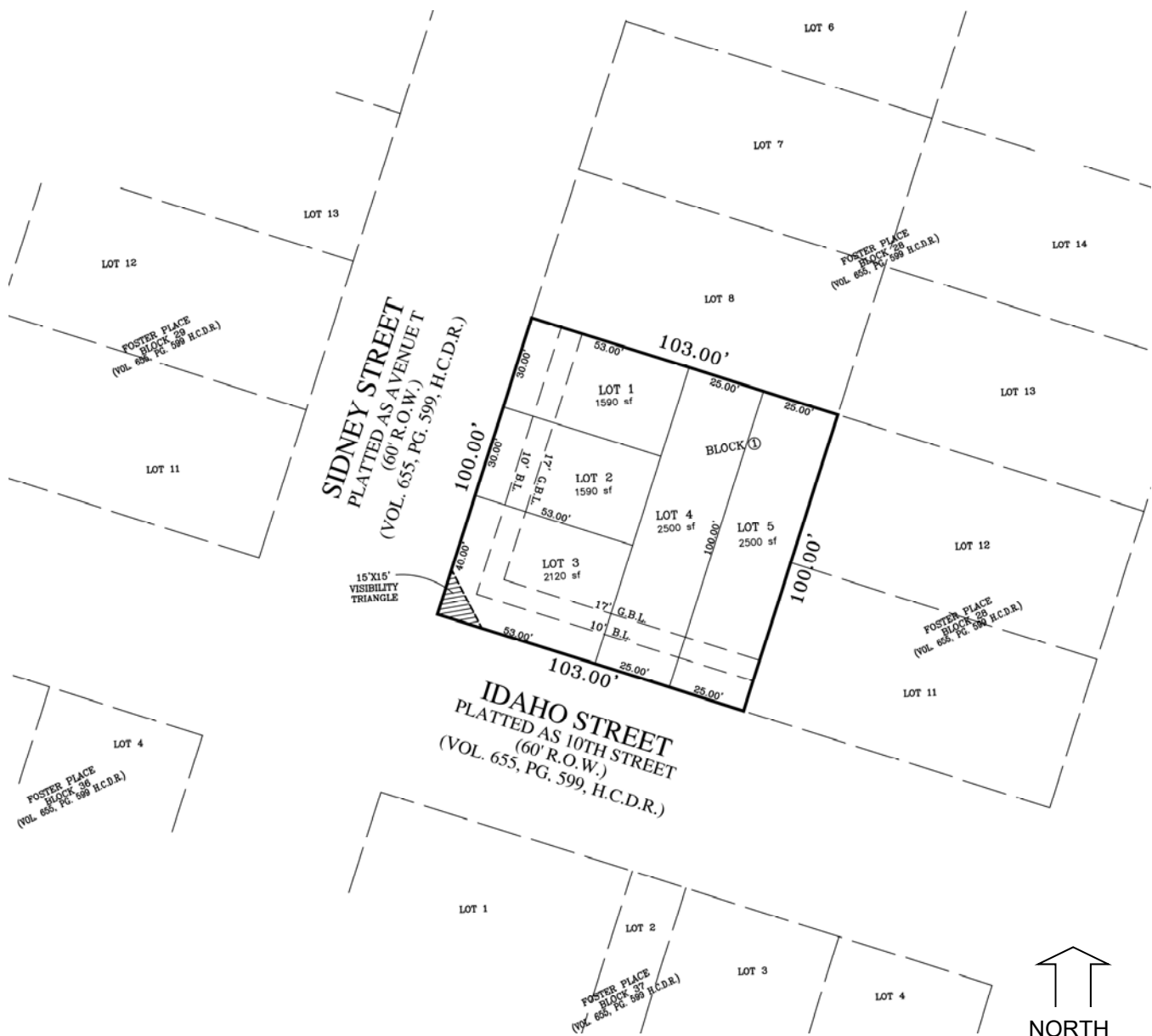
ITEM: 89

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Foster Place partial replat no 4

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 89

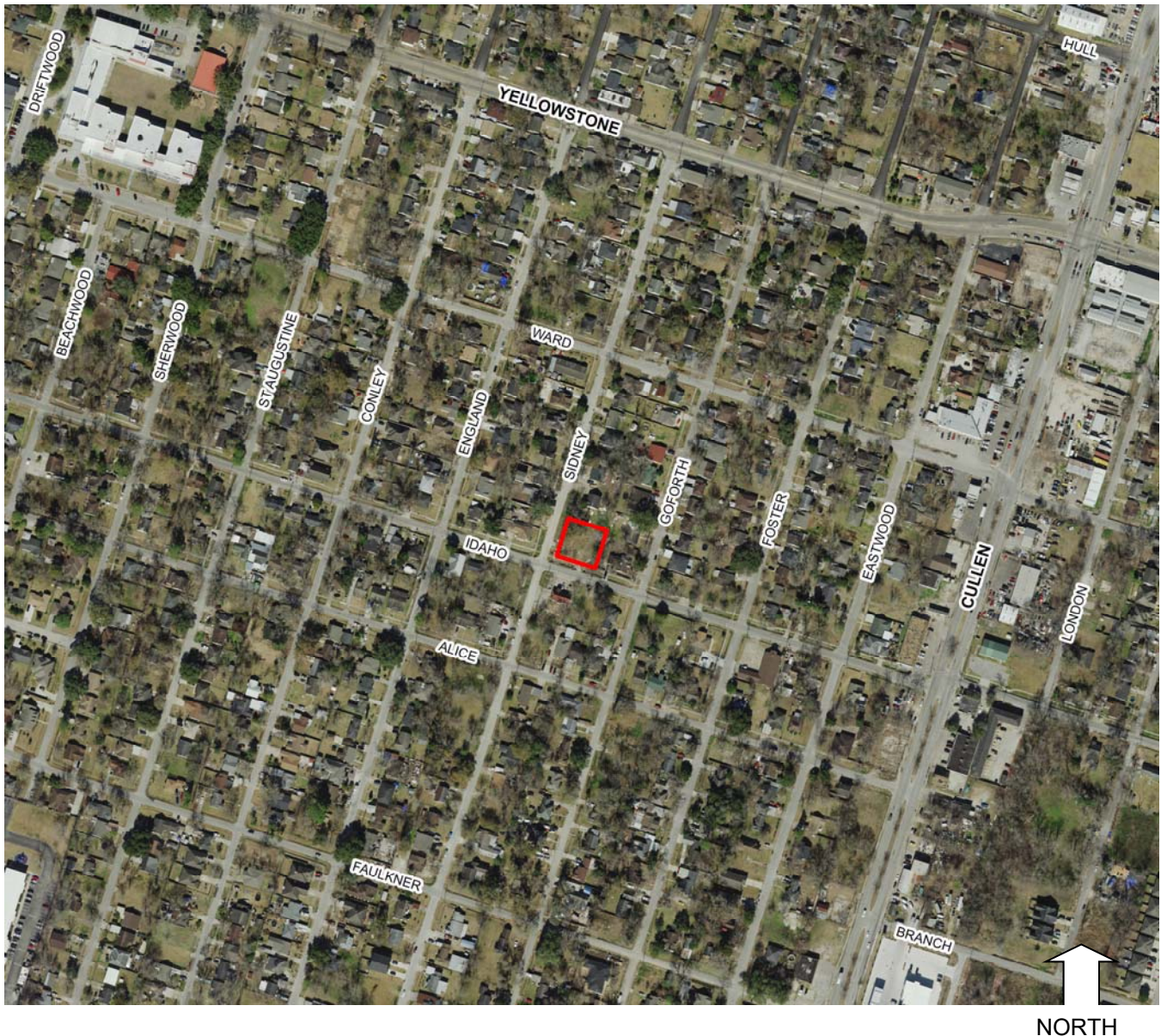
Planning and Development Department

Meeting Date: 12/05/2019

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Subdivision Name: Foster Place partial replat no 4

Applicant: The Interfield Group



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**C – Public Hearings**

**Aerial**

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**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](http://www.houstontx.gov)

November 6<sup>th</sup>, 2019

Dear Property Owner:

**Reference Number: 2019-1921**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Foster Place**". This proposal includes the replatting of Lots 9 & 10 of Block 28, as recorded in Volume 655 Page 599 of the Harris County Deed Records. The new subdivision name is "**Foster Place partial replat no 4**".

The property is located at the northeast intersection of Sidney Street and Idaho Street.

The purpose of the replat is to create five lots.

The applicant, **Mary Villareal**, with "The Interfield Group", can be contacted at **713-780-0909**, Ext.132.

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, December 5<sup>th</sup>, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

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

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

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

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

*See reverse side for useful information*

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

### ***Terminology***

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

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 12/05/2019  
**Plat Name:** Houston Acreage Estates partial replat no 2  
**Developer:** N/A  
**Applicant:** E.I.C. Surveying Company  
**App No/Type:** 2019-1910 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	0.5342	Total Reserve Acreage:	0.2000
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	77087	534R	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.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are 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: 12/03/19:

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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

Parks and Recreation: Please correct Park Sector number and add Park Table prior to final plat submittal.

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

# Houston Planning Commission

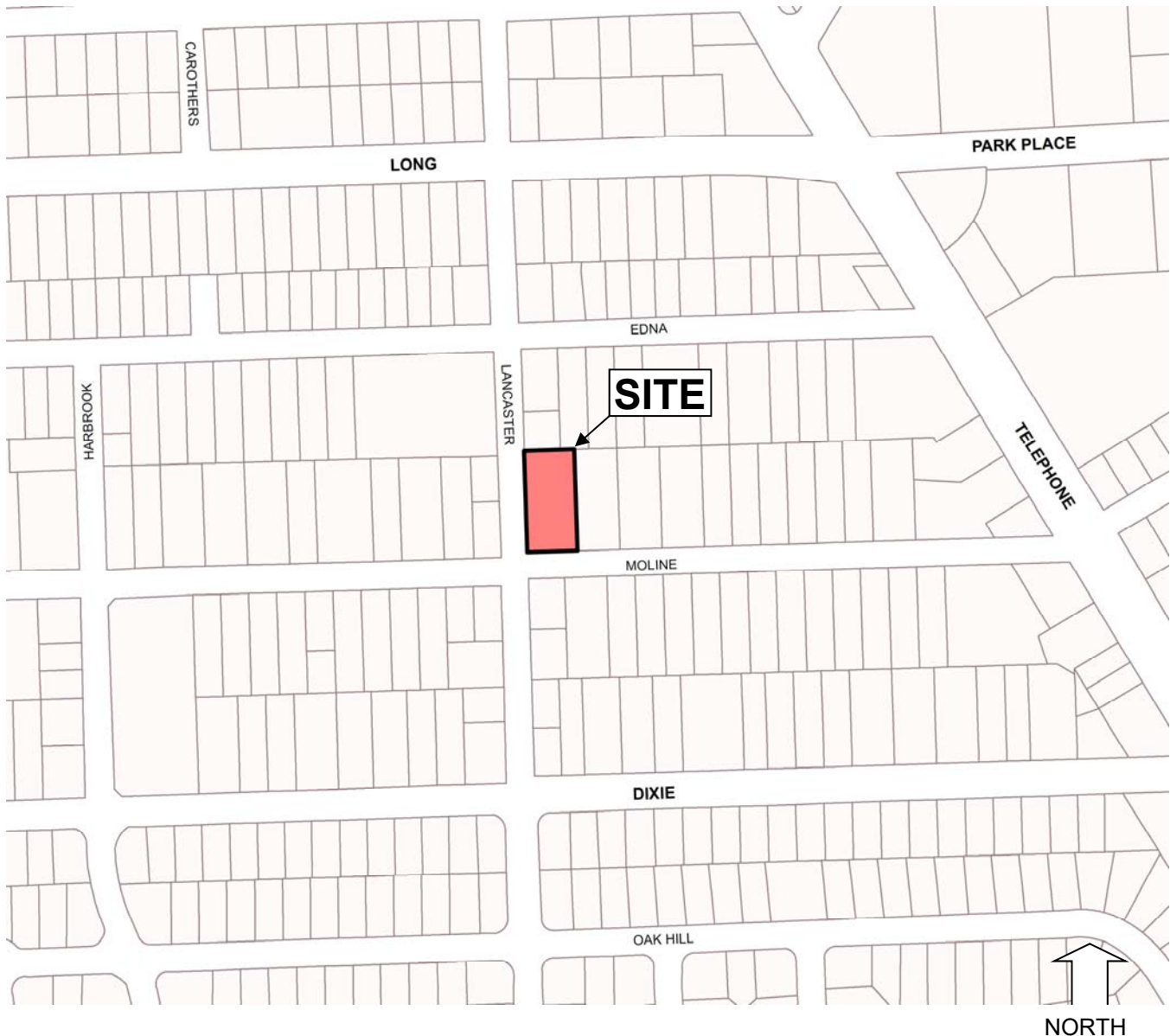
**ITEM: 90**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Houston Acreage Estates partial replat no 2**

**Applicant: E.I.C. Surveying Company**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

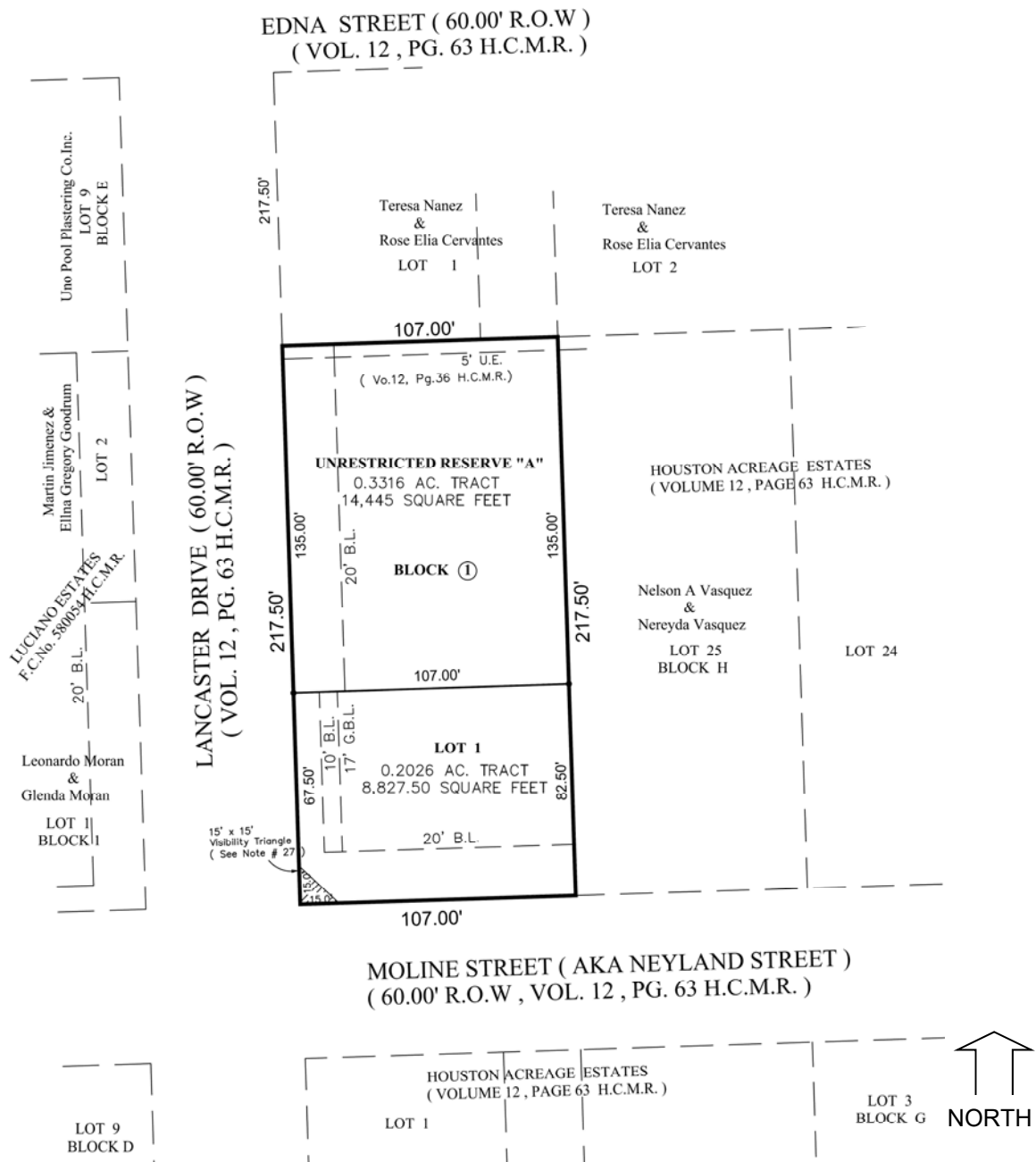
ITEM: 90

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Houston Acreage Estates partial replat no 2

Applicant: E.I.C. Surveying Company



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 90

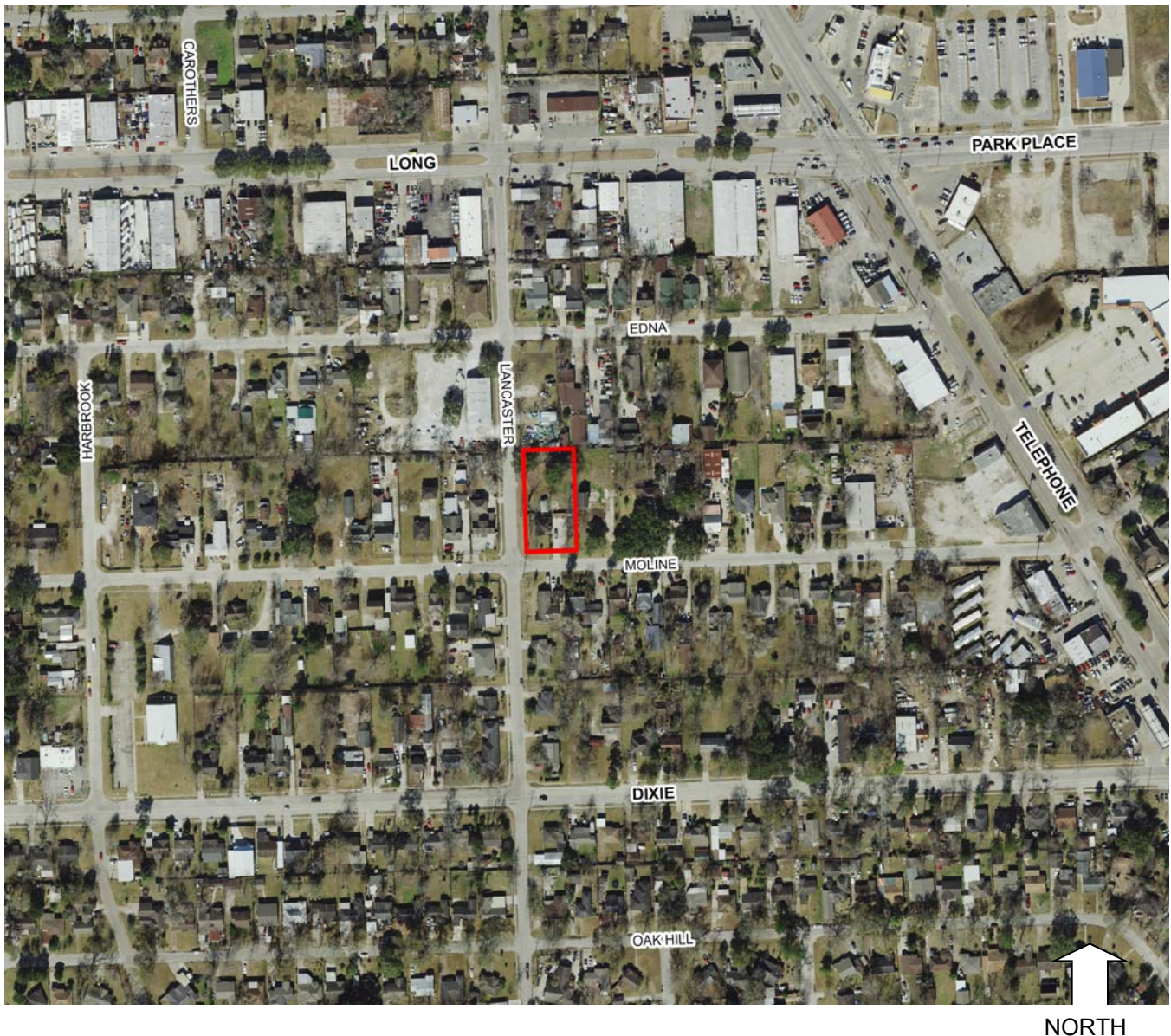
Planning and Development Department

Meeting Date: 12/05/2019

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Subdivision Name: Houston Acreage Estates partial replat no 2

Applicant: E.I.C. Surveying Company



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**C – Public Hearings**

**Aerial**

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**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](http://www.houstontx.gov)

November 6<sup>th</sup>, 2019

Dear Property Owner:

**Reference Number: 2019-1910**

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Houston Acreage Estates**". This proposal includes the replatting of lot 26 of Block H, as recorded in Volume 12 Page 63 of the Harris County Map Records. The new subdivision name is "**Houston Acreage Estates partial replat no 2**".

The property is located at the north-east intersection of Lancaster Dr. and Moline St.  
The purpose of the replat is to create one lot and one unrestricted 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.

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City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

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

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Controller: Chris B. Brown

### ***Terminology***

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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### ***Planning Department Staff Authority and Obligation***

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**Agenda Item:** 91  
**Action Date:** 12/05/2019  
**Plat Name:** Neuen Manor partial replat no 16  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No/Type:** 2019-1937 C3N

**Staff Recommendation:**  
 Approve the plat subject to  
 the conditions listed

Total Acreage:	0.5876	Total Reserve Acreage:	0.0092
Number of Lots:	12	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	450U	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 Traffic: 12/03/19:

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](http://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

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

# Houston Planning Commission

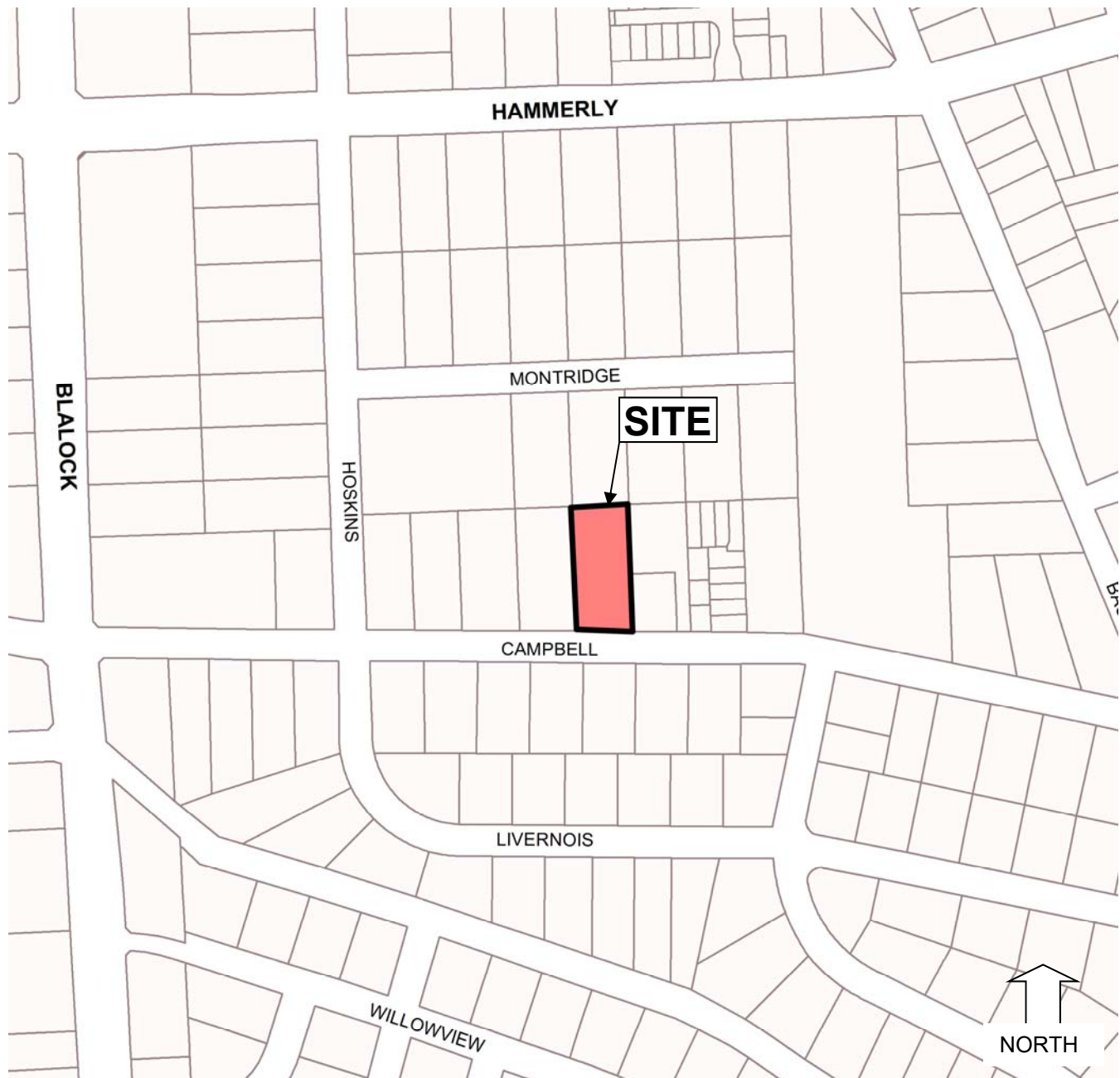
**ITEM: 91**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Neuen Manor partial replat no 16

Applicant: PLS Construction Layout, Inc



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

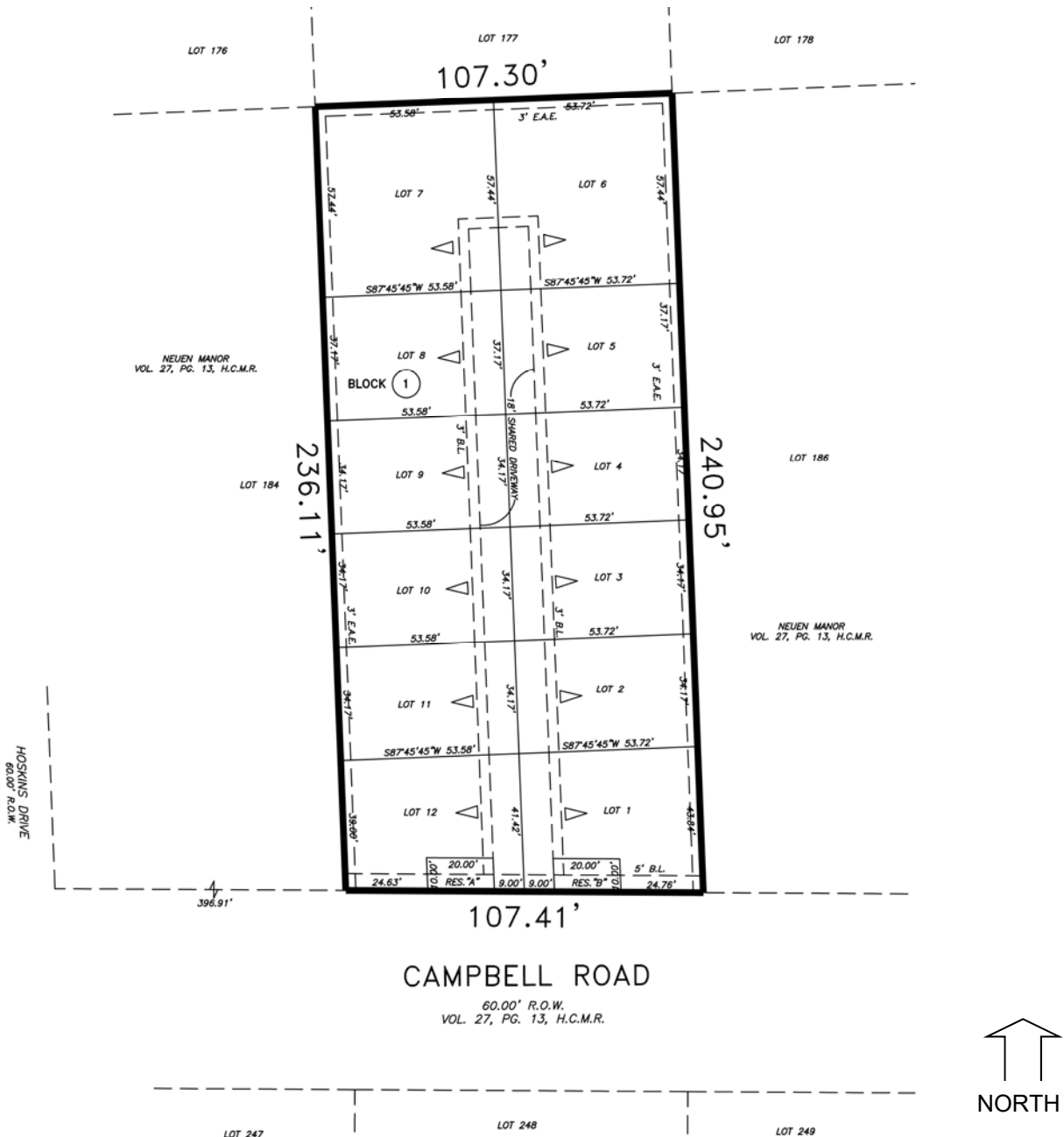
## ITEM: 91

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Neuen Manor partial replat no 16

Applicant: PLS Construction Layout, Inc



C – Public Hearings

Subdivision

# Houston Planning Commission

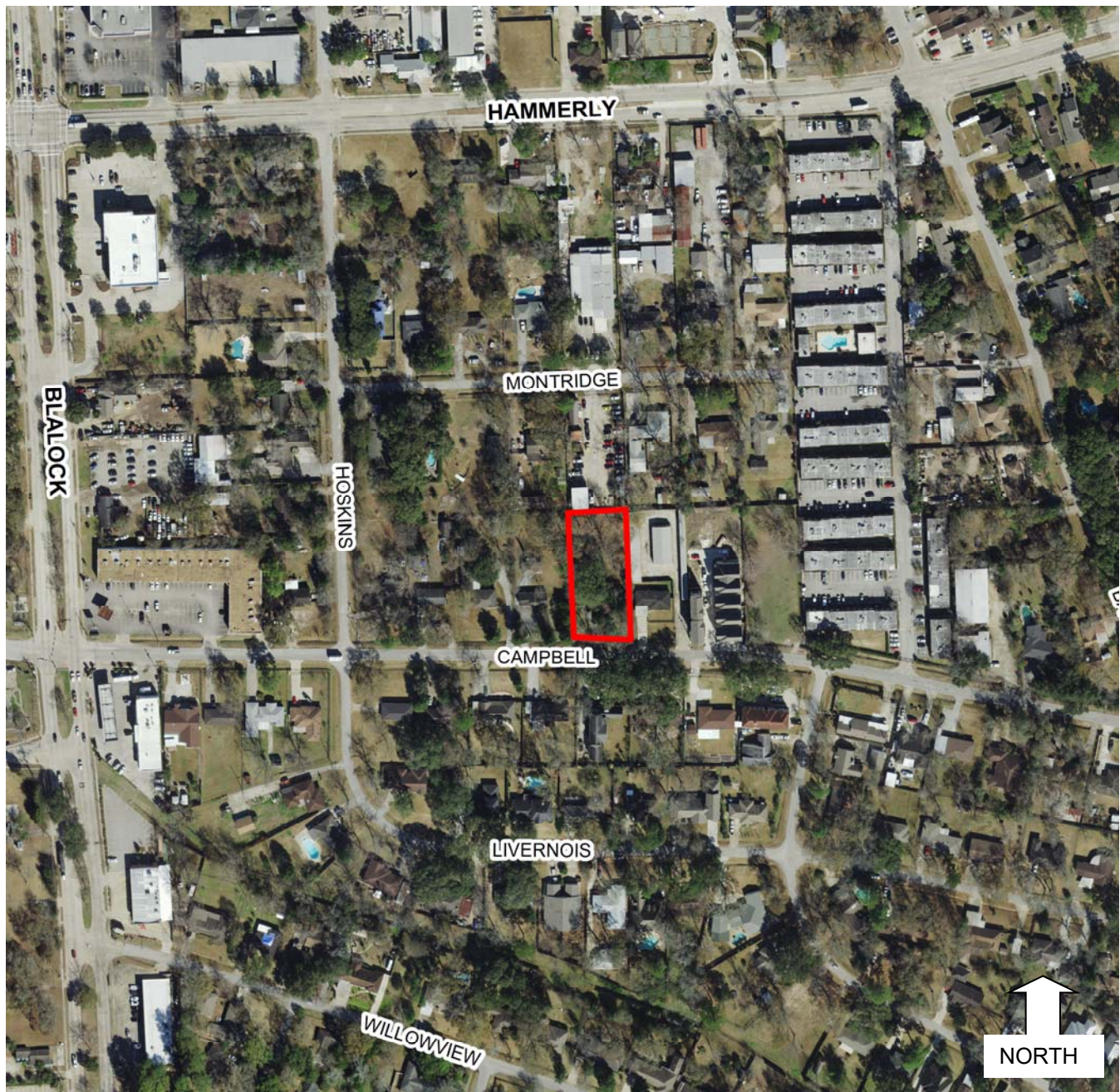
**ITEM: 91**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Neuen Manor partial replat no 16

Applicant: PLS Construction Layout, Inc



**C – Public Hearings**

**Aerial**



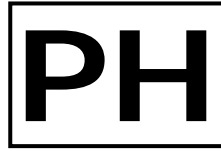
# CITY OF HOUSTON

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](http://www.houstontx.gov)

November 4, 2019

Dear Property Owner:

**Reference Number: 2019-1937**

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 Lot 185, as recorded in Volume 27 Page 12 of the Harris County Map Records. The new subdivision name is "**Neuen Manor partial replat no 16**".

The property is located north along Campbell Road, east of Blalock Road and south of Hammerly Blvd. The purpose of the replat is to create 12 lots and 2 parking reserves on a shared driveway. The applicant, Uriel Figueroa, with PLS Construction Layout, 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, December 5, 2019 at 2:30 PM**  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

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

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

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

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

*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.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 12/05/2019  
**Plat Name:** Parkway at Eldridge Sec 1 partial replat no 1 and extension  
**Developer:** NOBA 187 LLC  
**Applicant:** BGE, Inc.  
**App No/Type:** 2019-1870 C3N

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

Total Acreage:	9.3740	Total Reserve Acreage:	9.3740
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77077	488T	City

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy.
- 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](http://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

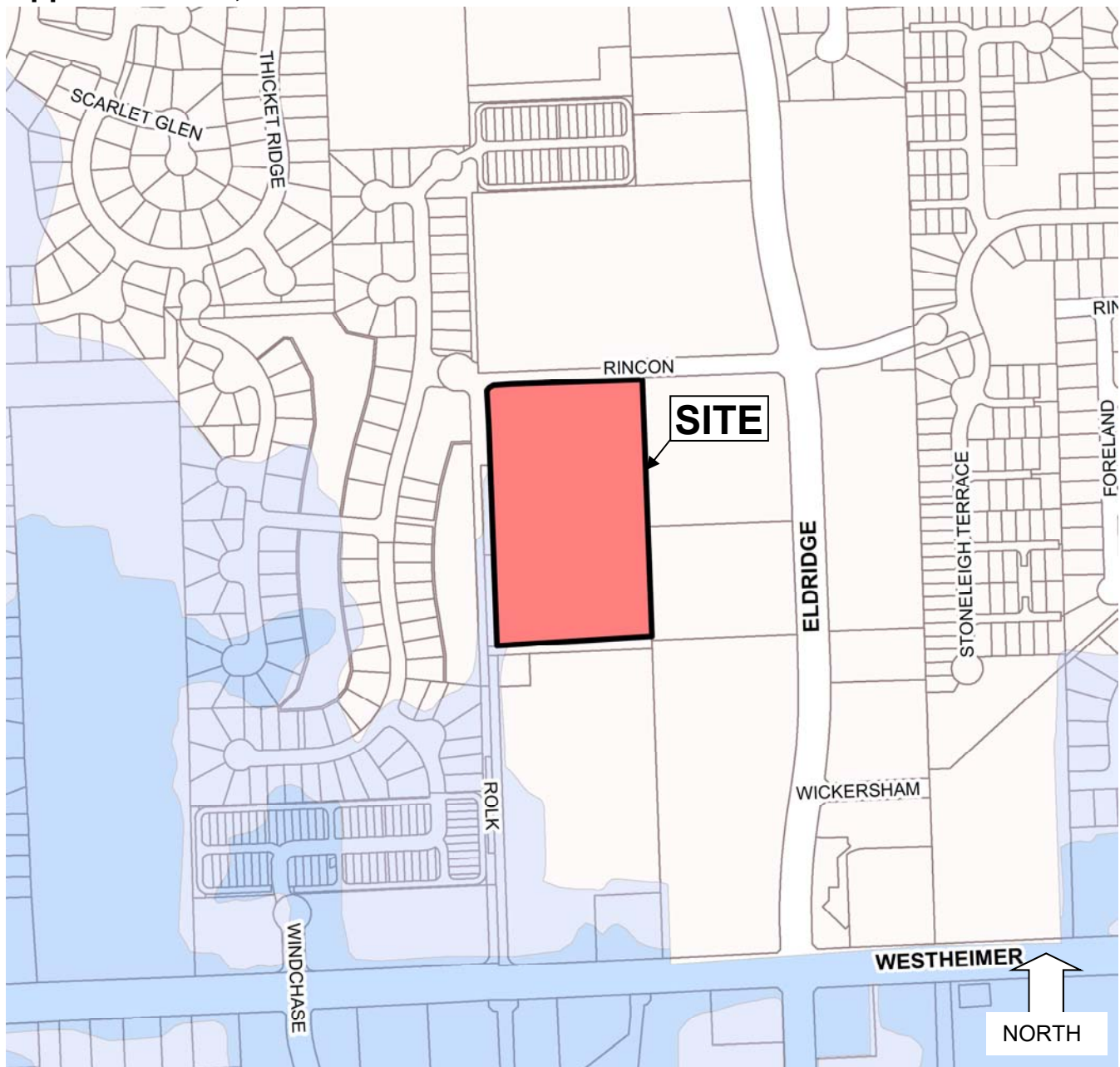
**ITEM: 92**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Parkway at Eldridge Sec 1 partial replat no 1 and extension**

**Applicant: BGE, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

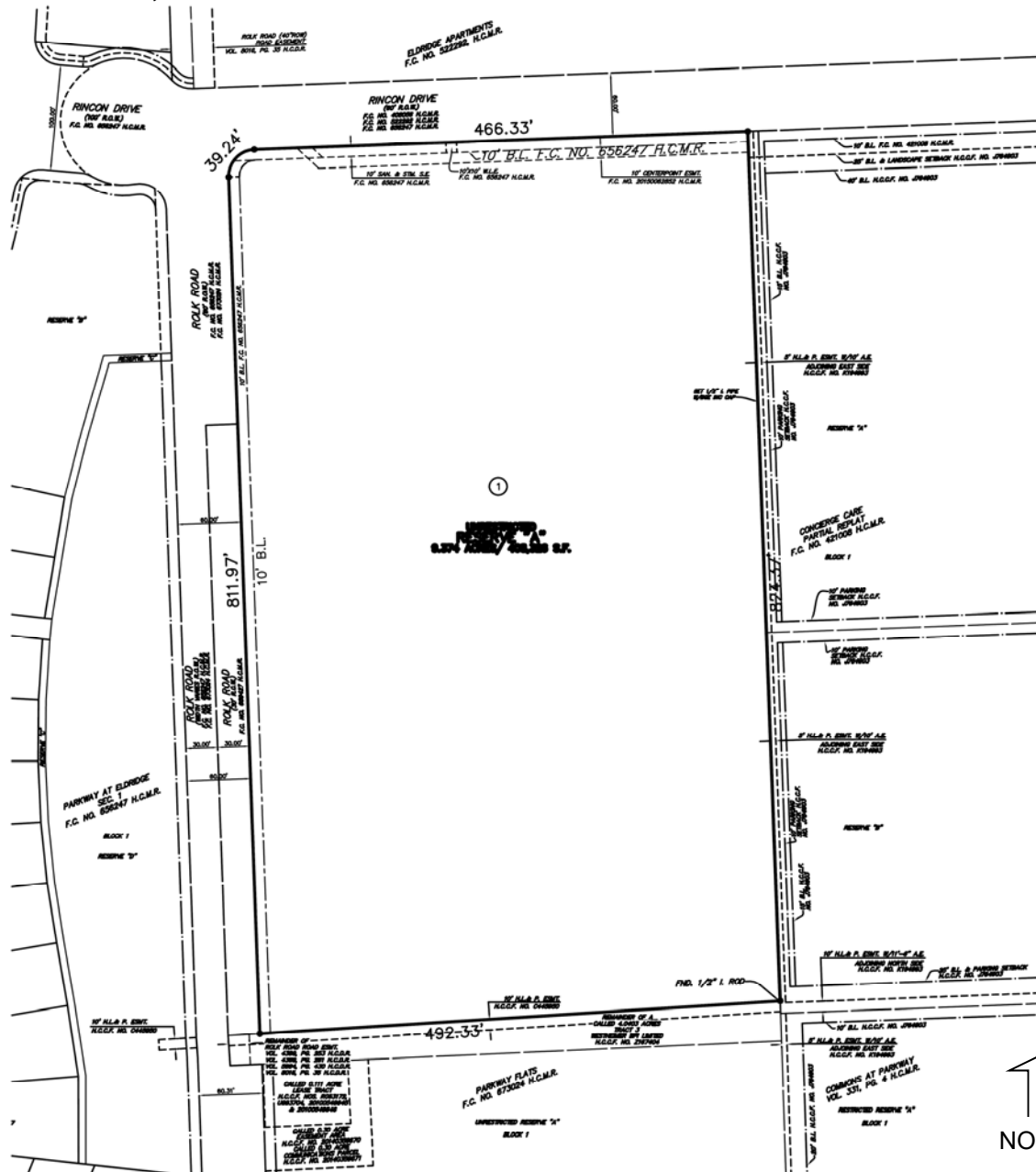
## ITEM: 92

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Parkway at Eldridge Sec 1 partial replat no 1 and extension

Applicant: BGE, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 92

Planning and Development Department

Meeting Date: 12/05/2019

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**Subdivision Name: Parkway at Eldridge Sec 1 partial replat no 1 and extension**

**Applicant: BGE, Inc.**



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**C – Public Hearings**

**Aerial**

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## CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

### Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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[www.houstontx.gov](http://www.houstontx.gov)

November 4, 2019

Dear Property Owner:

**Reference Number: 2019-1870**

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "**Parkway at Eldridge Sec 1**". This proposal includes the partial replatting of Reserve A, Block 4, as recorded in Film Code No 656247 of the Harris County Map Records. The new subdivision name is "**Parkway at Eldridge Sec 1 partial replat no 1 and extension**".

The property is located north of Westheimer Road and west of Eldridge Parkway.

The purpose of the replat is to create one unrestricted reserve

The applicant, Gerald Brisson, with BGE, Inc., can be contacted at 281-558-8700.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

**Thursday, December 5, 2019 at 2:30 PM**

City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level Houston, Texas

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

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

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

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

*See reverse side for useful information*

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***

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 12/05/2019  
**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:**  
Withdraw

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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

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#### ***Conditions and Requirements for Approval***

#### ***For Your Information:***

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

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

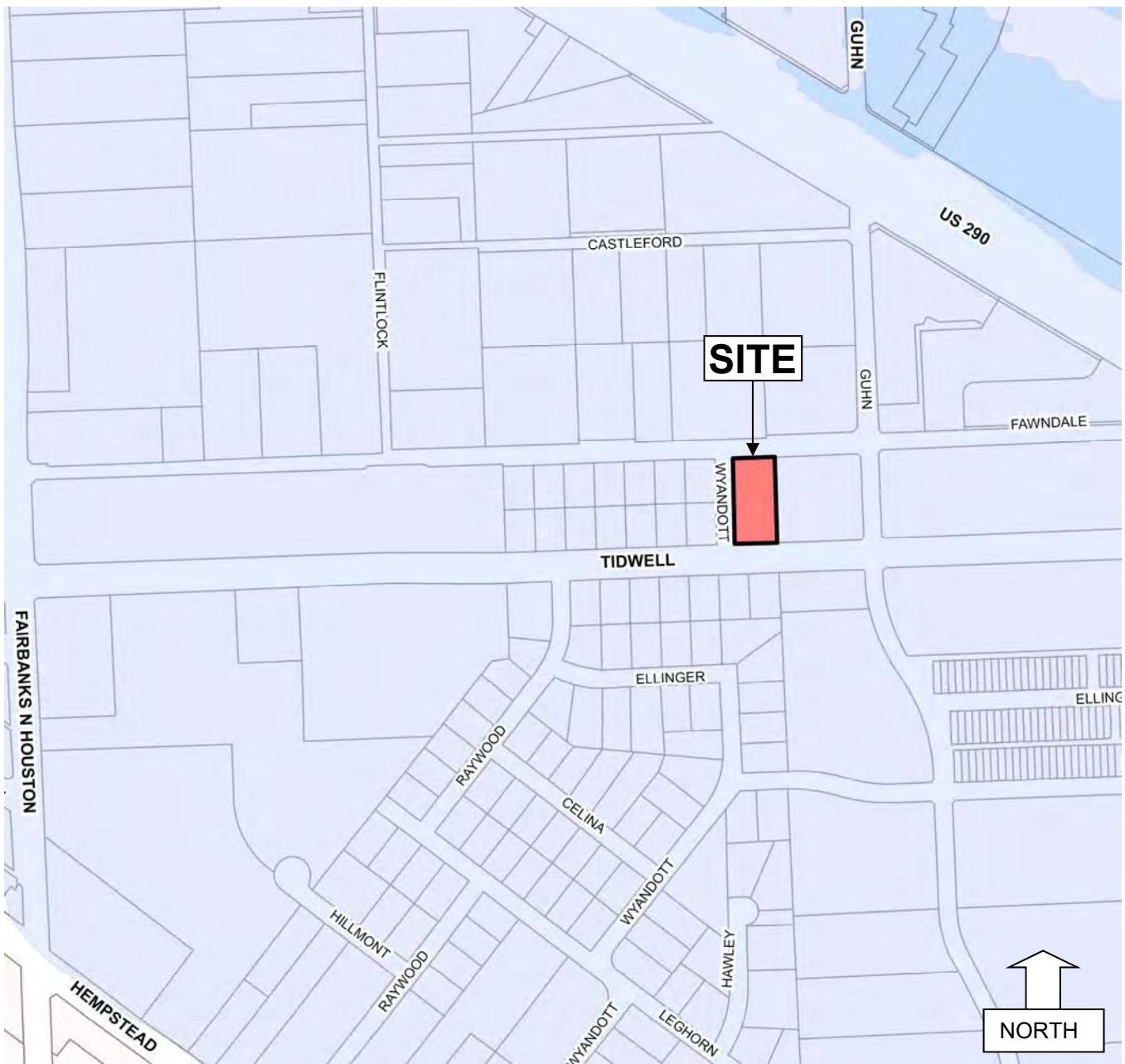
**ITEM: 93**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Yaupon Grove partial replat no 1 (DEF 1)

Applicant: E.I.C. Surveying Group



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

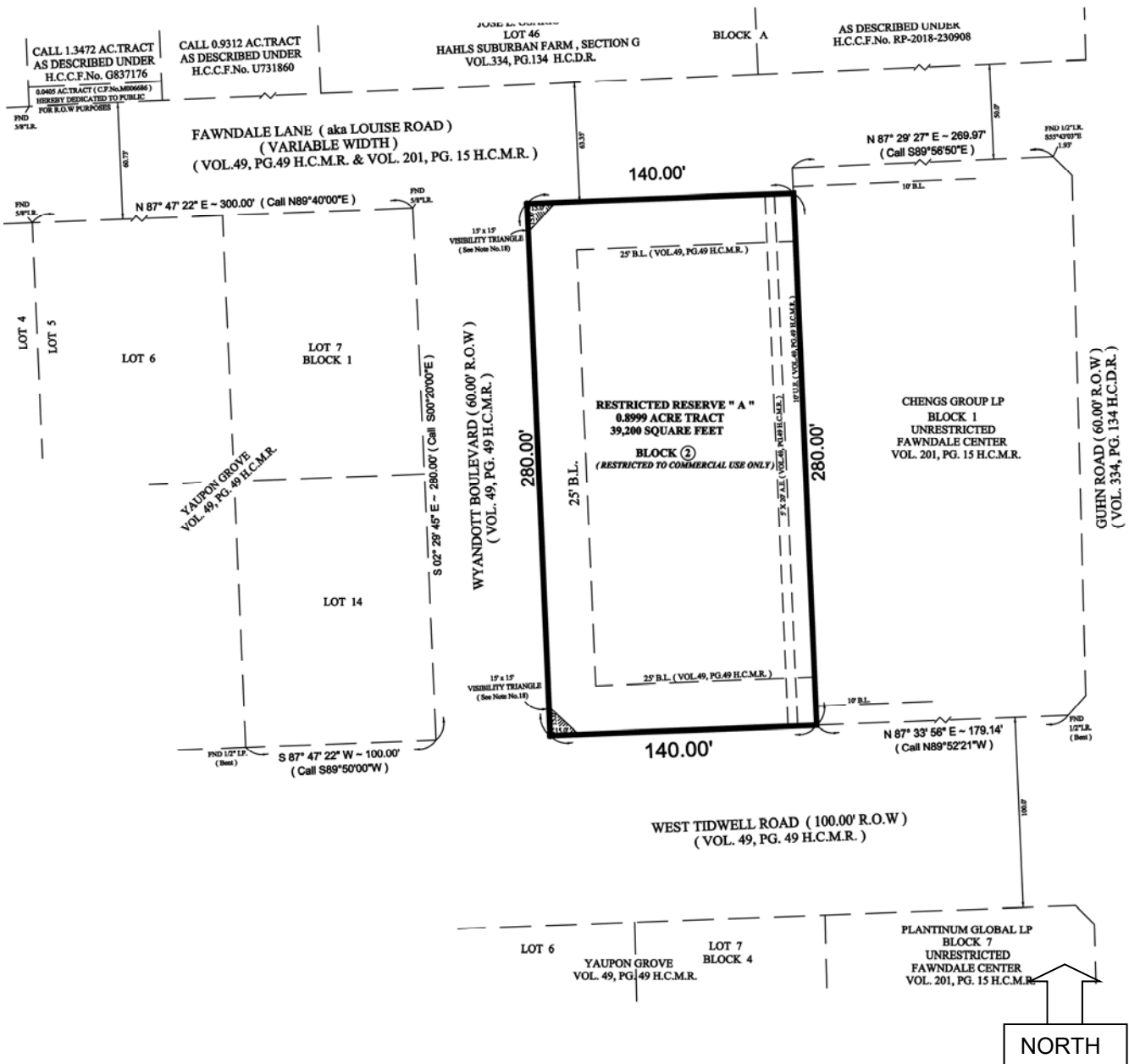
## ITEM: 93

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Yaupon Grove partial replat no 1 (DEF 1)

Applicant: E.I.C. Surveying Group



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 93

Planning and Development Department

Meeting Date: 12/05/2019

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Subdivision Name: Yaupon Grove partial replat no 1 (DEF 1)

Applicant: E.I.C. Surveying Group



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**C – Public Hearings**

**Aerial**

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**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](http://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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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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### **Planning Department Staff Authority and Obligation**

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 12/05/2019  
**Plat Name:** Bridgeland Parkland Village Sec 49  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2019-2049 C3P

**Staff Recommendation:**  
Defer Applicant request

Total Acreage:	24.7590	Total Reserve Acreage:	3.6710
Number of Lots:	104	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	ETJ

#### ***Conditions and Requirements for Approval***

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (Sec 42-183)
- 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, 44)
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way. (42-41)
- 052. Westgreen Road and Tuckerton Road must be recorded prior to or simultaneously with this plat as indicated on the marked file copy. (Sec 42-120)
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)
- 137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132)
- 159. Provide centerline tie.
- 163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)
- 209. Applicant has requested that this item be deferred for two weeks.

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 12/05/2019  
**Plat Name:** Bridgeland Parkland Village Sec 49  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2019-2049 C3P

**Staff Recommendation:**  
Defer Applicant request

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Addressing: According to Ch. 41 Code of Ordinances, a street name must change at a near 90 degree bend. Please change the street name of Marvelous Place at the 90 degree bends.

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)

Sec 54 and Westgreen Blvd will need to be dedicated prior to or simultaneously with this plat for two points of access(COH-Chapter 42)

Check with COH if variance is needed for intersection spacing along Westgreen Blvd

County has no objections to variances

UVE should be checked at Adventurous Way and Westgreen Blvd, and at Parkland ROW Drive at Westgreen Blvd. (Chapter 10-COH geometric design guidelines, 10-23)

SB left turn lane will be required on Westgreen Blvd at Adventurous Way, and at Parkland ROW Drive. (COH geometric Design guidelines, 10-25)

Corner ROW radii (C4 & C47) at Parkland Row Drive and Westgreen Blvd, and Corner ROW radii (C51 & C84) at Parkland Row Drive and Westgreen 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

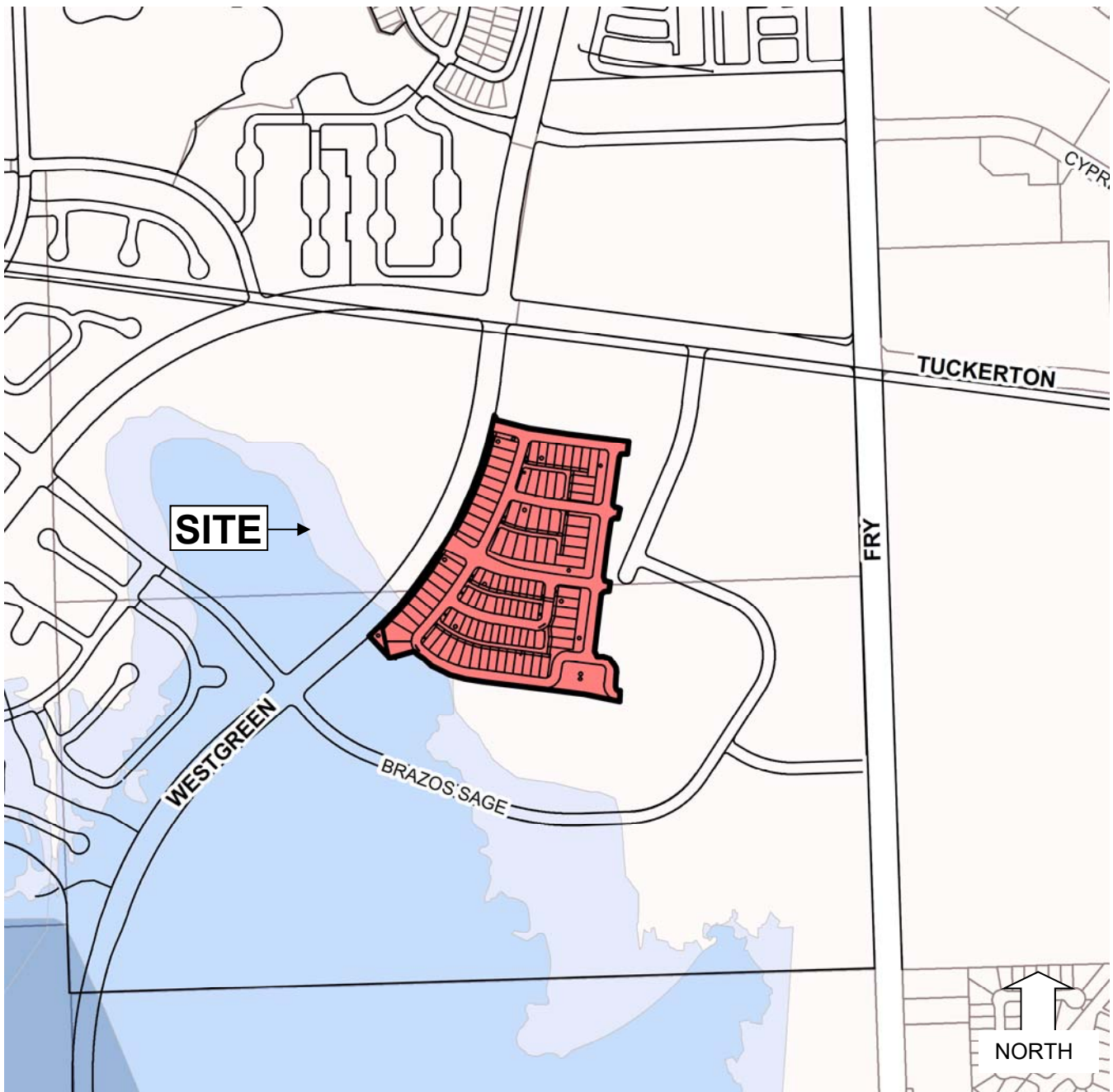
**ITEM: 94**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Bridgeland Parkland Village Sec 49**

**Applicant: LJA Engineering, Inc. – (Woodlands Office)**



**D – Variances**

**Site Location**

# Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Bridgeland Parkland Village Sec 49

Applicant: LJA Engineering, Inc. – (Woodlands Office)



D – Variances

Subdivision

# Houston Planning Commission

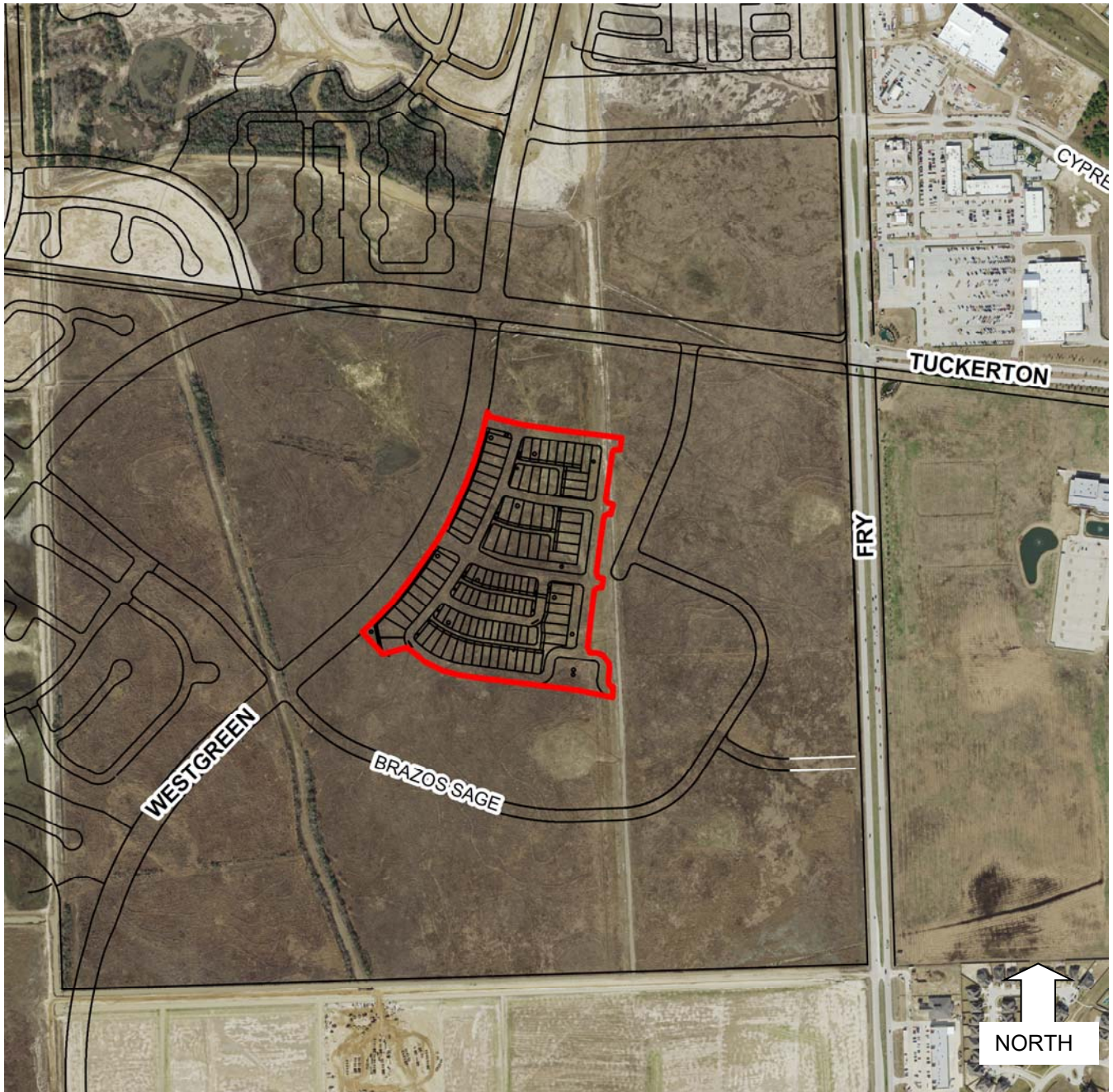
**ITEM: 94**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Bridgeland Parkland Village Sec 49**

**Applicant: LJA Engineering, Inc. – (Woodlands Office)**



**D – Variances**

**Aerial**



**Application Number:** 2019-2049

**Plat Name:** Bridgeland Parkland Village Sec 49

**Applicant:** LJA Engineering, Inc - (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 0' front building lines for private alley served lots. Applicable to Block 2 Lots 1 thru 8, 12 thru 16; Block 3, Lots 1 thru 5, Block 4 Lots 1 thru 19, Block 5 Lots 7 thru 33.

**Chapter 42 Section:** 156d

**Chapter 42 Reference:**

(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley then no front building setback line shall be required, except for corner lots as provided herein.

### 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 Parkland Village, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Parkland Village Section 49 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Parkland Row neighborhood. An important part of creating the pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 41-156 allows for a front building line of 0' when a single family lot takes access from a public alley. We are requesting the front building line of the private alley served lots be reduced to 0-feet. This applies to all private alley served lots in: Blocks 2, 3, 4, and 5.

**(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways creates a safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk. Chapter 42 allows for a zero foot building line on lots taking vehicular access from a public alley. Harris County does not allow public alleys to be dedicated.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a zero foot building line of lots taking vehicular access to a public all.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 on the application of the building diagram to private vs. public alleys.



**Application Number:** 2019-2049

**Plat Name:** Bridgeland Parkland Village Sec 49

**Applicant:** LJA Engineering, Inc - (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 0' front building lines for private alley served lots. Applicable to Lots 9 thru 11, Block 1; Lots 6 thru 16, Block 3; Lots 5 & 6, Block 5.

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

42-188. Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter.

### Statement of Facts

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

The subject property is located in Parkland Village, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Parkland Village Section 49 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Parkland Village Section 29 neighborhood. This neighborhood is next to a mixed use Village Center, and in order to provide pedestrian circulation within the neighborhood connecting to the Village Center two linear open spaces are part of the community. These open spaces connect to the Village Center, the neighborhood park and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails.

**(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a 50' landscaped linear park as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood; and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. The linear park will also incorporate a series of rain gardens to help with water quality in the drainage system, and will be incorporated into the landscape of the community. A central neighborhood park will form a gathering space for families and recreation for the younger children. Guest parking is planned along the linear open space and park adequate for visitors within the neighborhood.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open space and parks.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the open space with sidewalks. Vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.



**Application No:** 2019-2049

**Agenda Item:** 94

**PC Action Date:** 12/05/2019

**Plat Name:** Bridgeland Parkland Village Sec 49

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** 156d; 188

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

To allow 0' front building lines for private alley served lots. Applicable to Block 2 Lots 1 thru 8, 12 thru 16; Block 3, Lots 1 thru 5, Block 4 Lots 1 thru 19, Block 5 Lots 7 thru 33. ;

To allow lots to front on open space reserves and to have access via private alleys. Applicable to Lots 9 thru 11, Block 1; Lots 6 thru 16, Block 3; Lots 5 & 6, Block 5. ;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, south of Tuckerton Road, east of future Westgreen Road and east of Fry Road.

The applicant is requesting two variances: (1) to allow 0' front building lines for private alley served lots and (2) to allow private alley served lots to have frontage on proposed open space reserves instead of the required public street.

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

## 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:** 95  
**Action Date:** 12/05/2019  
**Plat Name:** Bridgeland Parkland Village Sec 54  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No/Type:** 2019-2050 C3P

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	20.4480	Total Reserve Acreage:	1.4550
Number of Lots:	97	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366X	ETJ

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#### ***Conditions and Requirements for Approval***

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (Sec 42-183)
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, 44)
051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)
159. Provide centerline tie.
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:** 95

**Action Date:** 12/05/2019

**Plat Name:** Bridgeland Parkland Village Sec 54

**Developer:** Bridgeland Development L.P.

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

**App No/Type:** 2019-2050 C3P

**Staff Recommendation:**

Defer Applicant request

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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)

County has no objections to variances

Check with COH if GP needs to be d

Provide INO letter for pipeline crossing prior to plan approval/ plat recordation (HC-permit regs, 5.06)

UVE should be checked at Parkland Row Drive and Parkland Canyon Drive, and at Marvelous Place and Parkland Canyon Drive. (Chapter 10-COH geometric design guidelines, 10-23)

WB left turn lane will be required on Tuckerton Road at Parkland Canyon Drive. (COH geometric Design guidelines, 10-25)

ALL-WAY Stop Warrant Analysis should be provided to determine traffic control along Parkland Canyon Drive at Adventurous Way, at Joyous Lane, and at Parkland Row Drive. ((TMUTCD sec. 2B.07).

Alignment of Marvelous Place at Prosperous Place should be revised from reverse curve to straight. Plat is requested to be deferred. (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

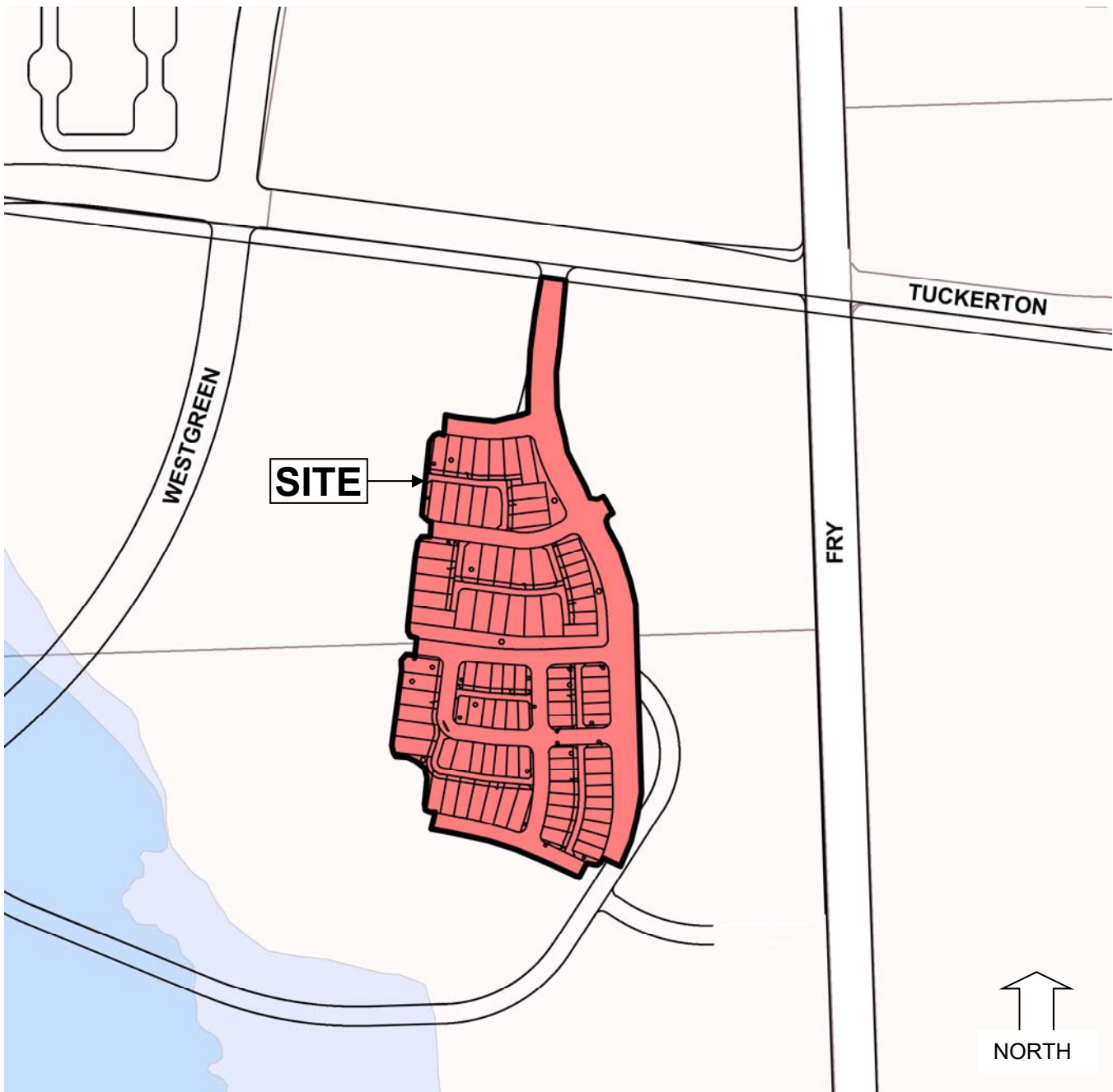
**ITEM: 95**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Bridgeland Parkland Village Sec 54**

**Applicant: LJA Engineering, Inc. – (Woodlands Office)**



**D – Variances**

**Site Location**

# Houston Planning Commission

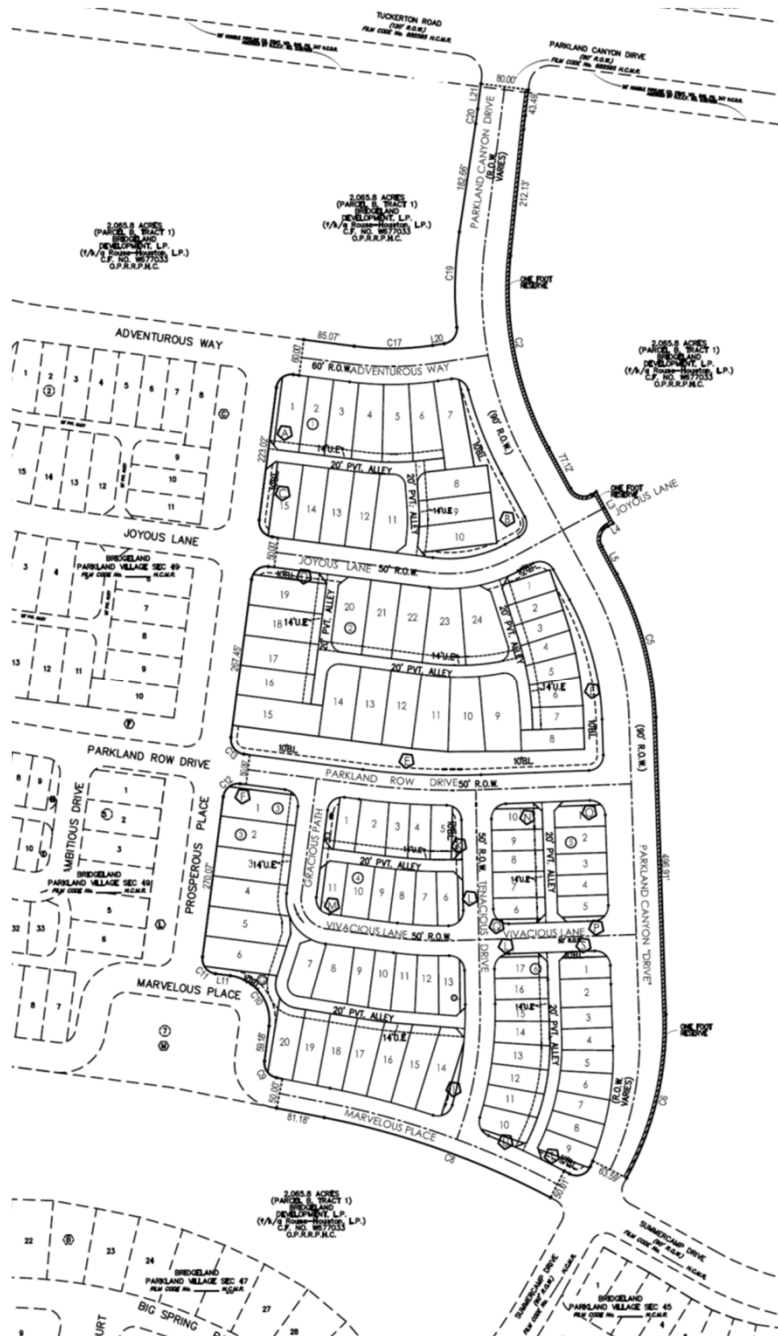
ITEM: 95

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Bridgeland Parkland Village Sec 54

Applicant: LJA Engineering, Inc. – (Woodlands Office)



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 95

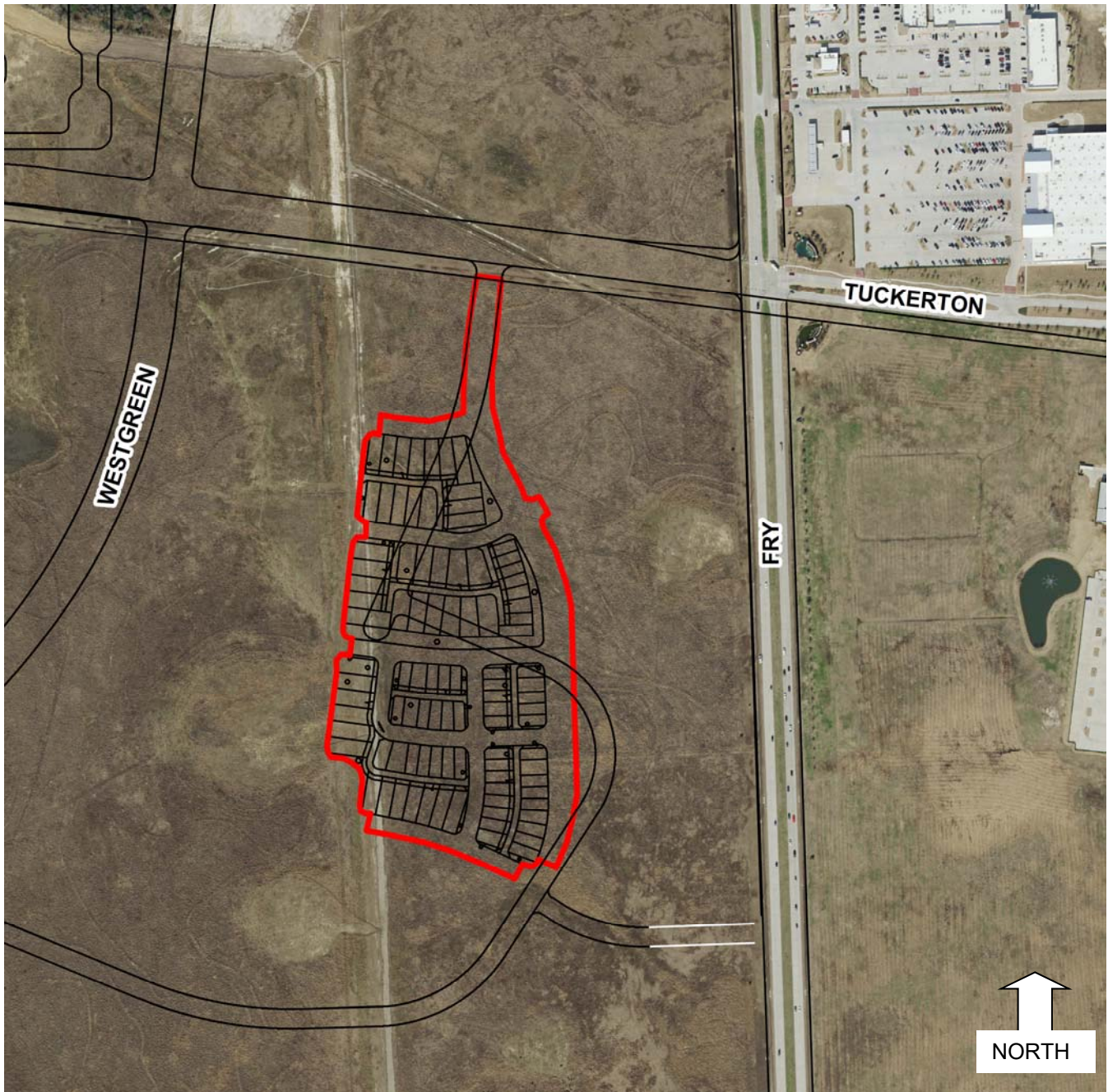
Planning and Development Department

Meeting Date: 12/05/2019

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Subdivision Name: Bridgeland Parkland Village Sec 54

Applicant: LJA Engineering, Inc. – (Woodlands Office)



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**D – Variances**

**Aerial**

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**Application Number:** 2019-2050

**Plat Name:** Bridgeland Parkland Village Sec 54

**Applicant:** LJA Engineering, Inc - (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 0' front building lines on lots that have public streets on the front and rear of the lots. Applicable to Block 3 Lots 1 thru 4.

**Chapter 42 Section: 156**

**Chapter 42 Reference:**

Sec. 42-156 Collector and local streets – single family residential (b) except as otherwise required or authorized by this chapter, the building line for a lot restricted to single family use along a local street that is not an alley shall be: (1) 20 feet along the front of the 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 notation that reflect the requirements of this section. (d) When a plat contains a typical lot layout and notes that restrict that vehicular access to an approved public alley, then no front building line shall be required, except for the corner lots as provided herein.

### 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 Parkland Village, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Parkland Village Section 29 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Lakeland Heights neighborhood. An important part of creating the pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. Five lots have public street on the front and rear of the lots (lots 19-23, Block 6). The street on the rear acts as an alley like the adjoining lots (lots 15-18) that are alley served. Chapter 41-156 allows for a front building line of 0' when a single family lot takes access from a public alley. We are requesting the front building line of the dual public street served lots be reduced to 0-feet, and the rear building line on the public street be 20'. Access is denied to the front of the lots in this case. This applies to: Block 3 Lots 1 thru 4.

**(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways creates a safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live

and walk. Chapter 42 allows for a zero foot building line on lots taking vehicular access from a public alley. In this case the rear public street acts as an alley.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open space and parks.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the open space with sidewalks. Vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.



**Application Number:** 2019-2050

**Plat Name:** Bridgeland Parkland Village Sec 54

**Applicant:** LJA Engineering, Inc - (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 0' front building lines for private alley served lots. Applicable to Block 1 Lots 1 thru 7, 11 thru 15; Block 2, Lots 15 thru 24, Block 3 Lots 5 thru 20, Block 4 Lots 1 thru 11, Block 5 Lots 1 thru 10, Block 6 Lots 1 thru 17.

**Chapter 42 Section:** 156d

**Chapter 42 Reference:**

(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley then no front building setback line shall be required, except for corner lots as provided herein.

### **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 Parkland Village, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Parkland Village Section 54 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Parkland Row neighborhood. An important part of creating the pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 41-156 allows for a front building line of 0' when a single family lot takes access from a public alley. We are requesting the front building line of the private alley served lots be reduced to 0-feet. This applies to all private alley served lots in: Blocks 1, 2, 3, 4, 5 and 6.

**(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways creates a safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk. Chapter 42 allows for a zero foot building line on lots taking vehicular access from a public alley. Harris County does not allow public alleys to be dedicated.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a zero foot building line of lots taking vehicular access to a public all.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 on the application of the building diagram to private vs. public alleys.



**Application Number:** 2019-2050

**Plat Name:** Bridgeland Parkland Village Sec 54

**Applicant:** LJA Engineering, Inc - (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 lots to front on open space reserves and to have access via private alleys. Applicable to Block 1 Lots 8 thru 10; Block 2, Lots 1 thru 14 Block 5.

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

42-188. Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter.

### **Statement of Facts**

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

The subject property is located in Parkland Village, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Parkland Village Section 54 is being developed as a "new urban neighborhood". One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Parkland Village Section 54 neighborhood. This neighborhood is next to a mixed use Village Center, and in order to provide pedestrian circulation within the neighborhood connecting to the Village Center two linear open spaces are part of the community. These open spaces connect to the Village Center, the neighborhood park and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 19 alley served lots be allowed to front on these linear open spaces creating a generous streetscape and a linear park within the neighborhood. This applies to Block 1 Lots 8 thru 10; Block 2, Lots 1 thru 16.

**(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a 50' landscaped linear park as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. The linear park will also incorporate a series of rain gardens to help with water quality in the drainage system and will be incorporated into the landscape of the community. A central neighborhood park will form a gathering space for families and recreation for the younger children. Guest parking is planned along the linear open space and park adequate for visitors within the neighborhood.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open space and parks.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the open space with sidewalks. Vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.



Application No: 2019-2050

Agenda Item: 95

PC Action Date: 12/05/2019

Plat Name: Bridgeland Parkland Village Sec 54

Applicant: LJA Engineering, Inc - (Woodlands Office)

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [156](#); [188](#); [156d](#)

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

To allow 0' front building lines on lots that have public streets on the front and rear of the lots. Applicable to Block 3 Lots 1 thru 4. ;

To allow lots to front on open space reserves and to have access via private alleys. Applicable to Block 1 Lots 8 thru 10; Block 2, Lots 1 thru 14 Block 5. ;

To allow 0' front building lines for private alley served lots. Applicable to Block 1 Lots 1 thru 7, 11 thru 15; Block 2, Lots 15 thru 24, Block 3 Lots 5 thru 20, Block 4 Lots 1 thru 11, Block 5 Lots 1 thru 10, Block 6 Lots 1 thru 17. ;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, south of Tuckerton Road, east of future Westgreen Road and east of Fry Road.

The applicant is requesting three variances: (1) to allow 0' front building lines for private alley served lots, (2) to allow private alley served lots to have frontage on proposed open space reserves instead of the required public street and (3) to allow 0' front building lines on lots that have public streets on the front and rear of the lots.

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

## 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:** 96  
**Action Date:** 12/05/2019  
**Plat Name:** Darby Vista  
**Developer:** Pat Mills  
**Applicant:** replats.com  
**App No/Type:** 2019-1893 C2

**Staff Recommendation:**  
Defer Applicant request

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Total Acreage:	0.5175	Total Reserve Acreage:	0.0110
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454C	City

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#### ***Conditions and Requirements for Approval***

032. COS area may include the square footage of a building's ground floor that is used for recreational purposes. Follow the requirements per Sec 42-183.

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.

085. The minimum acceptable lot width shall be 20 feet on a minimum 50' wide public street. (Sec 42-187, 188)

088. Minimum COS reserve size shall have minimum 12' frontage along at least one public street with a right-of-way not less than 50 feet. (Sec 42-190)

0.88. Minimum recreational reserve size shall be 5000 square feet having 50' frontage along at least one public street with a right-of-way not less than 50 feet. (Sec 42-190)

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

214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract. (Sec 42-24)

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 96

**Action Date:** 12/05/2019

**Plat Name:** Darby Vista

**Developer:** Pat Mills

**Applicant:** replats.com

**App No/Type:** 2019-1893 C2

**Staff Recommendation:**

Defer Applicant request

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**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](http://houstonpermittingcenter.org). An easement is required along south end of the site to accommodate the existing 6-inch sanitary sewer line.

**Harris County Flood Control District:** Flood Control review - Show and label drainage channel P118-10-08 at the western boundary of the plat (see uploaded PDF).

**City Engineer:** GIMS map shows 2" W.L. go through the property, but there is no WLE for this 2" WL in the plat. Need to verify the WLE in the plat. Also concerns about fire protection for 15' ingress/egress easement.

**Parks and Recreation:** Number of dwelling units in Park Notes and Park Table should match. Must be corrected prior to final plat submittal.

**Solid Waste:** The proposed development does not contain any lots abutting the public street. Chapter 39-63 of the municipal code of ordinances requires "A development or subdivision containing private streets, permanent access easements or shared driveways, that has 25 residential units or less, shall be eligible to receive automated garbage collection service, provided at least one residential unit located within such development or subdivision is adjacent to or abuts at least one public street and has direct access to that public 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

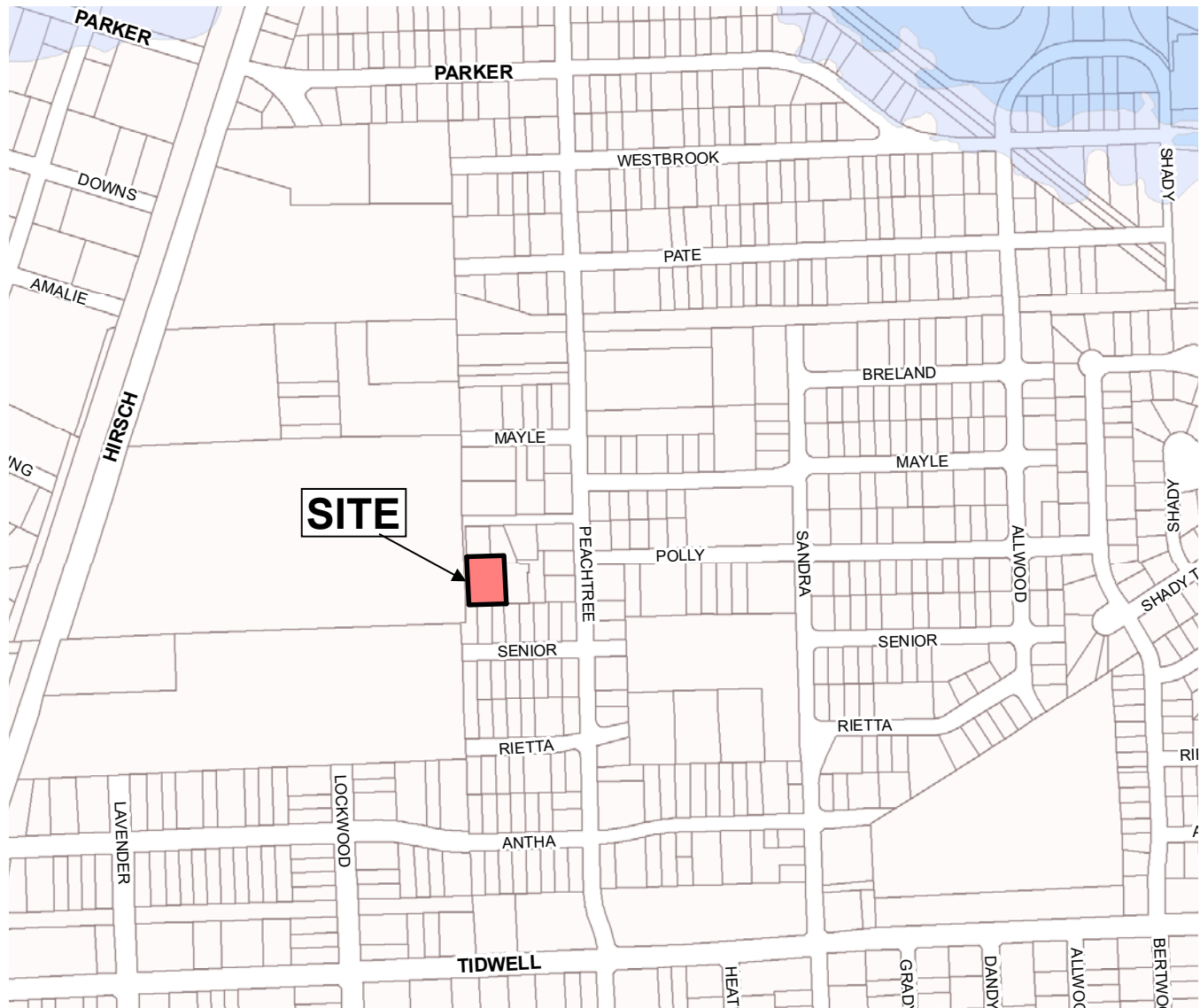
**ITEM: 96**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Darby Vista

Applicant: replats.com



**D – Variances**

**Site Location**

# Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Darby Vista

Applicant: replats.com



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 96

Planning and Development Department

Meeting Date: 12/05/2019

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Subdivision Name: Darby Vista

Applicant: replats.com



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**D – Variances**

**Aerial**

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**Application Number:** 2019-1893

**Plat Name:** Darby Vista

**Applicant:** replats.com

**Date Submitted:** 10/20/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow 20' private easement in lieu of 60' local public street to access tracts being platted.

**Chapter 42 Section:** 188

**Chapter 42 Reference:**

Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

### Statement of Facts

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

The abstract property herein has been owned by the same family since 1898. It was a 2.5 acre tract divided by Judgement of Partition in 1992. A 20' wide ingress/egress easement was created at that time to access the tracts. Without the easement there would be no access to the land. The easement intersects Peachtree Street (a 60' wide ROW) at a right angle, and extends westward 504 feet, serving 5 tracts owned by different individuals, some of whom who have built very close to the easement boundary and leaving no area available to create a wider access. The properties are bounded on the south by North Shadydale Extension, a platted subdivision. There is no area available for a 60' Right-of-Way.

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

A good faith effort has been made to find another way of access, but such property is not available. There is a 20 acre tract to the west, but it is a sand pit only accessible from Hirsch Road, some 1,500 feet to the west, and not suitable for a street.

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

The circumstances supporting the variance are based on the land uses surrounding the property and the previously created access.

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

Only private residential traffic uses the easement to access the planned development.

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

Only minimal private residential traffic uses the easement and a wider street would not serve any other development or improve traffic circulation.

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

The justification for the variance is based upon the characteristics of the surrounding area and the lack of available land to create a Right-of-Way.



Application No: 2019-1893

Agenda Item: 96

PC Action Date: 12/05/2019

Plat Name: Darby Vista

Applicant: replats.com

Staff Recommendation: [Defer Applicant request](#)

**Chapter 42 Sections: 188**

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

[To allow 20' private easement in lieu of 60' local public street to access tracts being platted.;](#)

**Basis of Recommendation:**

[The site is located in Houston's city limits, south of Parker Road and east of Hirsch Road.](#)

[The applicant is requesting to allow four proposed single-family residential lots and a reserve to have frontage and access via an access easement instead of the required public street.](#)

[Applicant has requested that this item be deferred for two weeks.](#)

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**Statement of Facts**

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



**Agenda Item:** 97  
**Action Date:** 12/05/2019  
**Plat Name:** Estates at Jacquelyn  
**Developer:** Sagecap, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2057 C3R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	2.0477	Total Reserve Acreage:	0.0221
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

### ***Conditions and Requirements for Approval***

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

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

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

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

053. Change street name(s) as indicated on the file copy to avoid duplication. (Chapter 41)

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

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (Sec 42-233)

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. (Record.doc)

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

### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 12/05/2019  
**Plat Name:** Estates at Jacquelyn  
**Developer:** Sagecap, Inc.  
**Applicant:** Total Surveyors, Inc.  
**App No/Type:** 2019-2057 C3R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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PWE Traffic: 12/03/19:  
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](http://houstonpermittingcenter.org)

City Engineer: Detention is required. Master W.M. is required for 28' PVT, PAE.  
No public Water, Wastewater, Storm service is allowed for 28' PAE.

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

Addressing: JACQUELYN OAKS LANE - Duplicate Street Name. Street name is in use: JACQUELYN OAKS ROAD. Please change street name of JACQUELYN OAKS LANE to something more unique.

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

# Houston Planning Commission

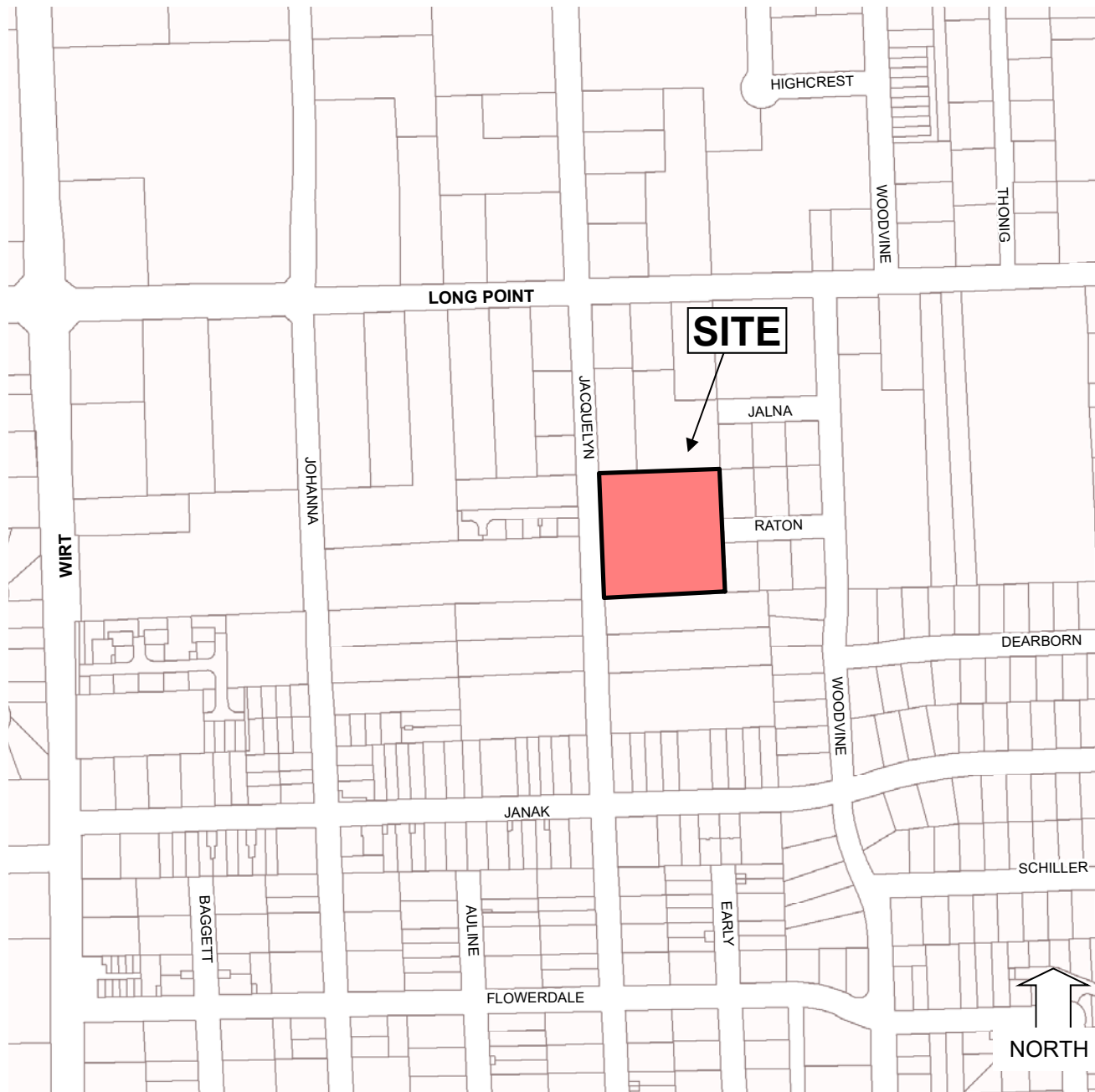
**ITEM: 97**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Estates at Jacquelyn

Applicant: Total Surveyors, Inc.



**D – Variances**

**Site Location**

## Subdivision

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# Houston Planning Commission

## ITEM: 97

Planning and Development Department

Meeting Date: 12/05/2019

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Subdivision Name: Estates at Jacquelyn

Applicant: Total Surveyors, Inc.



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**D – Variances**

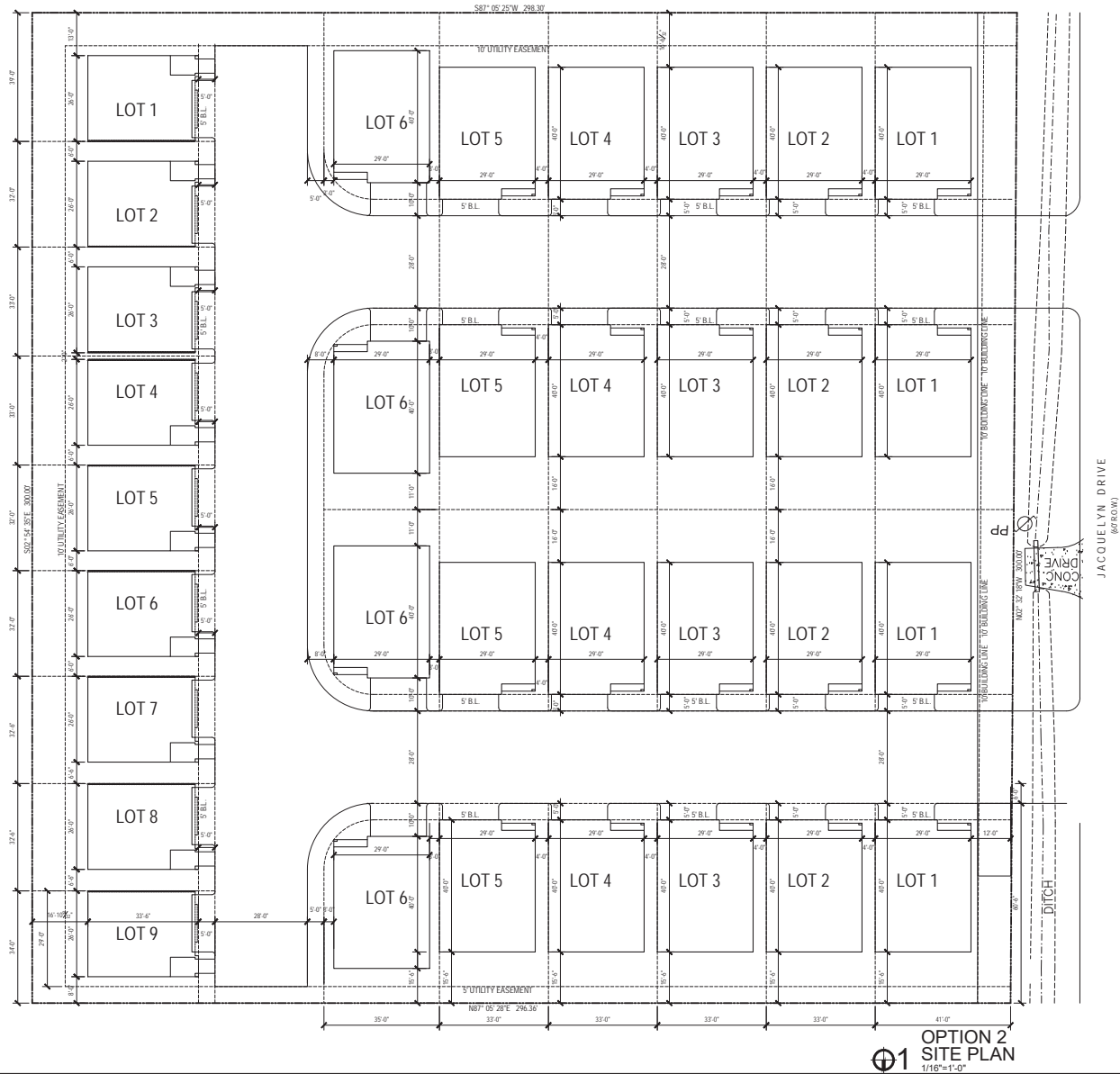
**Aerial**

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Estates at Jacquelyn

1708 Jacquelyn Road  
Houston, TX 77055

REV.	DATE	DESCRIPTION
100119		FOR PERMIT



**METRO LIVING**

9610 Long Point Rd, Suite 220  
Houston, Texas 77055  
281 685 9561 Phone  
832.767.6272 Fax  
jose@metrolivingstudio.com  
metrolivingstudio.com

METRO LIVING L.L.C.  
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The designers of Metro Living LLC are not, and do not represent to be, licensed architects. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional". In Texas the practice of Commercial and Residential Design by a designer who is not a licensed architect is limited and permitted by exemptions to the Architect statute Chapter 1051.

The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

SHEET TITLE:  
SITE PLAN  
OPTION 2

SHEET NO.

A1.01



**Application Number:** 2019-2057

**Plat Name:** Estates at Jacquelyn

**Applicant:** Total Surveyors, Inc.

**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:**

Not to terminate with a cul-de-sac, Raton Street.

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

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

Lots 4 & 5, Block 10 of Hillendahl Acres was originally platted in August 20, 1941, with large lots and a street pattern to create sufficient traffic circulation in the area. In 1950, Oak Circle Addition was platted with 9 lots and 2 stub streets from Woodvine Drive. The surrounding land had been redeveloped over the years, but this immediate area has been untouched, until now. This development is proposing 33 single family lots served by a 28' type II PAE. The current owner is proposing not to extend or terminate in a cul-de-sac Raton Street, that currently stubs into the easterly boundary line of this tract. Raton Street has remained in its current configuration since 1950. The extension of Raton Street is not needed to satisfy Chapter 42 intersection spacing, since the southerly boundary of this tract is only +/- 710' south of Long Point Road, which is less than the required 1,400'. Raton Drive is not needed for circulation of intersection spacing.

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

This land has been in this configuration since 1950 and was platted prior to the passage of Houston's first development ordinance in 1982. Requiring the extension of a local street that only serves six residences would be contrary to sound public policy.

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

The intent of this chapter is to ensure that adequate circulation is maintained at all times. Circulation will be sufficient throughout the neighborhood.

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

By not requiring the extension of Raton Street, cut through traffic will not be created of this residential street. The existing residences will continue to have their quiet street remain and will not have the dangers of additional traffic on their street.

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

The justification for this variance is the fact that extending Raton Street does not add to the traffic circulation and creates a negative situation for the adjacent land owners, who have had Raton Street in this configuration.



**Application No:** 2019-2057

**Agenda Item:** 97

**PC Action Date:** 12/05/2019

**Plat Name:** Estates at Jacquelyn

**Applicant:** Total Surveyors, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 42-134**

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

Not to terminate with a cul-de-sac, Raton Street.;

**Basis of Recommendation:**

The site is located in Houston's city limits, south of Long Point Road and east of Wirt Road. The applicant is requesting a variance to not extend or terminate Raton Street with a cul-de-sac. Staff is in support of the request.

The applicant is re-platting the subject property to create 33 single-family residential lots and five parking reserves with private streets.

The distance between Long Point Road and Janak Road along Jacquelyn Road is about 1,190'. An east-west public street is not required at this location to address intersection spacing.

However, immediately to the east, Raton Street stubs into the proposed eastern plat boundary. Raton Street is a 60' wide public street that is about 360' long that serves 6 residential lots. Per the ordinance, the applicant is required to extend this street through the subject site. Extending this street would not significantly improve the overall traffic circulation and is not needed for intersection spacing.

Granting of the variance would still maintain and preserve the intent of the ordinance and would not be injurious to public safety. Traffic circulation will be addressed by the adjacent existing street pattern and all adjacent properties would continue to have adequate access and frontage to a public street.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

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

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

Per the ordinance, the applicant is required to extend Raton stub street into the subject property. Extending Raton Street through the site would not significantly improve the overall traffic circulation as it is not needed for intersection spacing.

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

The applicant is re-platting two lots out of Hillendahl Acres that was recorded in 1941. Raton Street stub street was recorded in 1950. This existing stub street was not created by the applicant and is not needed for intersection spacing.

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

The distance between Long Point Road and Janak Road is about 1,190'. An east-west public street is not required at this location. Extending Raton Street would not significantly improve the overall traffic circulation. Traffic circulation will be addressed by the adjacent street pattern.

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

The subject site and adjacent properties have adequate frontage and access to a public street.

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

Economic hardship is not the sole justification of the variance. The existing condition of the area is the justification for granting the variance. The extension of Raton Street is not needed for intersection spacing.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 12/05/2019  
**Plat Name:** Grand Trails GP  
**Developer:** 3535 Wilcrest, LTD  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2019-2072 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	40.4100	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:	FB C MUD 50
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525R	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. 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)

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

Abandon ROW easement prior to recordation of section plat.

#### ***For Your Information:***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 12/05/2019  
**Plat Name:** Grand Trails GP  
**Developer:** 3535 Wilcrest, LTD  
**Applicant:** R.G. Miller Engineers  
**App No/Type:** 2019-2072 GP

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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Fort Bend Engineer: 1.) Is the private road/ROW easement shown on GP going to be abandoned?  
2.) Block length variance may be required at time of platting.  
3.) ROW dedication and contribution to build for Beechnut may be required.  
4.) Coordination with FBC Mobility Engineer may be required for Beechnut.  
5.) This does not constitute a formal review by FBC as not all review comments are provided in this portal.

PWE Utility Analysis: Approved

City Engineer: Need to abandon the Right of way easement. Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

# Houston Planning Commission

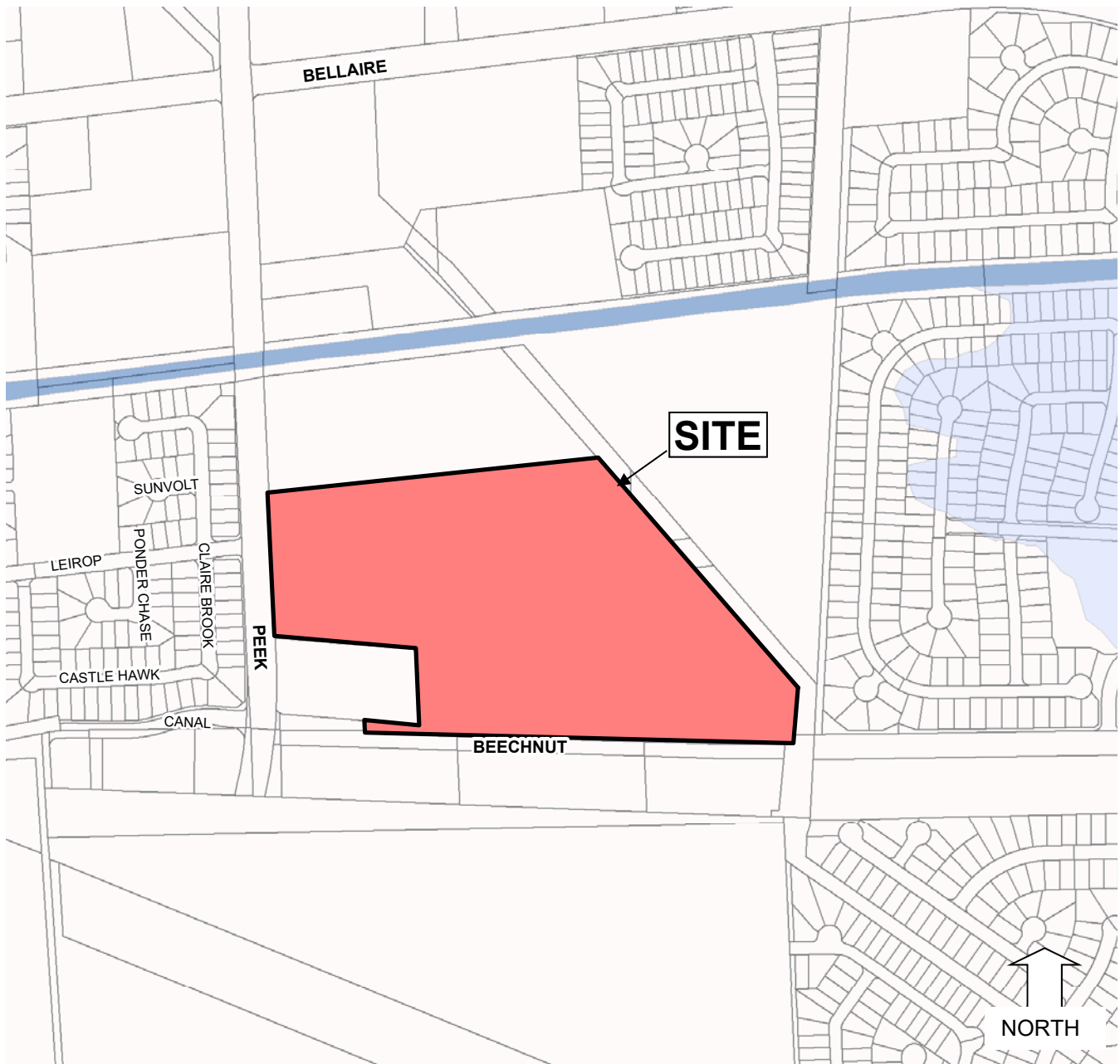
**ITEM: 98**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Grand Trails GP**

**Applicant: R.G. Miller Engineers**



**D – Variances**

**Site Location**

# Houston Planning Commission

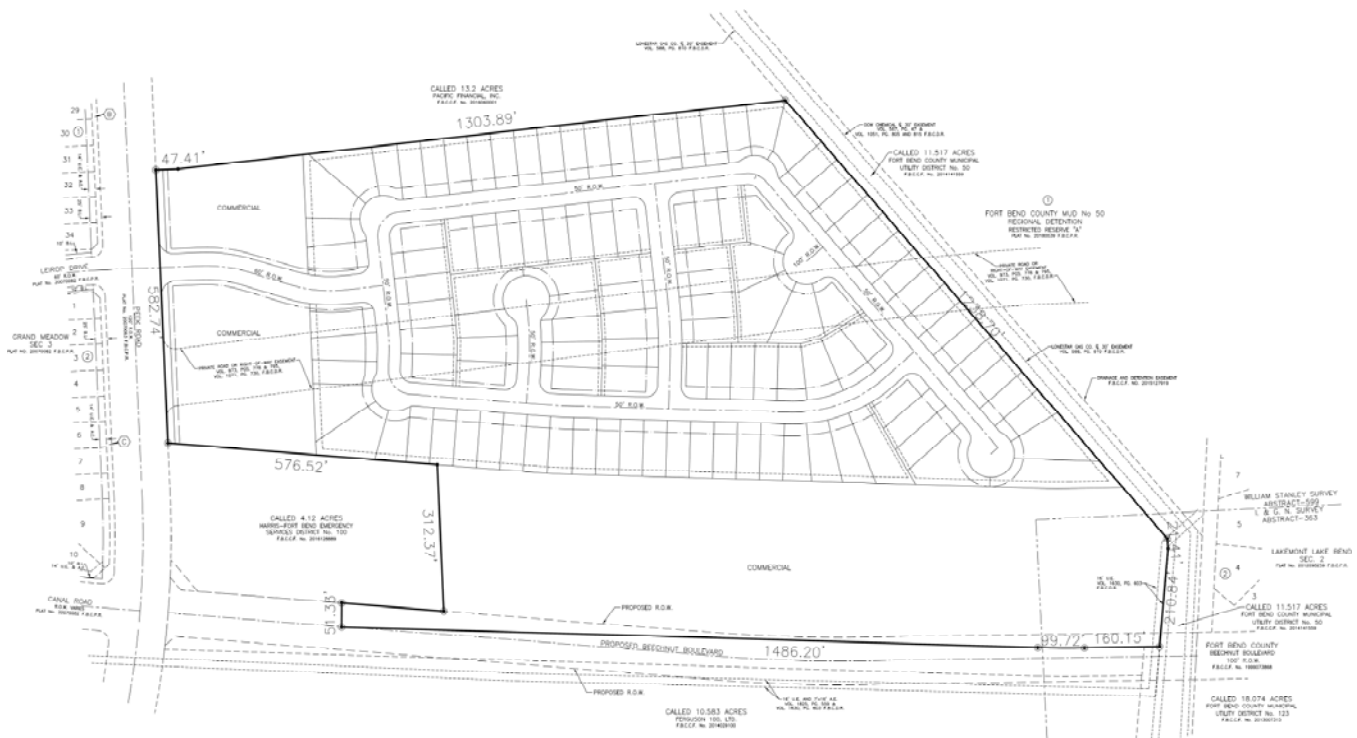
# ITEM: 98

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Grand Trails GP

Applicant: R.G. Miller Engineers



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 98**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Grand Trails GP**

**Applicant: R.G. Miller Engineers**



**D – Variances**

**Aerial**



**Application Number:** 2019-2072

**Plat Name:** Grand Trails GP

**Applicant:** R.G. Miller Engineers

**Date Submitted:** 11/15/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We request allowance of no intersection spacing of a local street at least every 2,600 feet. The proposed subdivision lies between Bellaire Boulevard and Beechnut Road on the east side of South Peek Road in Fort Bend County. The site is bound by several existing encumbrances described below that won't allow practical extension of a street (north-south street) from the site.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

Sec. 42-127 (a) A major thoroughfare shall intersect with a public street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

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

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

The site is bound on the north by a proposed multi-family development and east by an existing regional detention basin and pipelines (Dow Chemical and Lonestar Gas Co.). There is also an existing 4.1 acre future Community Volunteer Fire Department (HFBESD#100) proposed at the corner of Beechnut Road and South Peek Road.

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

The physical conditions discussed above have not been created by the developer nor have any actions taken by him caused the existing physical hindrances upon the tract.

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

The subdivision offers adequate traffic flow for the semi closed design of the development. The subdivision is intended to have limited through-traffic and does not, due to the existing features in the surrounding area, pose any contradiction to the intent of the Chapter 42 Ordinances. The general plan offers limited future commercial reserves for the remaining parcels bound by the proposed development. Any additional extensions of collector streets will increase future traffic flow into an intended limited flow residential development.

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

Access to and from the subdivision will be more than adequate to serve the lots as there shall be no through-traffic and minimal traffic volume from the lots being served.

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

This variance is based on existing conditions and practicality. The site has inherent limiting conditions that cannot be avoided.



**Application No:** 2019-2072

**Agenda Item:** 98

**PC Action Date:** 12/05/2019

**Plat Name:** Grand Trails GP

**Applicant:** R.G. Miller Engineers

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 127**

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

We request allowance of no intersection spacing of a local street at least every 2,600 feet. The proposed subdivision lies between Bellaire Boulevard and Beechnut Road on the east side of South Peek Road in Fort Bend County. The site is bound by several existing encumbrances described below that won't allow practical extension of a street (north-south street) from the site. ;

**Basis of Recommendation:**

The site is located in Fort Bend County, North of Beechnut Blvd and East of Peek Rd. The applicant is requesting a variance to exceed 2600' intersection spacing requirements along Beechnut Blvd and not provide a north/south street through the site. Staff is in support of the request.

The General Plan is proposed to be a mixed-use development with commercial development along the southern and western boundaries. The proposed residential development will have about 117 lots and will have sufficient access west to Peek Rd.

The site is bound on the east by multiple pipelines and an existing drainage and detention reserve, Fort Bend County MUD No 50 Regional Detention, and on the north by an approved multi-family development, District West Apartments. Therefore, a future street would not be able to extend north further than the GP boundary. The proposed intersection spacing is about 3325' along Major Thoroughfare Beechnut Blvd, between Peek Rd and Lakemont Bend Ln, exceeding the requirement by about 725'.

The overall area is adequately served by the existing local street and major thoroughfare network. Requiring to provide a street through the subject site will not significantly improve traffic circulation in the area.

Fort Bend County has voiced no objection to this request. Therefore, staff recommendation is to grant the requested variance and approve the GP subject to the CPC 101 form conditions.

**Statement of Facts**

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

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

The site is bound on the north by an unrestricted reserve intended for Multi Family, District West Apartments that was approved in October of 2019. On the east the site is bound by an existing drainage and detention reserve, Fort Bend County MUD No 50 Regional Detention, that was recorded in 2017. Multiple pipelines run along the eastern GP boundary. A future north/south street through this site would not be able to extend north of the GP boundary due to the existing developments surrounding the site.

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

The existing developments surrounding the GP were approved and recorded prior to this application, and was not created by the applicant.

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

The subdivision offers adequate traffic flow for the proposed development. The applicant is proposing about 117 single-family lots which will take access from Peek Rd, meeting the intent of Chapter 42. The area is sufficiently served by the existing Major Thoroughfare and Freeway network. The site has close proximity to the intersection of two major thoroughfares, Peek Rd and Beechnut Blvd as well as a north/ south collector, Lakemont Bend Ln. The proposed intersection spacing would only exceed the 2600' requirements by about 725 feet. Requiring a street from Beechnut Blvd will not significantly improve circulation for the surrounding area.

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

Access to and from the residential subdivision will adequately serve the 117 lots, and not providing a north/south connection will limit cut-through traffic close to the intersection of two major thoroughfares.

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

The variance is based on the existing and proposed development and conditions surrounding the site as well as the existing street network.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 12/05/2019  
**Plat Name:** Harris County MUD no 477 Wastewater Treatment Plant no 1  
**Developer:** 290 WR Holdings, LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No/Type:** 2019-2090 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	8.2600	Total Reserve Acreage:	8.2600
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	324Q	ETJ

#### ***Conditions and Requirements for Approval***

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

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)

Per Chapter 290 of the Texas Commission on Environmental Quality (TCEQ) regulations, an all-weather access road must be provided.

#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments 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:** 99  
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**App No/Type:** 2019-2090 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

---

PWE Utility Analysis: Approve

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (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)  
County has no objections to variance  
Access easement should be an all-weather road per TCEQ requirements ((Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)  
Show future Baethe road major thoroughfare from wastewater plant to Katy Hockley Road.

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

# Houston Planning Commission

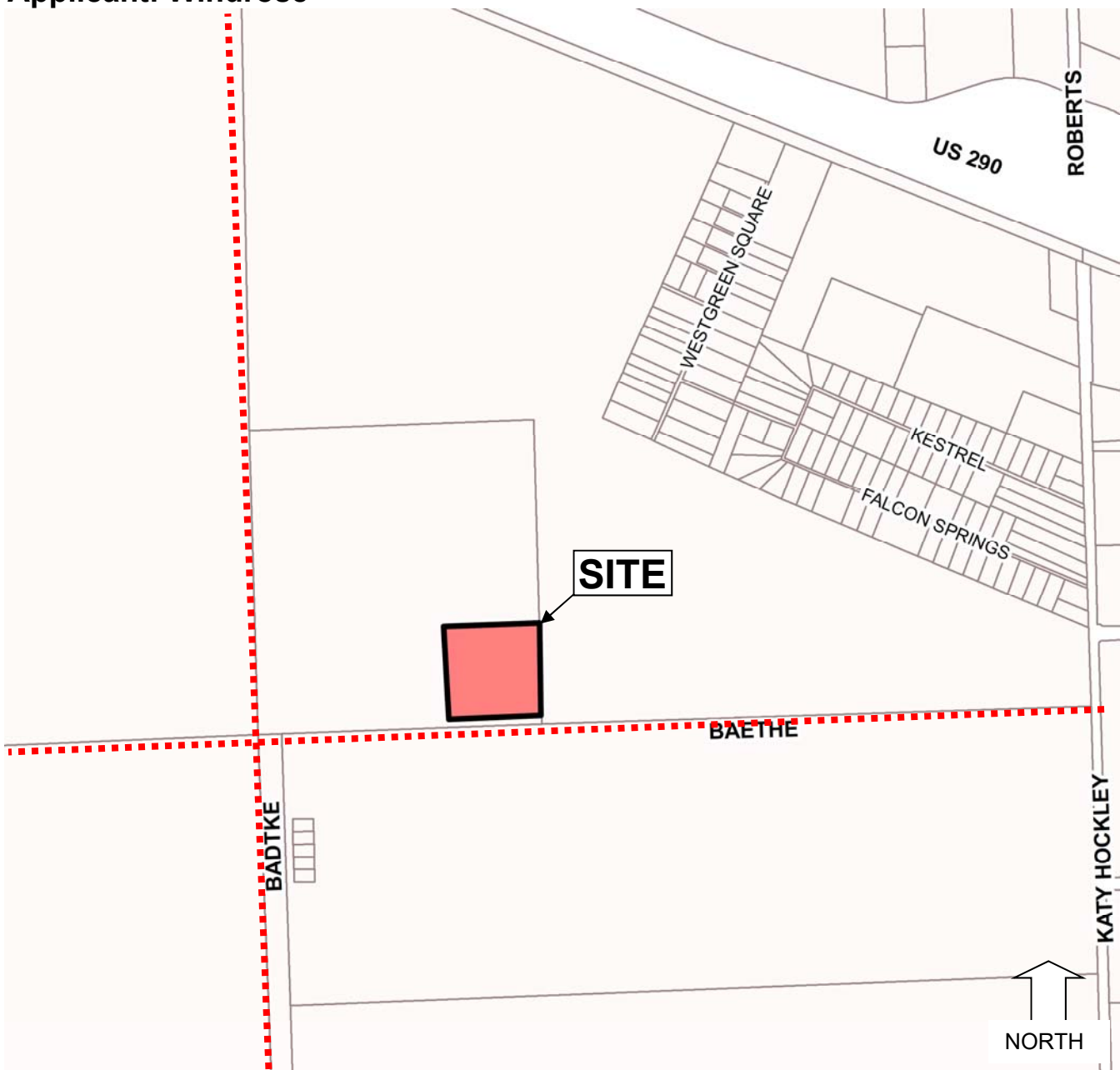
**ITEM: 99**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Harris County MUD no 477 Wastewater Treatment Plant no 1

Applicant: Windrose



**D – Variances**

**Site Location**

# Houston Planning Commission

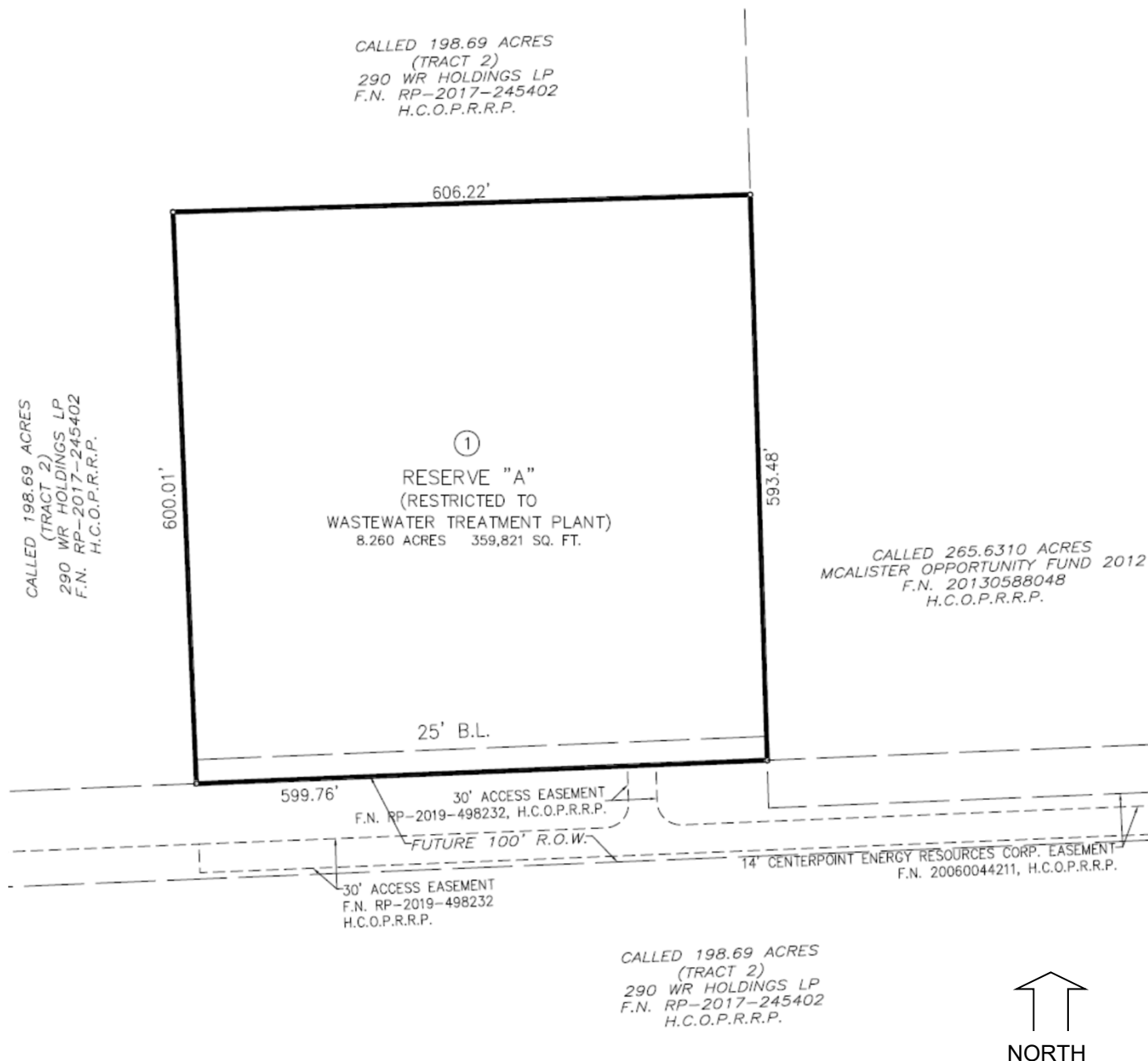
ITEM: 99

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Industrial at 1960 Sec 1

Applicant: Windrose



D – Variances

Subdivision

# Houston Planning Commission

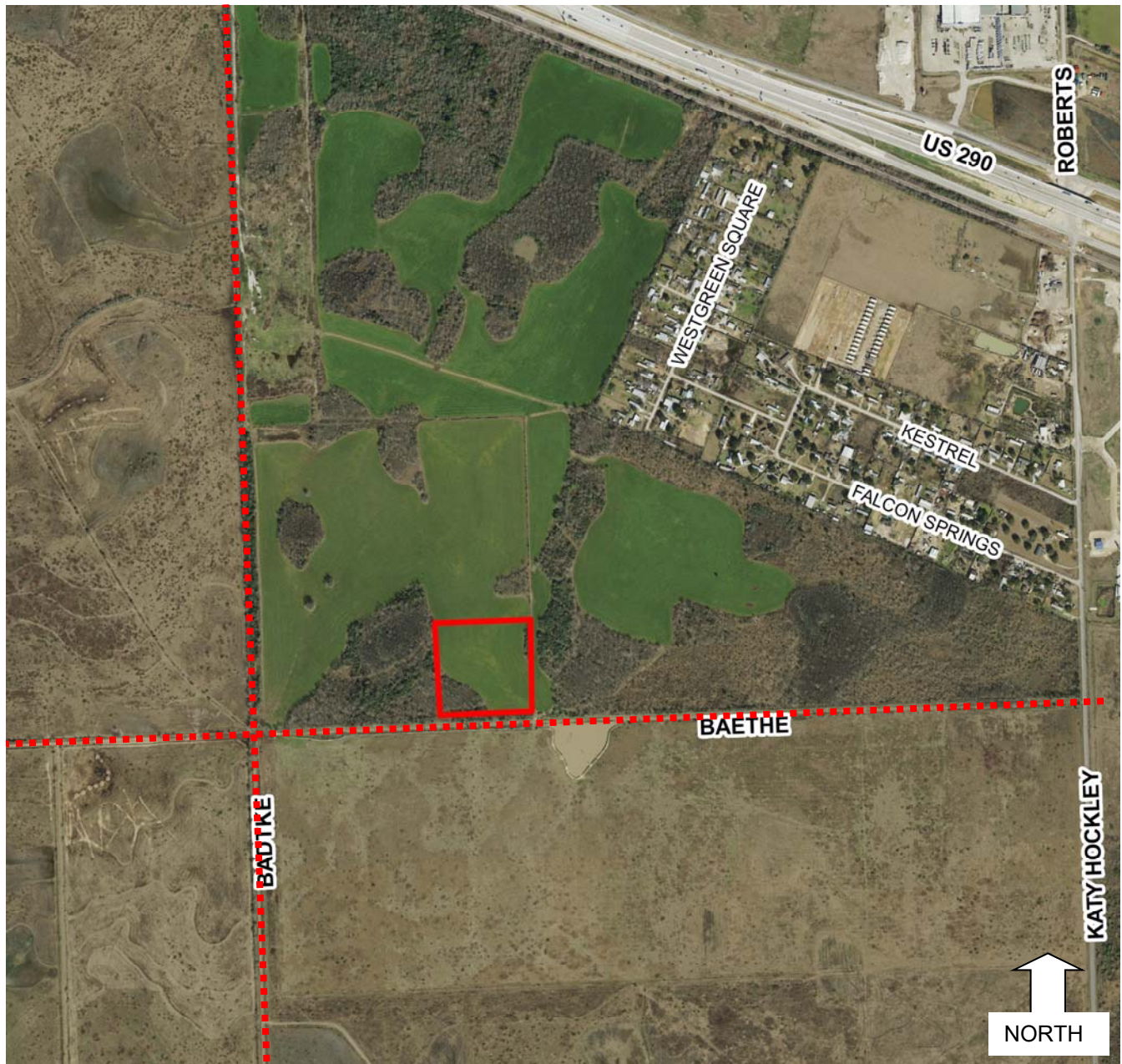
**ITEM: 99**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Harris County MUD no 477 Wastewater Treatment Plant no 1

Applicant: Windrose



**D – Variances**

**Aerial**



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2019-2090

**Plat Name:** Harris County MUD no 477 Wastewater Treatment Plant no 1

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

**Date Submitted:** 11/15/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow a reserve restricted to Wastewater Treatment Plant to take access via a 30-foot-wide access easement instead of 50' of frontage on a public street.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

(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:

### 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**

Warren Ranch is a 1,600±-acre subdivision located northeast of Warren Ranch Road and Mound Road near Hockley, Texas. The site is bounded to the north by Betka Road and undeveloped land, to the east by Katy Hockley Road, to the south by Mound Road, and to the west by Warren Ranch Road, rural residential land, and a residential development. The community includes several internal streets that traverse the development. The proposed wastewater treatment plant has access with an access easement (30 ft wide) as recorded under File No. RP-2019-498232, Harris County Real Property Records.

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

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

The applicant is creating a facility that will feasibly address future capacity needs and at the same time, it will not impede existing requirements. The location and access to the facility, has been established to best achieve the desired result and is not a hardship created or imposed by the applicant. The wastewater treatment plant is necessary to service the future single-family residential homes in the immediate area. Ultimately the wastewater treatment plant will have over 599' of frontage along a future 100' public right of way.

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

The intent and general purpose of this chapter will be preserved and maintained since existing capacity will be maintained and future capacity will be addressed. The frequency of traffic to this wastewater treatment plant will be minimal and only for wastewater treatment plant related work. This will allow the applicant, and future development(s) in the area, to maintain reasonable use of the land. The access easement will accommodate the construction and maintenance traffic required for the wastewater treatment plant until such time as the public street is dedicated and constructed that will provide the ultimate access to the wastewater treatment plant site.

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

The granting of the variance will address future wastewater treatment plant needs and will not be injurious to the public health, safety or welfare. The proposed wastewater treatment plant will be a benefit for the future development of the surrounding area.

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

This variance is requested due to the timing needed to construct the new wastewater treatment plant prior to other new development occurring adjacent to the plant which would otherwise have provided access to the site. Economic hardship is not the sole justification of the variance.



**Application No:** 2019-2090

**Agenda Item:** 99

**PC Action Date:** 12/05/2019

**Plat Name:** Harris County MUD no 477 Wastewater Treatment Plant no 1

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

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 190**

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

To allow a reserve restricted to Wastewater Treatment Plant to take access via a 30-foot-wide access easement instead of 50' of frontage on a public street.;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, along and north of future Baethe Road, west of Katy Hockley Road and east of future Badtke Road.

The applicant is requesting a variance to allow the proposed wastewater treatment plant to take access via a 30' wide access easement instead of the required public street.

Staff is in support of the request.

The proposed wastewater treatment plant is part of an approved general plan, Warren Road GP. According to the approved GP, the proposed wastewater plan will eventually have sufficient frontage along a future public right-of-way. The proposed wastewater treatment plant is necessary to provide service for the future residential developments in the adjacent areas.

Per staff's further review, the granting of the variance will not be injurious to public health, safety or welfare. The proposed site will have access to a 30' wide access easement and this easement will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections are platted, the access easement will automatically terminate, and the proposed wastewater treatment plant will then have access and proper frontage on a public street as required per the ordinance.

Harris County Engineering Department poses no objection to the request.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

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

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

Strict application of the ordinance would require the dedication of the adjacent future major thoroughfare to provide access to the proposed wastewater treatment plant. The proposed wastewater treatment plant is needed to provide service to the future residential developments in adjacent areas. As the surrounding develops, the public rights-of-way will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.

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

The proposed wastewater treatment plant is needed to provide service to the future single-family residential homes in adjacent areas. Harris County Engineering Office poses no objection to the variance.

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

The subject site is a part of an approved general plan, Warren Ranch GP. As the surrounding subdivision develops, the access easement will automatically terminate, the proposed reserve will then have access and proper frontage on a public street as required per the ordinance.

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

The proposed restricted reserve will be accessible via a temporary access easement that will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ).

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

Economic hardship is not the sole justification of the variance. The alignment of the access easement follows the street pattern on the said general plan. As the surrounding subdivision develops, the right-of-ways will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

<b>Agenda Item:</b>	100	<b>Staff Recommendation:</b>	Grant the requested
<b>Action Date:</b>	12/05/2019		variance(s) and Approve
<b>Plat Name:</b>	Ion Garage		the plat subject to the
<b>Developer:</b>	William Marsh Rice University, a Texas nonprofit corporation		conditions listed
<b>Applicant:</b>	Vernon G. Henry & Associates, Inc.		
<b>App No/Type:</b>	2019-1987 C2R		

---

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

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#### ***Conditions and Requirements for Approval***

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
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:** 100

**Action Date:** 12/05/2019

**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:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

PWE Traffic: 11/13/19:

No comment.

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](http://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](mailto:wcrtechs@houstontx.gov).

City Engineer: Detention is required.

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

W.M.E. is required.

Addressing: EAGLE AVENUE street type shall be STREET, instead of AVENUE.

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: 100**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: ION Garage (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Site Location**

# Houston Planning Commission

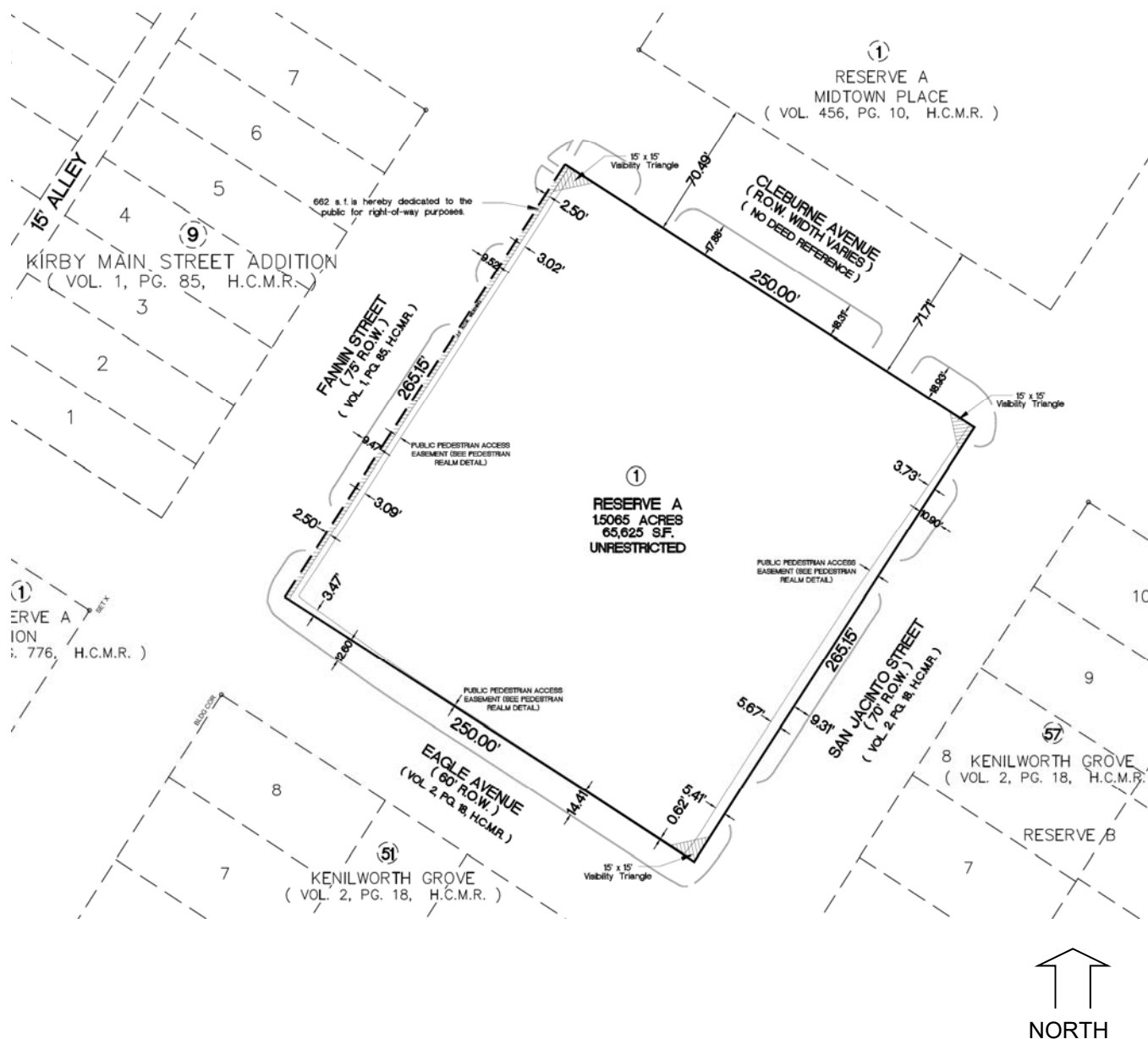
## ITEM: 100

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: ION Garage (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



**D – Variances**

**Subdivision**

# Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: ION Garage (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Aerial

[illegible]

(B)

ION

Ion Building from Fannin

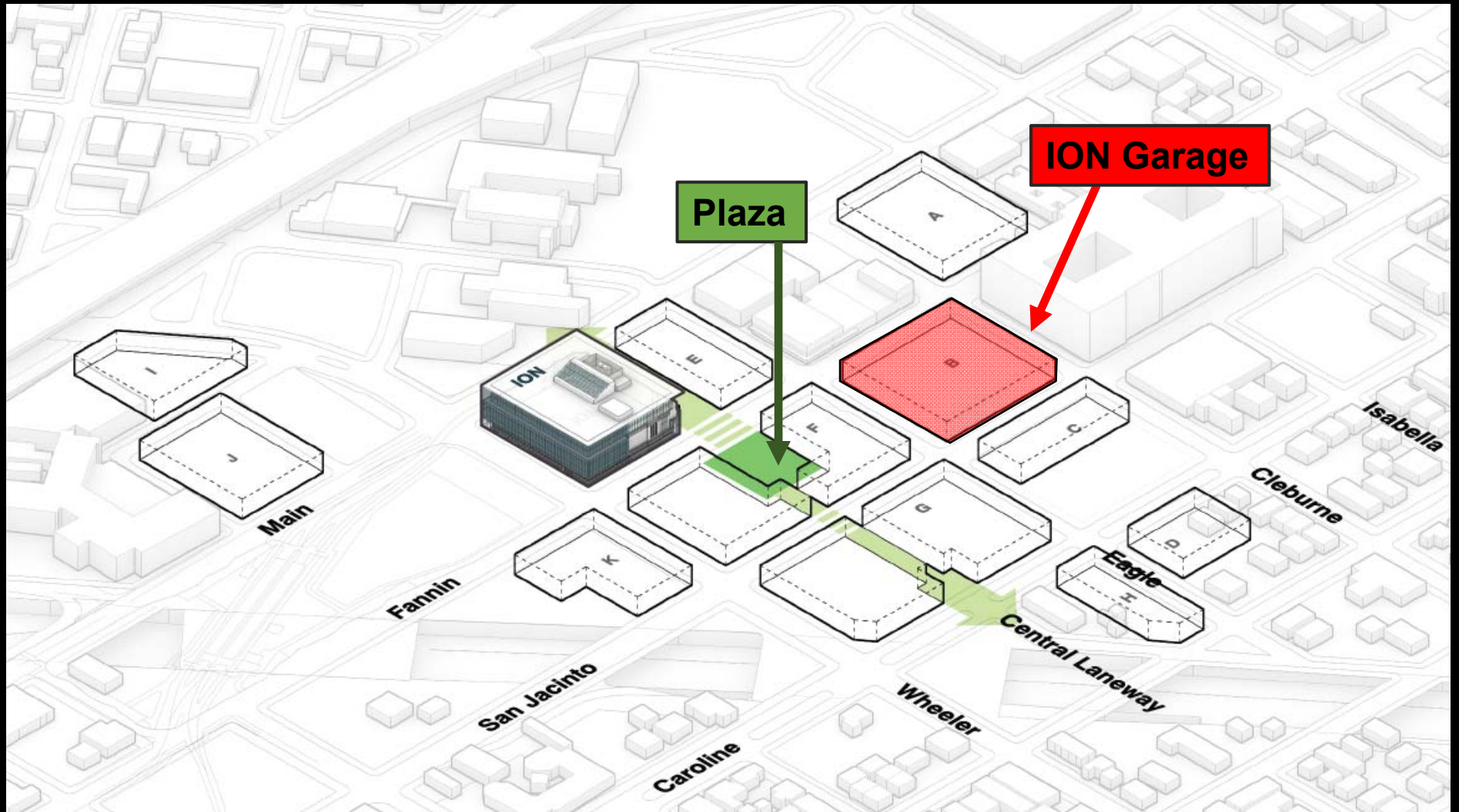


ION

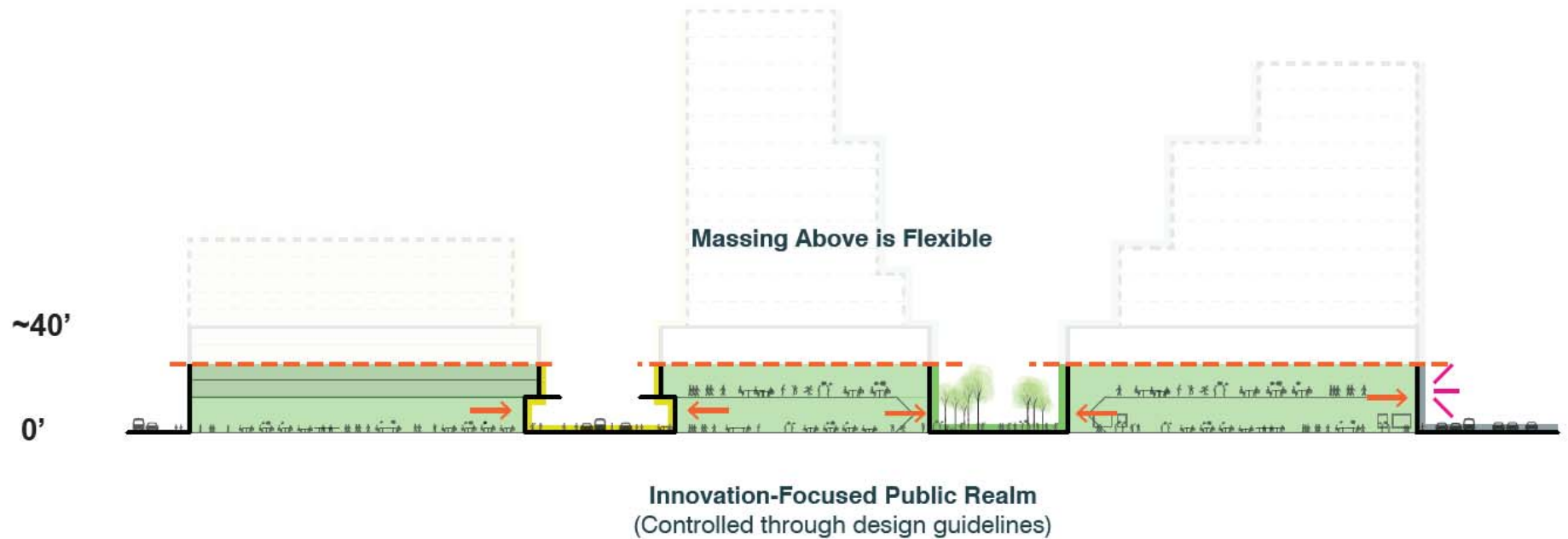
Ion Building from Main & Wheeler



## Pedestrian Corridor - Plaza



## Active ground floor uses



## Central Laneway – Caroline Street looking west (draft)



## Central Laneway – Caroline Street looking east (draft)



## ION Plaza – looking east towards Civic Plaza (draft)



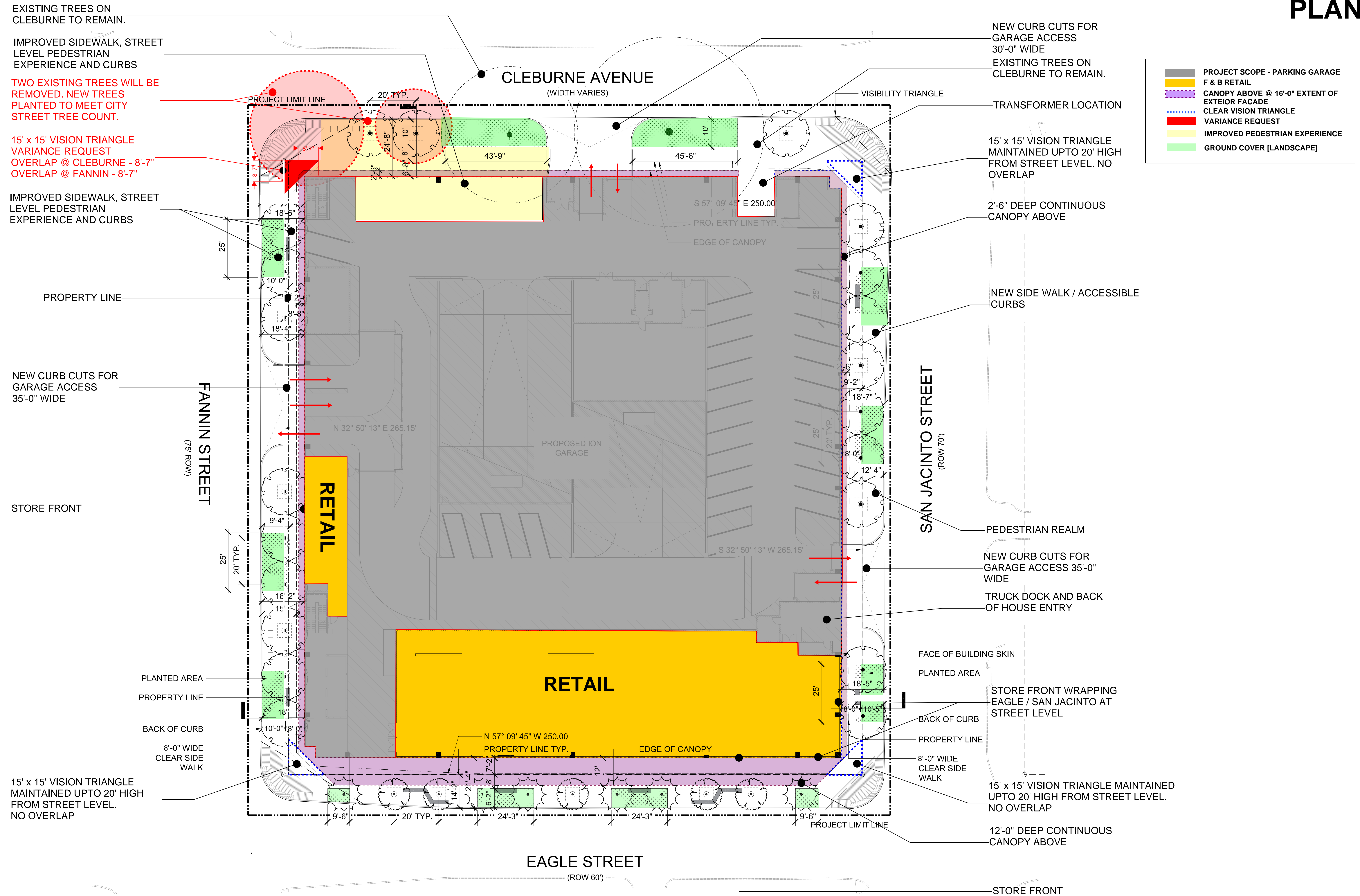
## Eagle Street – Eagle & Fannin Looking West



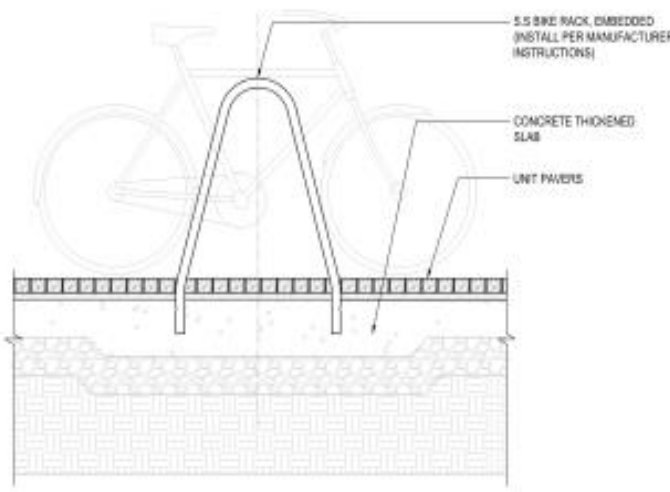
Type A Streets



# SITE PLAN



	PROJECT SCOPE - PARKING GARAGE
	F & B RETAIL
	CANOPY ABOVE @ 16'-0" EXTENT OF EXTEIOR FACADE
	CLEAR VISION TRIANGLE
	VARIANCE REQUEST
	IMPROVED PEDESTRIAN EXPERIENCE
	GROUND COVER [LANDSCAPE]



**NOTE:**  
REFER TO MANUFACTURER'S  
SPECIFICATIONS AND  
INSTALLATION DETAILS.

**PLAN**

7'-0"

DIGITALLY PRINTED VINYL  
BADED

LANDSCAPE FORMS  
LARGE LETTER  
RECYCLED  
POWDER COATED FINISH  
SIDE OPENING  
COMPARISON  
FREE STANDING ON  
LEVELING FEET

ELEVATION A  
(TRADE)

ELEVATION B  
(FINISH)

7'

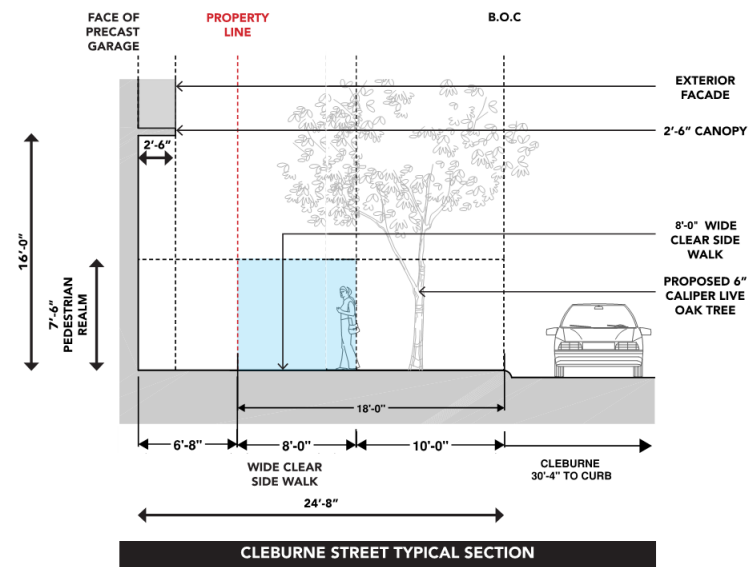
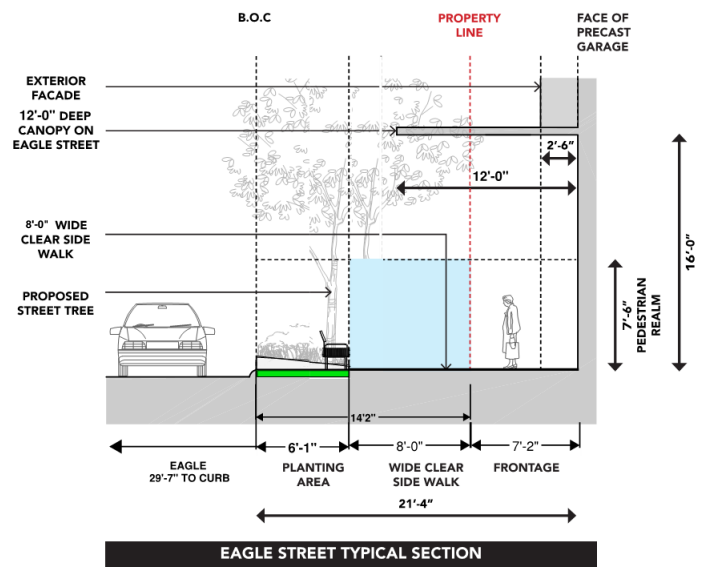
7'-0"

FURNISHED GRADES

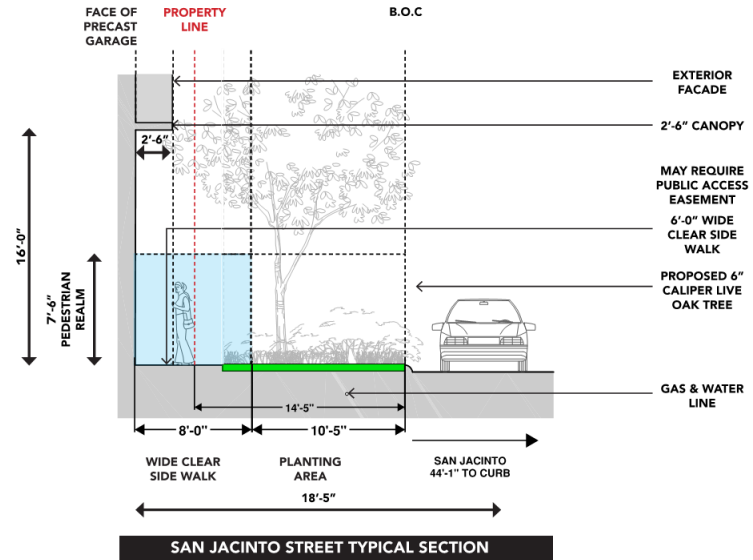
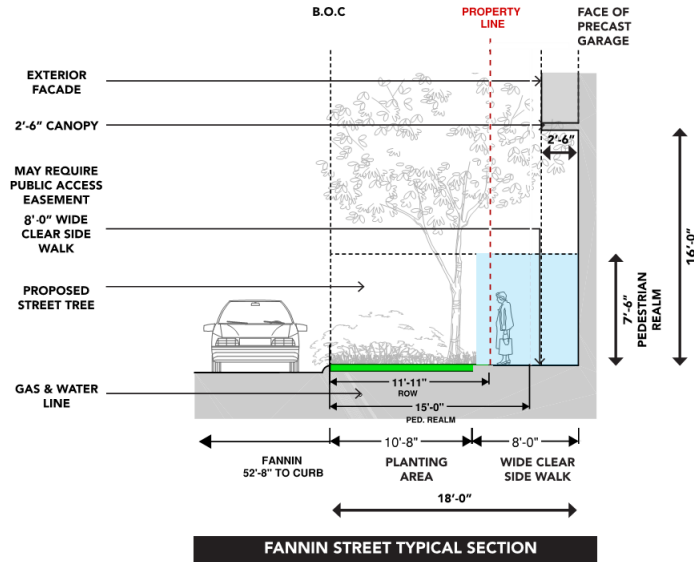
PAVING SCHEDULE		
SYMBOL	PAVER TYPE	SPECIFICATION
	PAVER TYPE 01	MANUFACTURER: UNILOCK PRODUCT: CYPHORENE COLOR: LIGHT TAN CUSTOM COLOR PAVER SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 02	MANUFACTURER: UNILOCK PRODUCT: CYPHORENE COLOR: BURNT C PAVER SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 03	MANUFACTURER: UNILOCK PRODUCT: CYPHORENE COLOR: BURNT C PAVER SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 04	MANUFACTURER: UNILOCK PRODUCT: CYPHORENE COLOR: LIGHT ORANGE CUSTOM COLOR PAVER SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 05	MANUFACTURER: UNILOCK PRODUCT: CYPHORENE COLOR: ORANGE CUSTOM COLOR PAVER SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 06	MANUFACTURER: UNILOCK PRODUCT: CYPHORENE COLOR: TURQUOISE RED PAVER SIZE: 7.85" X 2.5" X 2.375"
	PAVER TYPE 07	MANUFACTURER: UNILOCK PRODUCT: CYPHORENE COLOR: CLOVER PAVER SIZE: 7.85" X 2.5" X 2.375"

9

# PEDESTRIAN EXPERIENCE



# PEDESTRIAN EXPERIENCE

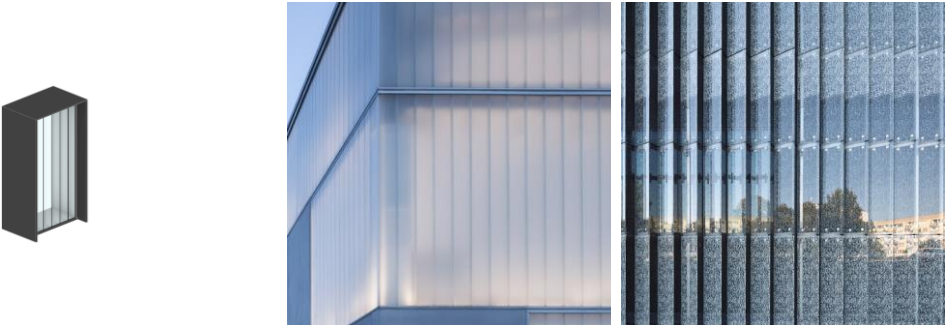


# Kit of Parts Transparency & Openings

## Glazed Storefront



## Translucent & Louvered Glazing



## Glazed Vitrines

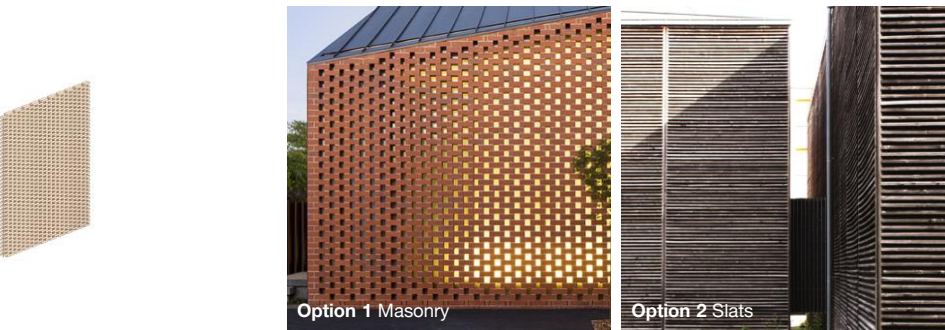


# Kit of Parts Additional Openings & Facade Wall

## Driveway / Entrances



## Porous & Solid Facade



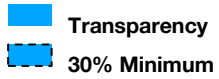
## Pedestrian Doors



## Vegetated Facade

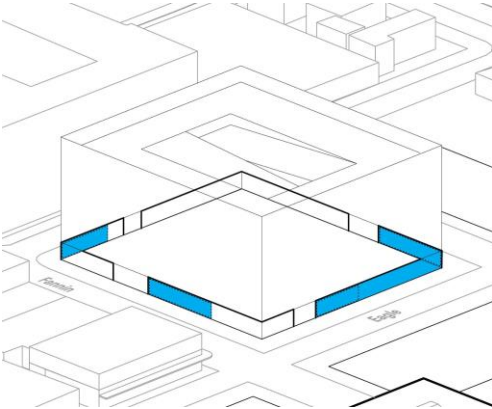


### Transit Corridor Ordinance Rule #7: Transparency



#### Requirements

1. 30% of each elevation to be transparent
2. "Transparent" = glass
3. Location not defined

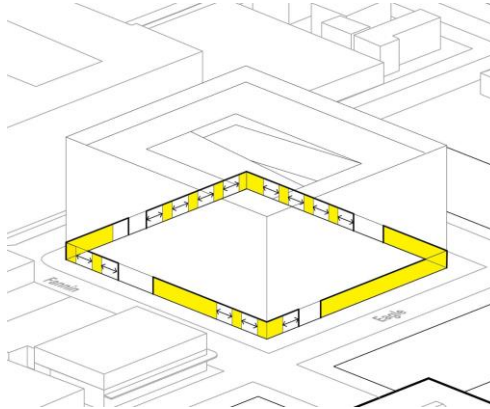


### Transit Corridor Ordinance Rule #8: Openings

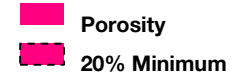


#### Requirements

1. Opening to be located every 20'
2. Window, door, "or other opening" qualify
3. Driveways are a gray area

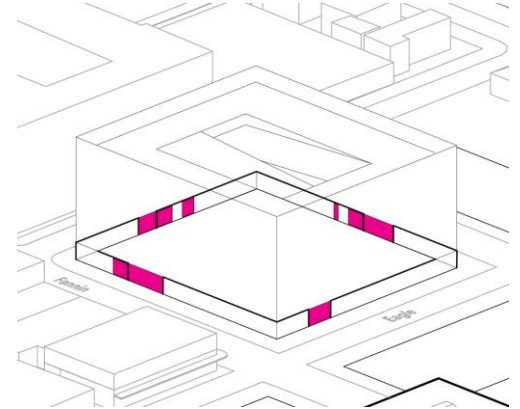


### Transit Corridor Ordinance Impact on Ventilation








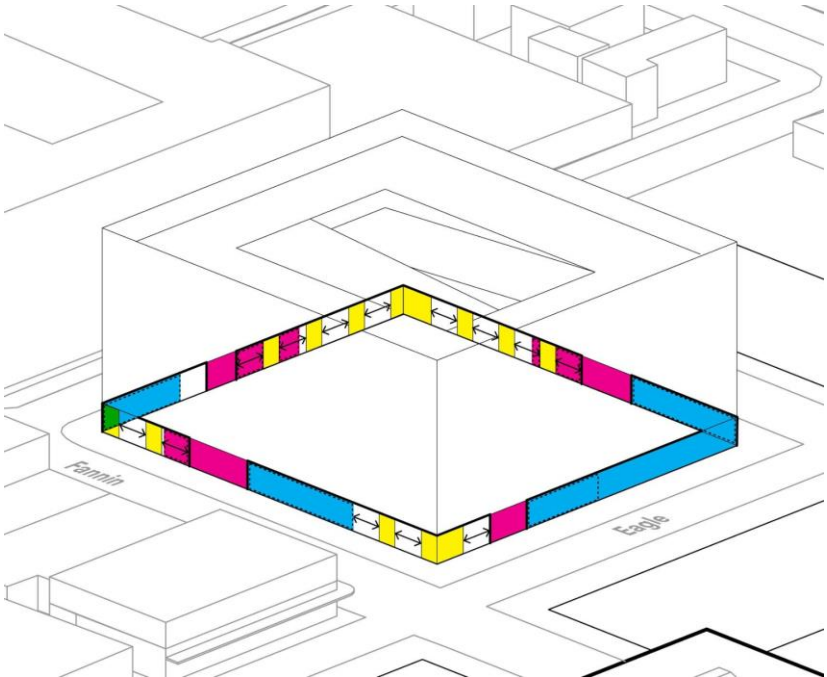
#### Requirements

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

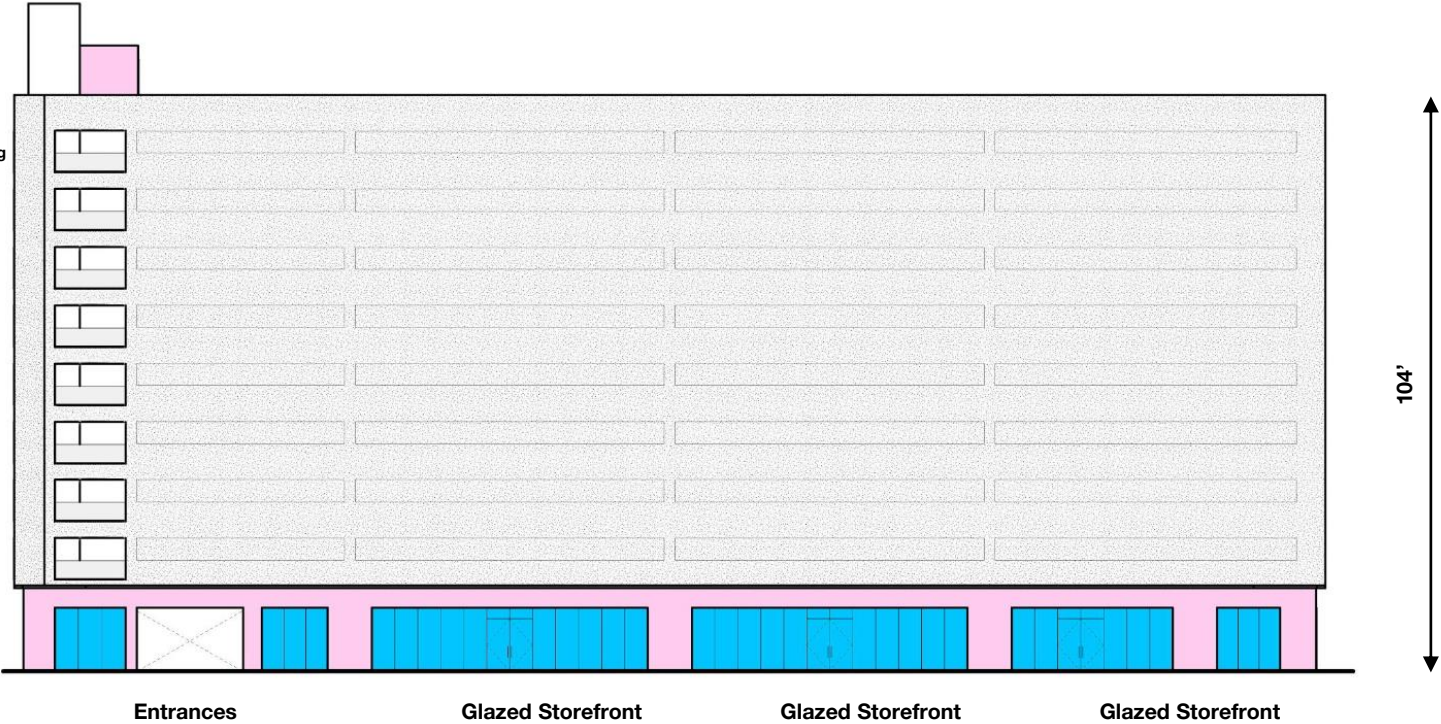
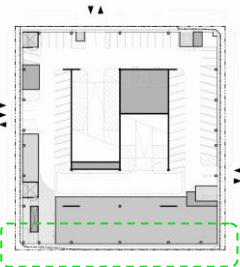


# Elevations Eagle

## Legend

- Transparency 64% (30% Min)
- Glazed Storefront
  - Vitrine
  - Translucent & Louvered Glazing
- Other Openings 20' Max Spacing
- Pedestrian Doors
  - Driveway / Entrances
  - Equipment Niche / Loading
- Facade Wall
- Porous & Solid Facade
  - Vegetated Facade

## Key Plan

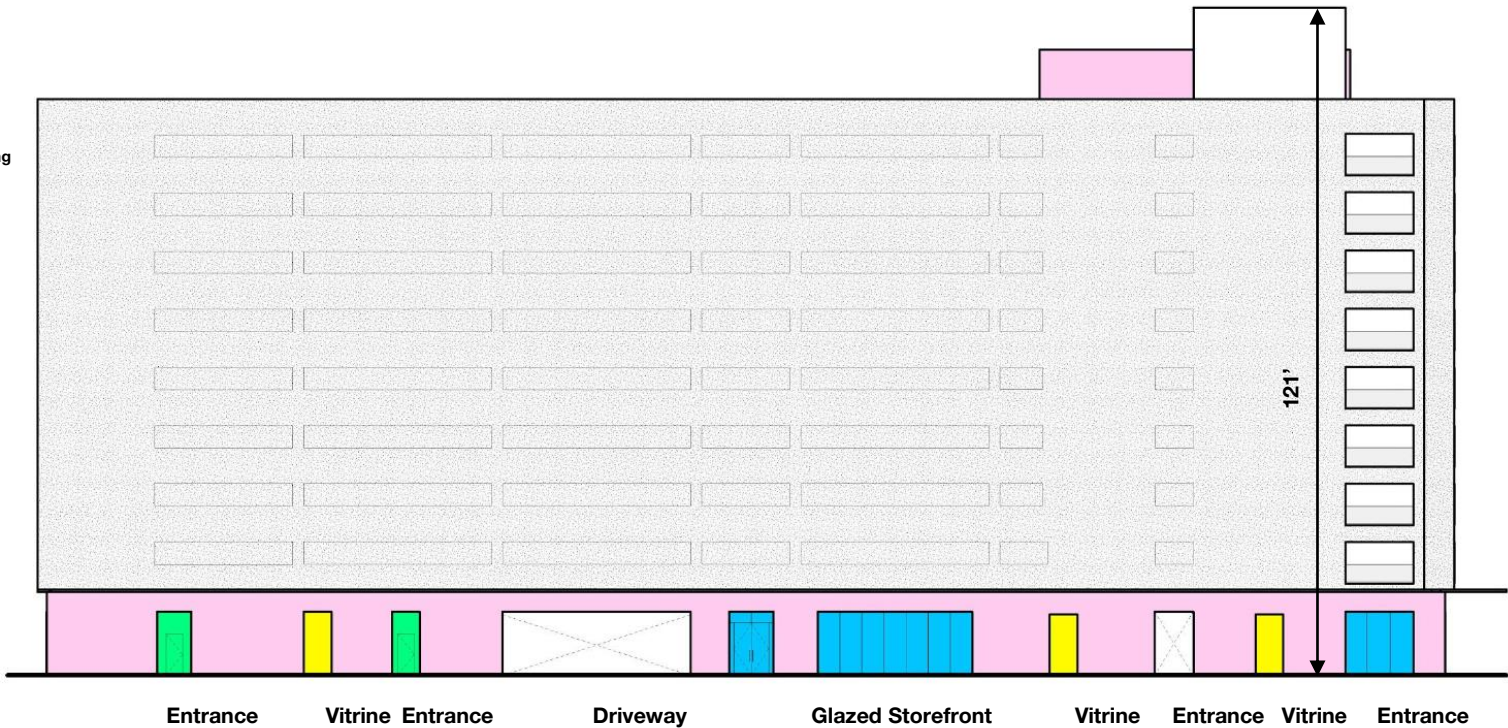
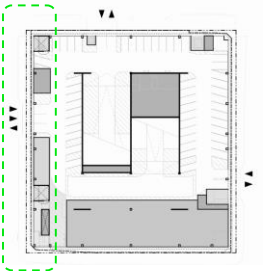


# Elevations Fannin

## Legend

- Transparency 30% (30% Min)
- Glazed Storefront
  - Vitrine
  - Translucent & Louvered Glazing
- Other Openings 20' Max Spacing
- Pedestrian Doors
  - Driveway / Entrances
  - Equipment Niche / Loading
- Facade Wall
- Porous & Solid Facade
  - Vegetated Facade

## Key Plan

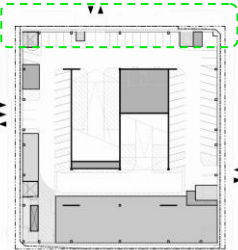


# Elevations Cleburne

## Legend

- Transparency 30% (30% Min)
- Glazed Storefront
  - Vitrine
  - Translucent & Louvered Glazing
- Other Openings 20' Max Spacing
- Pedestrian Doors
  - Driveway / Entrances
  - Equipment Niche / Loading
- Facade Wall
- Porous & Solid Facade
  - Vegetated Facade

## Key Plan

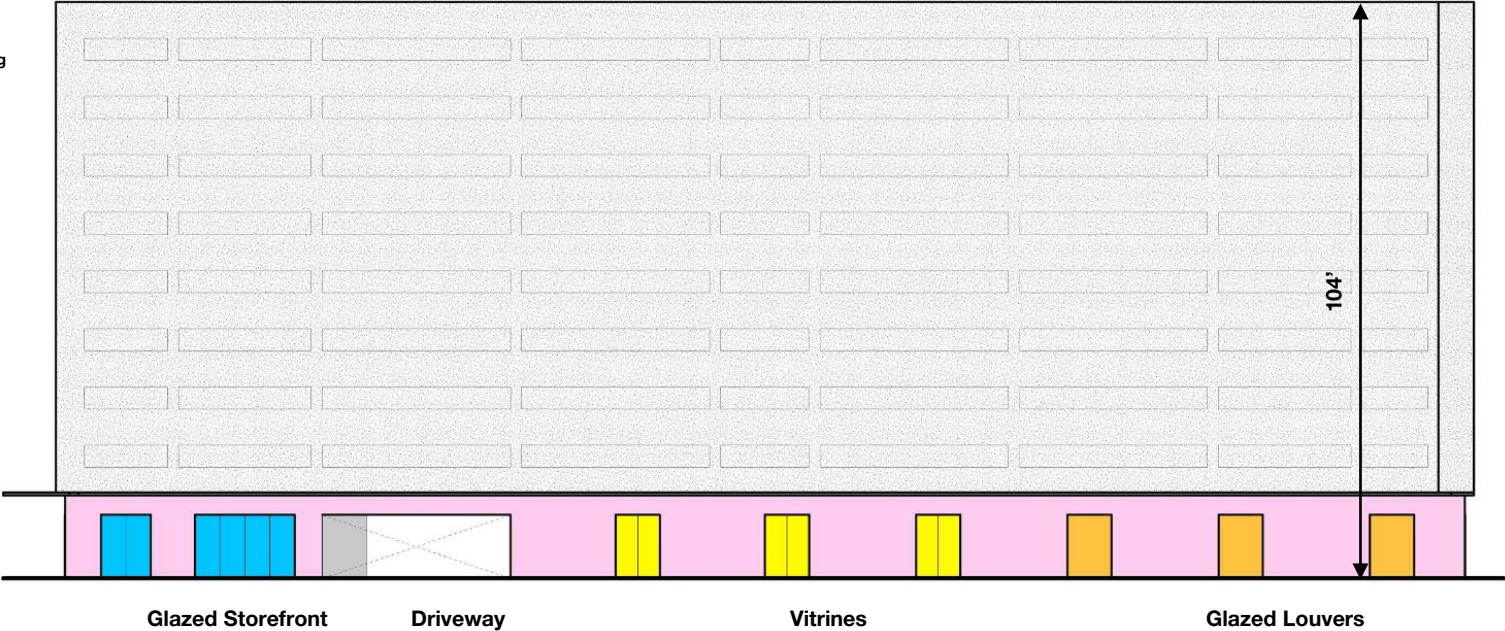
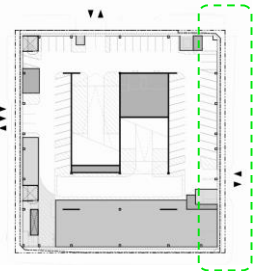


# Elevations San Jacinto

## Legend

- Transparency 30% (30% Min)
- Glazed Storefront
  - Vitrine
  - Translucent & Louvered Glazing
- Other Openings 20' Max Spacing
- Pedestrian Doors
  - Driveway / Entrances
  - Equipment Niche / Loading
- Facade Wall
- Porous & Solid Facade
  - Vegetated Facade

## Key Plan

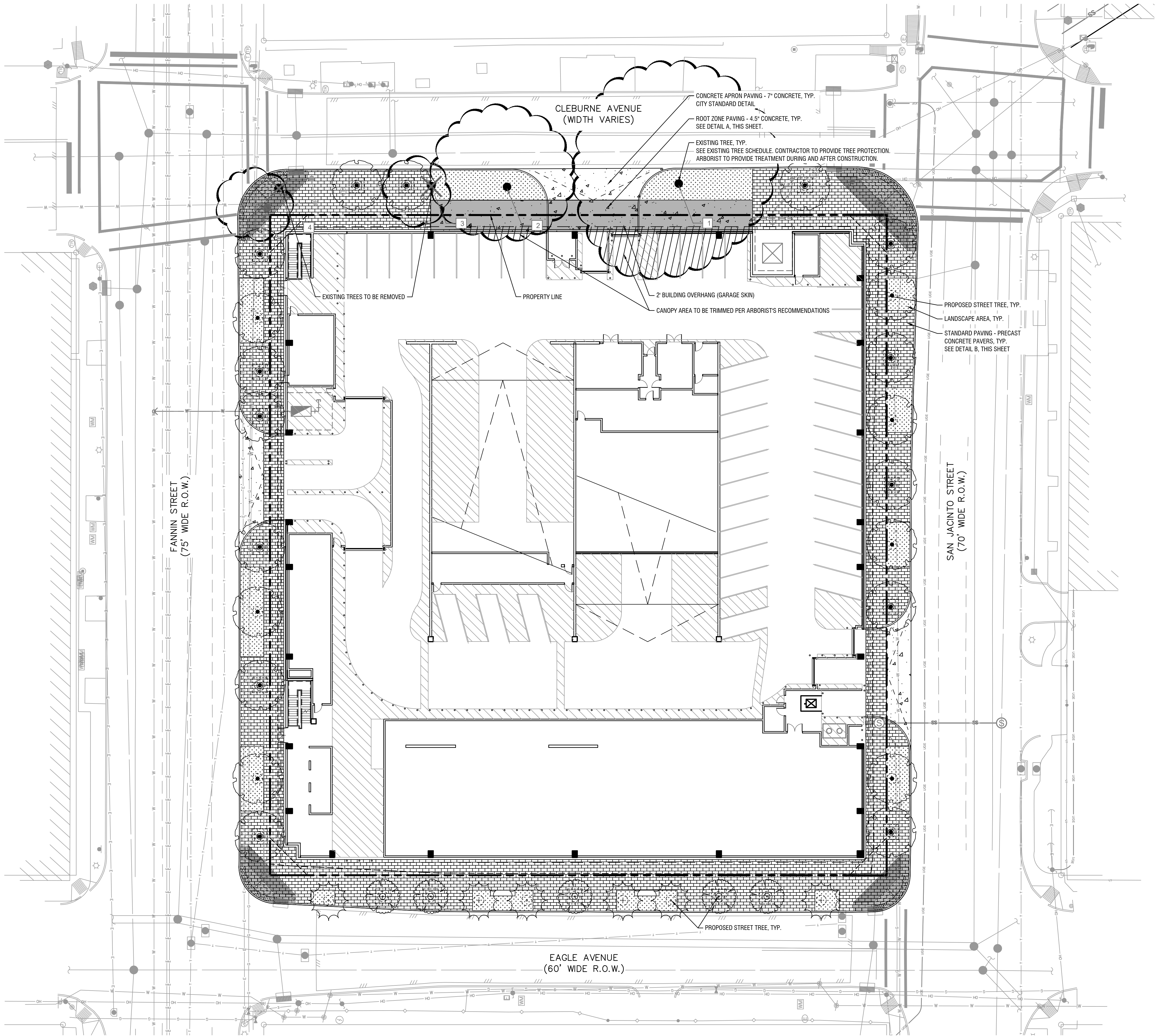


## Perspectives Fannin & Eagle



Perspectives Eagle



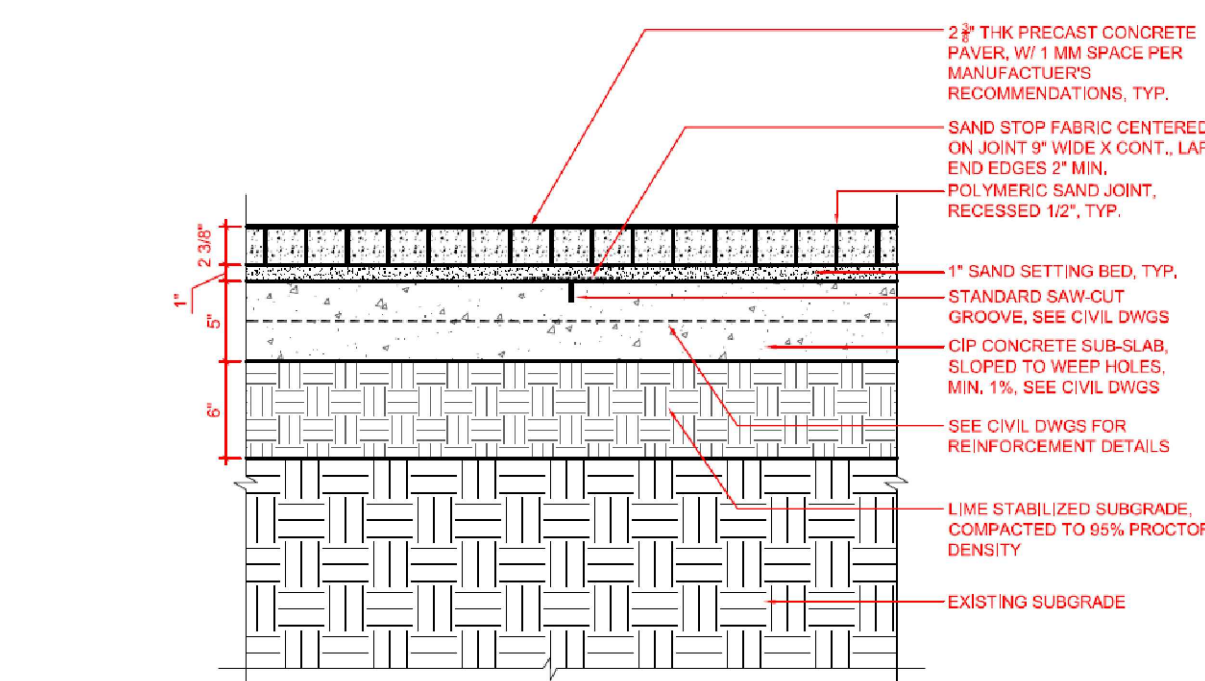
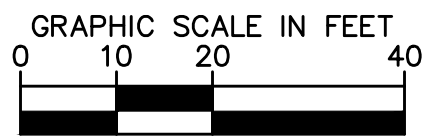
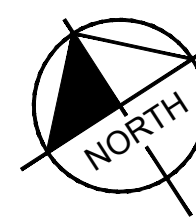


EXISTING TREE SCHEDULE

#	Scientific name	Common name	DBH	Height	Canopy	Condition	Notes	Action
1	Quercus virginiana	Southern Live Oak	52"	60-75'	82'	Fair		Remain
2	Quercus virginiana	Southern Live Oak	41"	60-75'	59'	Fair/Poor		Remain
3	Quercus virginiana	Southern Live Oak	20"	30-45'	27'	Fair/Poor		Remove
4	Quercus virginiana	Southern Live Oak	30"	20-30'	28'	Poor		Remove

LEGEND

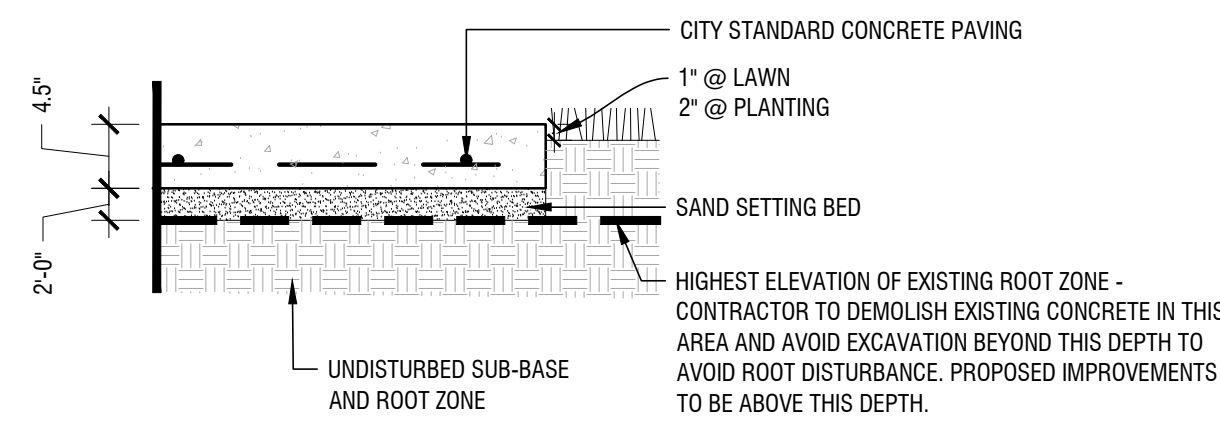
- STANDARD PAVING  
(PRECAST CONCRETE PAVERS - 2' PAVES WITH 1" SAND SETTING BED, 5" CONCRETE SUB SLAB (OR 8" IF FOR VEHICULAR USE), AND 6" LIME STABILIZED SUBGRADE)
- ROOT ZONE PAVING  
(4.5" CONCRETE WITH 2" SAND SETTING BED)
- CONCRETE APRON PAVING  
(7" CONCRETE)
- LANDSCAPE AREA
- CANOPY TRIMMING PER ARBORIST'S RECOMMENDATIONS



STANDARD PAVING - PRECAST CONCRETE PAVES

Scale: 1" = 1'-0"

B



ROOT ZONE PAVING - 4.5" CONCRETE

Scale: 1" = 1'-0"

A

## ION GARAGE

1017 Fannin St. Houston, TX 77004

### RICE MANAGEMENT COMPANY

6100 Main St.  
Houston, TX 77005



HR&A ADVISORS, INC.  
99 Hudson St., 3rd Floor  
New York, NY 10013  
Tel 212.977.5597

WALTER P. MOORE  
1301 McKinney, Suite 1100  
Houston, Texas 77010  
Tel 713.630.7300

HINES  
2800 Post Oak Blvd.  
Houston, TX 77056  
Tel 713.621.8000

IA, NAMAN + ASSOCIATES  
2 Greenway Plaza, Suite 700  
Houston, Texas 77046  
Tel 713.860.3600  
Fax 713.860.3799

GENSLER  
711 Louisiana St., ST. 300  
Houston, TX 77002  
Tel 713.844.0000

HMA Consulting  
5010 Wright Road, Suite 150  
Stafford, Texas 77477  
Tel 832.944.6020

SHOP ARCHITECTS  
233 Broadway, 11th Floor  
New York, New York 10279  
Tel 212.689.9005

ONE LUX STUDIO  
158 West 29th Street, 10th  
Floor  
New York, New York 10001  
Tel 212.201.5790

KIMELY HORN  
11700 Katy Freeway, Suite  
800  
Houston, Texas 77079  
Tel 281.597.9300

JAMES CORNER FIELD  
OPERATIONS  
475 Tenth Avenue, 9th Floor  
New York, New York 10018  
Tel 212.433.1450

HWA PARKING  
3700 W Sam Houston Pkwy  
South Suite 100  
Houston, Texas 77042  
Tel 713.458.7730

Date Description

Seal / Signature

Project Name

ION GARAGE

Project Number

067953025

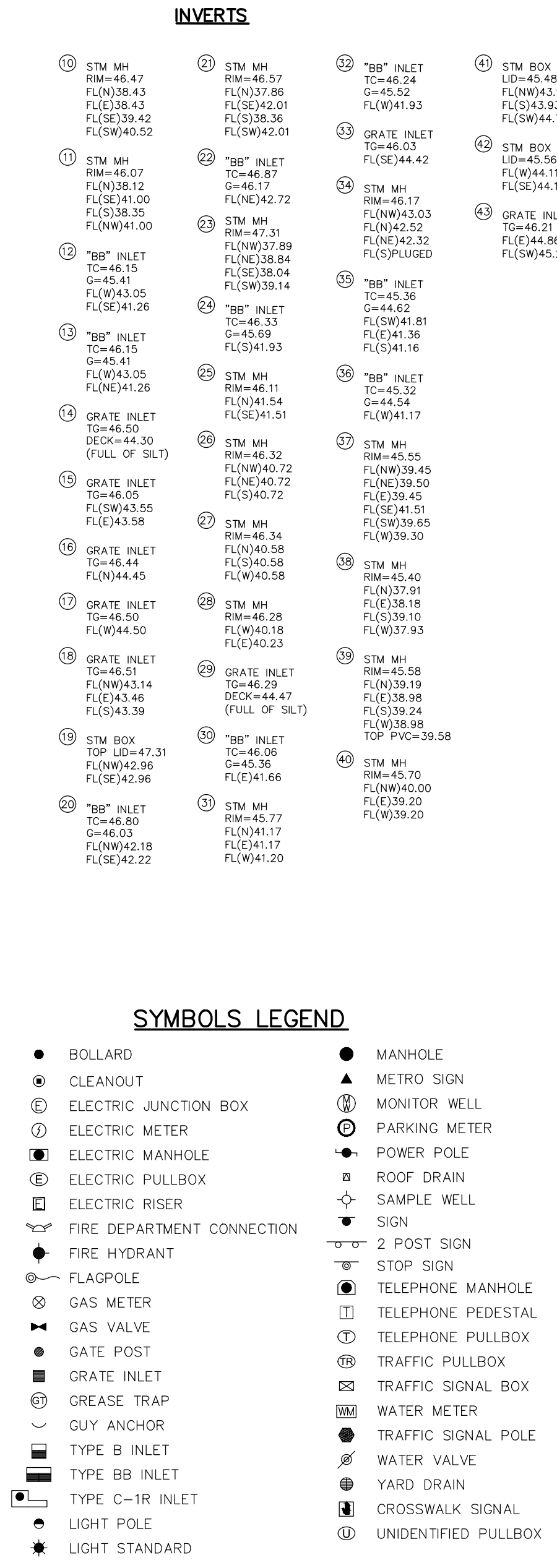
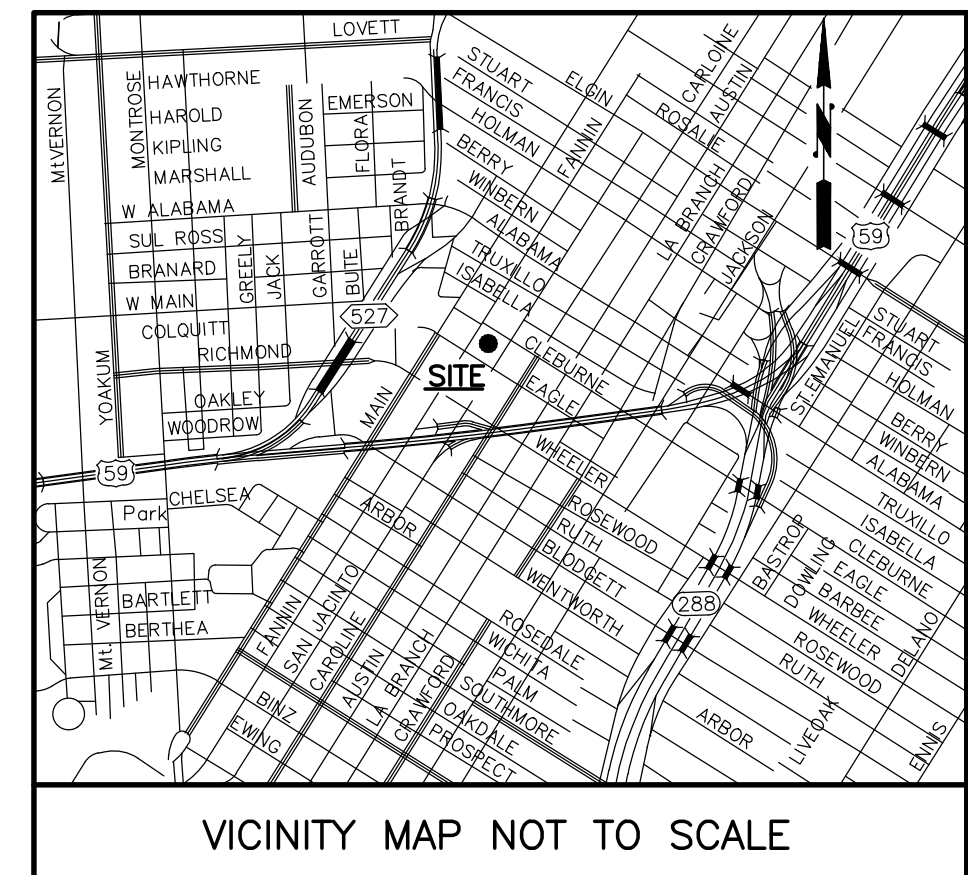
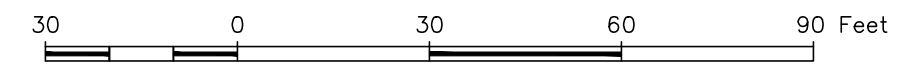
Description

FORESTRY EXHIBIT

Scale

1" = 20'

EX-1



6. Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone as represented by the City of Houston Reference Rod System Revitalization, City of Houston drawing number 46402 and the Texas Department of Transportation Right-of-Way Map for U.S. Highway 59 (Project Account Number 8012-1-3) last revised 06/29/1971 and the Metropolitan Transit Authority of Harris County, Texas, Parcel Acquisition Map (Contract Number WC9800031, WA Number 007) last revised 07/11/2000.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and Reserve "A", in Block 50 of Kenilworth Grove Subdivision, a subdivision in Harris County, Texas, according to the map or plot thereof, recorded in Volume 2, Page 18 of the Harris County Map Records, which are Tract VI as described in the deed to William Marsh Rice Records recorded under Harris County Clerk's File Number RP-2017-439570.

REVNO	DESCRIPTION	DATE	APR

TOPOGRAPHIC SURVEY  
1.5217 ACRES  
OBEDIENCE SMITH SURVEY  
ABSTRACT NUMBER 696  
HARRIS COUNTY, TEXAS

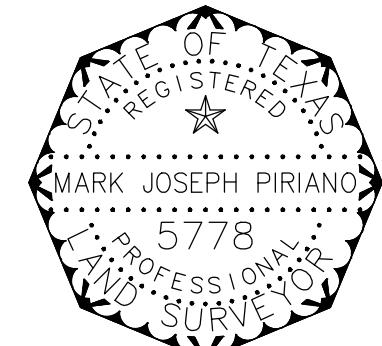
**TERRA**  
SURVEYING CO., INC.  
3000 WILCREST DRIVE - SUITE 210  
HOUSTON, TEXAS 77042  
(713) 993-0327 FAX: (713) 993-9231

IBPLS FIRM NO 10043600		
DRAWN BY: TH/MJP	SCALE: 1"=30'	KEY MAP: 493 X
CHECKED BY: MJP	DATE: 08/06/2019	PROJECT No.1617-1819
APPROVED BY: MJP	FIELD BOOK: 18-54	SHEET 1 OF 1

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on August 09, 2019, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for a Category 6, Condition II Land Title Survey.

W. D. Paul Smith

Mark Joseph Piriano  
Registered Professional Land Surveyor  
Texas Registration No. 5778



**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).

# Houston Society for Change

December, 4, 2019

Dear Commissioners:

As a founding member of the Houston Coalition for Equitable Development without Displacement and Chair the of Houston Society for Change, **I request that the Houston Planning Commission delay approval of the variance request for the Ion Parking Garage until the developers have met with the Coalition to present their plans for this phase of their development and hear the Coalition's feedback.**

I and other coalition members feel that the safety of the community is at risk that will impede the lives of Houstonians who travel along that route to work and home and not create safer streets and healthy communities by this proposed garage

The Coalition is individuals and organizations of neighbors, community leaders, scholars, students, and supporters of Third Ward and communities of color across Houston. Their goal is to develop, secure, enforce, and sustain, a Community Benefits Agreement (CBA) with Rice Management Company as they develop the Innovation District at the edge of Third Ward.

Third Ward Complete Communities Action Plan and Needs Assessment consider Historic and Cultural Preservation of Communities of Color, First source hiring for living wage jobs, Education, Health, Housing, Mobility and Infrastructure , Parks and Communities, Food Security, African American owned tech incubator and accelerator inclusion to name a few

Member organizations as of December 5, 2019 include:

Houston Society for Change  
Emancipation Economic Development Council  
Third Ward is Home Civic Club  
Houston Black American Democrats  
Texas Coalition of Black Democrats - Harris County

Northern Third Ward Neighborhood Implementation Project  
Greater Third Ward Super neighborhood 67  
Project Row Houses  
International Union of Painters and Allied Trades District Council 88  
Harris County AFL-CIO  
Senate District 13  
C-STEM Teacher and Student Support Services, Inc.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carl Davis", with a large, sweeping flourish extending from the end of the name.

Carl Davis, Chair  
Houston Society for Change

November 27, 2019

Dear Mr. Davis,

Thank you for hosting members of the community and The Ion team at the Call to Action event on November 12<sup>th</sup> and for the courteous reception you offered my colleague, Gaby Rowe. The coalition of community members and organizations that you have convened are raising important concerns about the impact of development in your neighborhood and the importance of inclusion throughout the development process. Also, thank you for meeting on November 20<sup>th</sup>. I enjoyed listening to you and some of your fellow concerned community members.

Rice Management Company (RMC) has undertaken investment in The Ion and the South Main Innovation District. We intend for this investment to help position Houston's economy as more diverse, competitive, and inclusive. We have also done so because we intend the development to be a source of economic opportunity for residents for surrounding communities, including the Third Ward, and beyond. In addition, we believe, as responsible citizens, that RMC has the obligation to consider important issues raised by your coalition and others, such as displacement, homelessness, employment opportunities, and small business support. We have already given considerable thought to these questions, which we look forward to sharing more with you. In fact much of what we have preliminarily envisioned for our investment has alignment with stated goals in important community-led documents like the Third Ward Complete Communities Action Plan.

We acknowledge the importance of community engagement and welcome the opportunity to visit with you in-person, along with other community leaders, to commence an open and constructive dialogue to address:

- Creating clarity in defining the issues the community believes are of greatest importance;
- RMC's community benefits strategy, core focus areas and methodology;
- The Ion's programming strategy, partners and process;
- Alignment with the community's goals through moderated discussion; and
- The next steps to building a strong partnership between the community, RMC, and other key stakeholders.

Through this first meeting and others in the coming months, we hope to achieve alignment in goals and process for achieving those goals with accountability that address the important challenges that we have a shared commitment to confront. We look forward to listening and learning while we share our progress and address your questions. Below are some dates when our team is available, but we will be flexible in finding times that are convenient and align with the process that you have begun with the coalition members.

- Monday, December 16, 2019
- Tuesday, December 17, 2019

Thank you in advance for your kind consideration.

Sincerely,



Ryan LeVasseur  
Managing Director of Direct Real Estate  
Rice Management Company

Dear Mr. Alegria,

As a part of the Houston Coalition for Equitable Development without Displacement and Settegast Heights Redevelopment Cooperation, I request that the Houston Planning Commission delay approval of the variance request for the Ion Parking Garage until the developers have met with the Coalition to present their plans for this phase of their development and hear the Coalition's feedback.

We are concerned that the requested variances, a reduced building line on Fannin and Eagle and a reduction in the 15x15 visibility triangle at the intersection of Cleburne and Fanning, will decrease safety, mobility, and walkability in the neighborhood. The developer did not consult with the neighborhood before requesting these variances, and has provided no reason that these variances are necessary in its application for a variance.

The Coalition is individuals and organizations of neighbors, community leaders, scholars, students, and supporters of Third Ward and communities of color across Houston. Their goal is to develop, secure, enforce, and sustain, a Community Benefits Agreement (CBA) with Rice Management Company as they develop the Innovation District at the edge of Third Ward, in order to ensure the safety and viability of their neighborhood.

As the South Main Innovation District helps to usher in a new era in Houston's economy, HCEDD envisions an Innovation District that benefits Third Ward and communities of color through historic and cultural preservation, housing, jobs, businesses, innovation, education, and food security. These topics are drawn from the Third Ward Complete Communities Action Plan, the Third Ward Comprehensive Needs Assessment Data Report, and HCEDD community meetings.

Member organizations as of December 5, 2019 include:

- Emancipation Economic Development Council
- Third Ward is Home Civic Club
- Houston Society for Change
- Houston Black American Democrats
- Texas Coalition of Black Democrats - Harris County
- Northern Third Ward Neighborhood Implementation Project
- Greater Third Ward Superneighborhood 67
- Project Row Houses
- International Union of Painters and Allied Trades District Council 88
- Harris County AFL-CIO
- Senate District 13
- C-STEM Teacher and Student Support Services, Inc.

Sincerely,

Dr. Rosalyn Francis

Settegast Heights Redevelopment Corporation Northeast



## 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.



**Application No:** 2019-1987

**Agenda Item:** 100

**PC Action Date:** 12/05/2019

**Plat Name:** Ion Garage

**Applicant:** Vernon G. Henry & Associates, Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 42-150; 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 and Eagle Avenue to have a reduced building line. Variance two, to allow the proposed building to encroach into the visibility triangle at the intersection of Fannin Street and Cleburne Avenue. Staff is in support of the request. This application was deferred last Planning Commission to allow the Community of Third Ward to meet with Rice University and start a conversation about a "Community Benefits Agreement" as they develop the "Innovation District". Letters from Houston Society for Change and Rice University have been included in the package for you to see. Also, during this deferral period the applicant provided revised information addressing some concerns that Staff and Midtown Management District had regarding to the proposed pedestrian realms and its elements.

The proposed site used to be the former Sears automotive shop which is no longer in service. The proposed ION Garage is part of the proposed "Innovation District". It will give service to the ION project and to future businesses in the area. A pedestrian corridor with a plaza is being proposed with the District to create a pedestrian environment with active ground floor uses. This proposed pedestrian friendly design will make this area a destination place for the City.

The proposed site is surrounded by "Type A" streets, which allows the applicant to opt into the transit corridor rules, except Fannin street. The variance for a three-foot building line along Fannin Street instead of the required 25 feet by the ordinance will allow it to behave as a "Type A" street to keep a consistent setback, pedestrian realm and ground floor transparency on the four sides of the proposed development. Along Eagle Street, even though is a "Type A" street, a zero feet setback is requested for a canopy.

The applicant is providing pedestrian realms along the four streets that vary from 18 to 24 feet with eight feet unobstructed sidewalks, safety buffers the ranges from six to ten feet with three-inch caliper trees and bicycle racks to provide different modes of transportation. In addition to this, the applicant agreed to reduce the drive way width along Cleburne from 35 to 30 feet.

There was a concern that the construction of the Garage would affect the two trees that are on Cleburne Avenue. A 52-inch and a 41-inch Oak trees. To preserve the trees the applicant coordinated with the Urban Forestry and an arborist. The applicant will provide a root zone friendly paving that will allow for a sidewalk to be placed on top of the roots but leaving a space underneath to allow for the roots to keep growing and avoid any damage by excavating. Trimming has been approved by the Urban Forestry and as a condition a "preservation tree permit" will be required at the time of submitting construction permits.

For the building facades, the applicant has provided the percentage of transparency for each street measured eight feet high from the ground floor which include windows, doors and other openings excluding the driveway openings from the calculation. For all the facades, the percentage for transparency is above the minimum 30 percent required by the ordinance.

The second variance is to allow the proposed building to encroach seven feet ten inches in to the visibility triangle at the intersection of Fannin and Cleburne. At this intersection Fannin Street is a one-way street going south. Any vehicular traffic on Cleburne merging into Fannin Street will look north for incoming traffic. Granting this variance will not create any vehicular conflict due to visibility.

Although it is difficult for a parking garage to fit within a walkable environment, we recognize that the applicant has done their best to provide a project that promotes walkability by providing active ground floor uses, wider sidewalks, landscaping for a safer and more pleasant walk and access to different modes of transportation. This development will allow future developments within and around the "Innovation District" to be more walkable and pedestrian friendly as it will suffice the parking needs for this area.

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 proposed ION Garage is planned within the Innovation District in Midtown. This garage will satisfy the parking needs of future developments within the District to achieve a pedestrian design and promote walkability on the area. The requested setback along Fannin Street will maintain the character of the area by having the buildings closer to the street, wider pedestrian realms, wider sidewalks, landscaping and amenities. Strict application of the ordinance will create an impractical development because the 25-foot setback would incentivize surface parking between the pedestrian realm and the proposed building decreasing the walkability and pedestrian environment on the area.

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

The site has access to four streets. Three of them are "Type A streets" which allows for a reduced set back in exchange for a wider pedestrian realm, wider sidewalks, landscaping, transparency on the ground floor façade and other amenities. The applicant's request is to treat Fannin Street as a Type A street to maintain the urban character of the area and allow for a pedestrian friendly design. The zero feet setback along Eagle street will allow for the proposed canopy to provide shade for people walking along the street which incentivize walkability by creating a more pleasant walk. This project is one of many pieces of the Innovation District which will promote mixed uses, walkability and different modes of transportation.

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

The applicant is providing wider pedestrian realms, wider sidewalks, landscaping and transparency above the requirements of the ordinance. It also has reduced the width of the curb cut along Cleburne from 35 to 30 feet. This creates a more pedestrian friendly design in combination with the active ground floor uses proposed in the Development. By granting the requested variances 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;**

By opting into the Transit Corridor rules for "Type A streets" and requesting a variance for a reduced building line along Fannin Street and a reduce building line along Eagle for a proposed canopy, the applicant is proposing a safer pedestrian realm around the building. Pedestrian realms ranging from 18 to 24 feet are being proposed with 8-foot unobstructed sidewalks, safety buffers the ranges from 6 to 10 feet with 3-inch caliper trees and access to different modes of transportation. Having a pedestrian friendly design with wider pedestrian realms creates a safer environment for people along those streets. The variance to allow the proposed building to encroach 7 feet 10 inches into the visibility triangle at the intersection of Fannin Street and Cleburne Avenue will not create any visibility problems for vehicles merging into Fannin Street from Cleburne Avenue that could be injurious to the public health, safety or welfare. Fannin Street is a one-way street going south. Vehicles on Cleburne Avenue merging into Fannin Street will look north for incoming traffic.

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

Although it is difficult for a parking garage to fit within a walkable environment. The applicant has made their best effort to provide a project that promotes walkability by providing active ground floor uses, wider sidewalks, landscaping for a safer and more pleasant walk and access to different modes of transportation. This development will allow future developments within and around the "Innovation District" to be more walkable and pedestrian friendly as it will suffice the parking needs for this area.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
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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](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://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:** 101

**Action Date:** 12/05/2019

**Plat Name:** Rhodes Meadow Business Park

**Developer:** Rebecca Village Business Park, L.P.

**Applicant:** Hovis Surveying Company Inc.

**App No/Type:** 2019-2080 C2R

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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Total Acreage:	11.5810	Total Reserve Acreage:	11.5810
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	291N	ETJ

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#### ***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)

If variance is granted, add note: The Planning Commission granted a variance to allow Ringneck Glen Drive to not be extended or terminated with a cul-de-sac subject to specific conditions on 12/05/2019. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101

**Action Date:** 12/05/2019

**Plat Name:** Rhodes Meadow Business Park

**Developer:** Rebecca Village Business Park, L.P.

**Applicant:** Hovis Surveying Company Inc.

**App No/Type:** 2019-2080 C2R

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approve

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

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org). (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Limited scope TIA required to determine driveway location and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

No objections to variance request

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

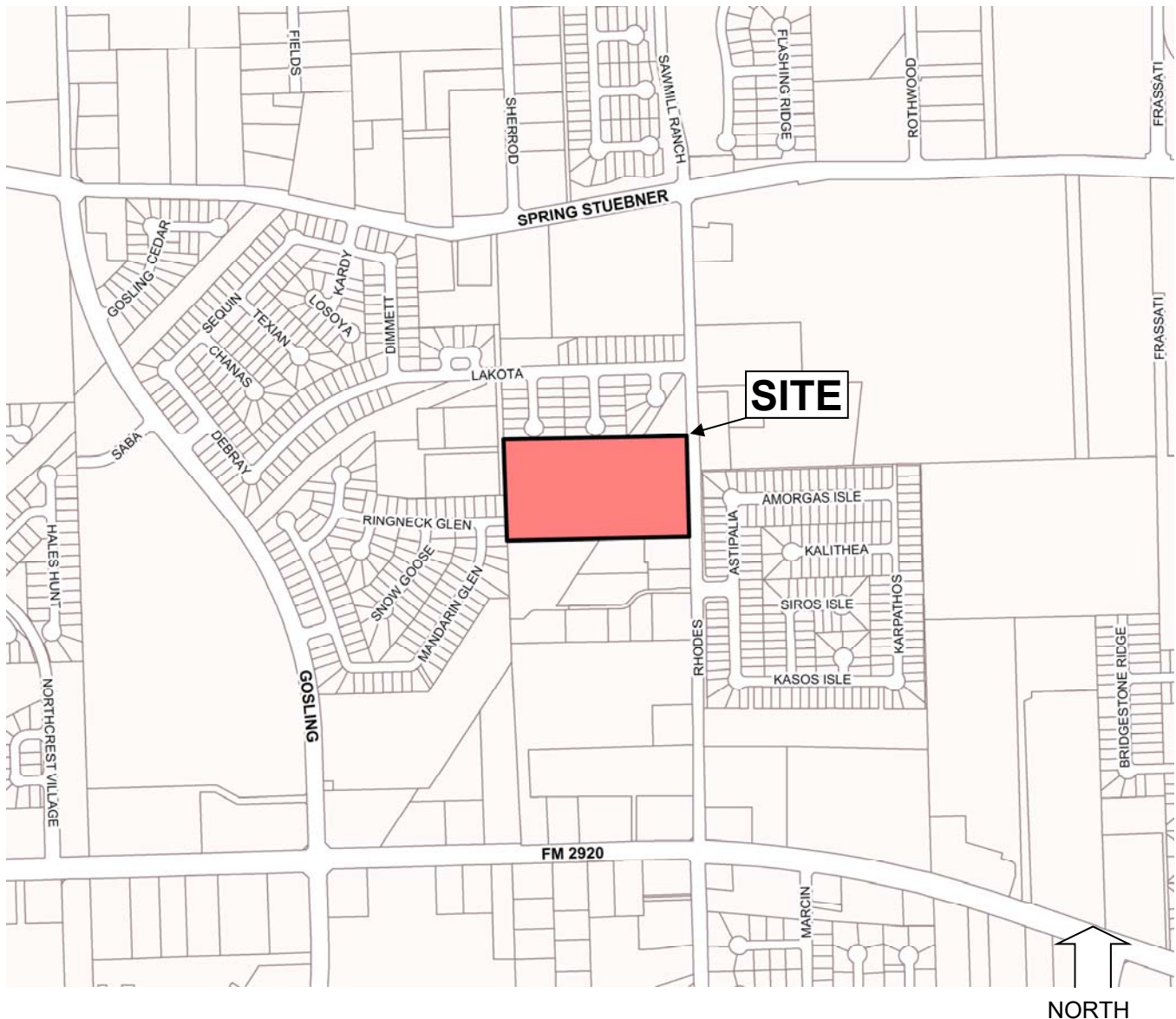
# Houston Planning Commission **ITEM: 101**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Rhodes Meadow Business Park**

**Applicant: Hovis Surveying Company Inc.**



**D – Variances**

**Site Location**

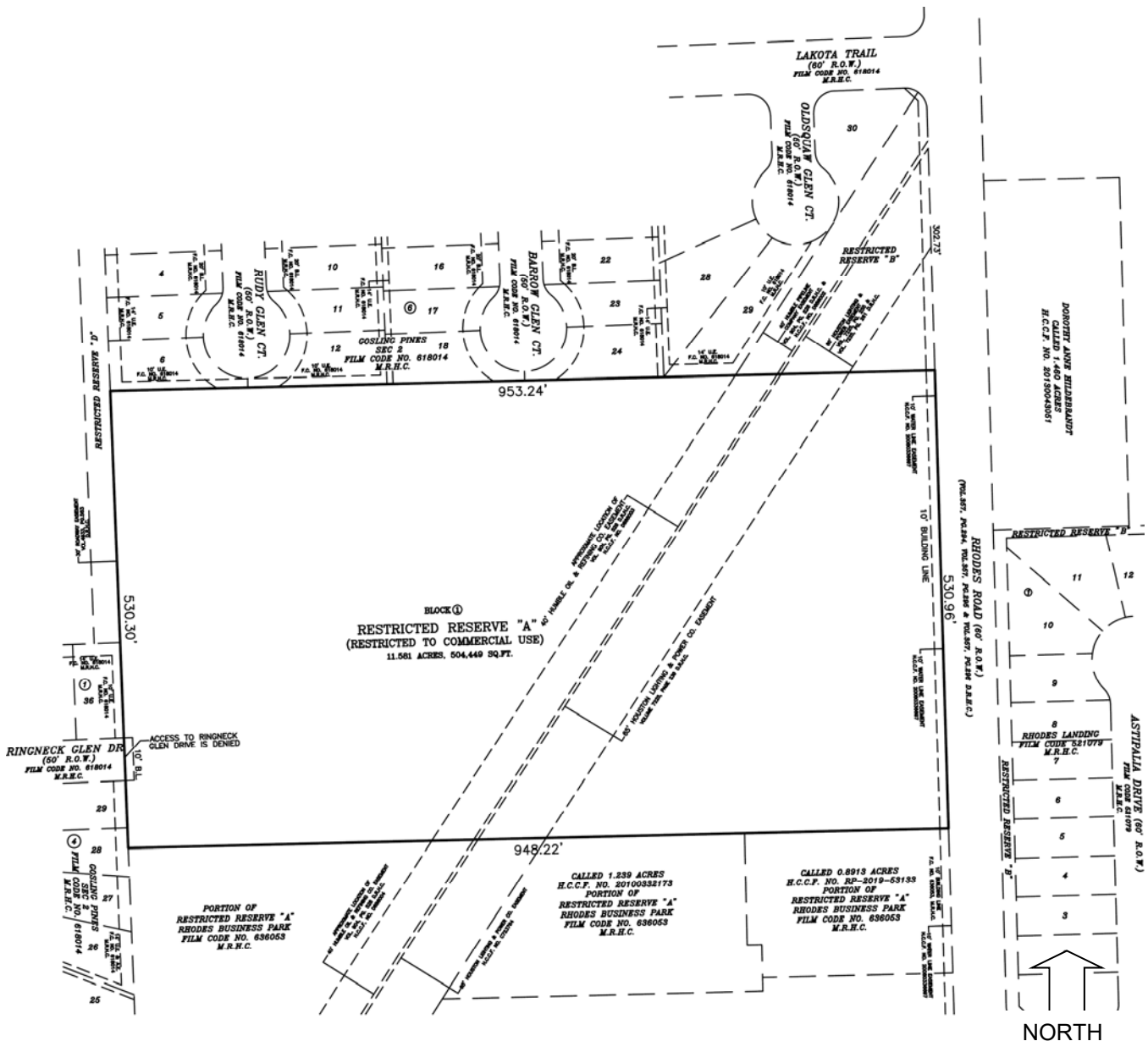
# Houston Planning Commission

## ITEM: 101

Planning and Development Department Meeting Date: 12/05/2019

Subdivision Name: Rhodes Meadow Business Park

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

# Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Rhodes Meadow Business Park

Applicant: Hovis Surveying Company Inc.



NORTH

D – Variances

Aerial



**Application Number:** 2019-2080

**Plat Name:** Rhodes Meadow Business Park

**Applicant:** Hovis Surveying Company Inc.

**Date Submitted:** 11/15/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To not extend or provide a vehicular turnaround for Ringneck Glen Drive, a stub street on the West property line of this development.

**Chapter 42 Section:** 128, 134

**Chapter 42 Reference:**

42-134: A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted; 42-128: (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### Statement of Facts

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

**(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 11.581 acre development is bounded on the East by Rhodes Road, a 60 foot right-of-way and on the North and West by Gosling Pines Sec 2, a single family residential subdivision as shown on map or plat recorded under Film Code Number 618014 of the Map Records of Harris County, Texas. Gosling Pines Sec 2 created Ringneck Glen Drive, a 50 foot right-of-way that terminates on the West boundary line of this development. The extension of Ringneck Glen Drive through this development would require the crossing a 40 foot Pipeline Easement with three pipelines within it and a 65 foot Houston Lighting and Power Company Easement. There is no way to extend the road to Rhodes Road without crossing the pipeline and power easements. Lakota Trail, a 60 foot right-of-way also created by Gosling Pines Sec 2 is only 302.73 feet North of this development and provides for East West circulation in the area. Ringneck Glen Drive has two lots on the North right-of-way and one on the South right-of-way passed the intersection of Ringneck Glen Drive with Mandarin Glen Circle. The lot on the South side takes access from Mandarin Glen Circle and it is clear from the intersection that Ringneck Glen Drive does not extend any further to the East and negates the need for a vehicular turnaround at the end of Ringneck Glen Drive.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant because the pipeline and electrical easements were in place prior to the purchase and proposed development of this tract. This development will be a commercial development and will not extend the single family residential development to the North or West. The extension of Ringneck Glen Drive through this development could potentially cause the commercial traffic to cut through the existing residential neighborhood creating traffic hazards for the existing residents. It is also clear when driving on Ringneck Glen Drive that the street terminates and there are only two houses

that take access from Ringneck Glen Drive passed the intersection of Mandarin Glen Circle and Ringneck Glen Drive. The creation of a cul-de-sac would not benefit the existing neighborhood with the amount of traffic that would use the turnaround.

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

The intent and general purposes of this chapter will be preserved and maintained because there is East West Circulation provided by Lakota Trail which is only 302.73 feet North of this development. There is additional circulation provided by the existing major thoroughfares in the area. There is Spring Stuebner Road to the North and FM 2920 to the south which both provide for East West circulation in the area. In addition, the extension of Ringneck Glen Drive through this development would not be able to extend further to the east due to the Rhodes Landing development on the East side of Rhodes Road.

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

The granting of the variance will not be injurious to the public health, safety or welfare because there is adequate circulation in the area provide by the existing street pattern. In addition, Ringneck Glen Drive does not have direct access to Gosling Road. The extension through this development would cause commercial and cut-through traffic to meander through the existing residential subdivision. In order to reach Gosling Road, you have to take an immediate left onto Mandarin Glen Circle and then wind your way around to Gosling Mallard Drive or continue on Ringneck Glen Drive turn left onto Redcrested Glen Drive and then left onto Mandarin Glen Circle before turning onto Gosling Mallard Drive and reaching Gosling Road. The creation of a vehicular turnaround is not needed based on the physical characteristics of Ringneck Glen Drive and the developer will construct the required wood, concrete or masonry opaque screening fence with a minimum height of six feet at the end of the stub street as required.

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

Economic hardship is not the sole justification of the variance because these existing physical characteristics were in place prior to the developers purchase and proposed development of this 11.581 acre tract. The extension of the stub street would require the crossing of 3 separate pipelines, two of which are relatively shallow pipelines and the crossing of a Houston Power and Lighting Tower line. Both major thoroughfares to the North and South of this development already cross these pipelines. Ringneck Glen Drive is a 50 foot residential street and this will be a commercial development. There is also not an opportunity for this road to extend further to the East based on the existing development in the area.



**Application No:** 2019-2080

**Agenda Item:** 101

**PC Action Date:** 12/05/2019

**Plat Name:** Rhodes Meadow Business Park

**Applicant:** Hovis Surveying Company Inc.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 128, 134

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

To not extend or provide a vehicular turnaround for Ringneck Glen Drive, a stub street on the West property line of this development.;

**Basis of Recommendation:**

The site is located in Harris County west of Rhodes Rd and north of FM 2920. The applicant is proposing one reserve restricted to commercial and is requesting a variance to not extend or terminate with a cul-de-sac, Ringneck Glen Drive. Staff is in support of the request.

The applicant is proposing an 11.5 acre commercial reserve to be used as a business park. Multiple pipelines and easements run northeast across the property. The site is bound on the north and west by a recorded single-family subdivision, Gosling Pines Sec 2, which created Ringneck Glen Drive: a 50' ROW that terminates at the western site boundary. Strict application of the ordinance would require Ringneck Glen Drive to be extended through the commercial reserve to Rhodes Rd or to terminate it with a cul-de-sac. Currently, the 126 lots in Gosling Pines Sec 2 have adequate access to Gosling Rd, and only three lots take access from the east end of Ringneck Glen Drive. Requiring a cul-de-sac would not significantly benefit the existing neighborhood.

Lakota Trail, a local street only 302' north of the subject site, provides east/west access between Gosling Rd and Rhodes Rd. The area is adequately served by an existing major thoroughfare and local street network with multiple east/west connections. Requiring Ringneck Glen Drive to be extended to Rhodes Rd would not significantly improve circulation in the area.

Harris County has voiced no objection to this request. Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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**Statement of Facts**

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

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

The proposed commercial development is bound on the east by Rhodes Rd, a 60-foot ROW and on the north and west by Gosling Pines Sec 2, a single family residential subdivision that was recorded in 2007. Gosling Pines Sec 2 created Ringneck Glen Drive, a 50- foot ROW that terminates at the western boundary of the proposed commercial reserve. The site has multiple pipelines and easements cutting through the property diagonally in a northeast- southwest direction. Strict application of the ordinance would require extending Ringneck Glen Drive and crossing the pipelines or providing a cul-de-sac. Only three lots take access from the east end of Ringneck Glen Drive and creating a cul-de-sac at this location would not significantly benefit the existing neighborhood.

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

The pipeline and electrical easements were in place prior to purchase and proposed development of the site. The stub street was created by a residential subdivision in 2007 and terminates with only two lots fronting on the end of Ringneck Glen Drive and the side of a third lot, which takes access from Mandarin Glen Circle.

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

The area is adequately served by the existing street network. Lakota Trail is only 302 feet north of the site and provides east/west access between Gosling Rd and Rhodes Rd. The intersection spacing between Lakota Trail and the east/west street to the south, FM 2920 is about 2,440 feet. There are multiple east/west connections in the area including MTF Spring Stuebner and FM 2920. Requiring Ringneck Glen Dr to extend through the site would not significantly improve traffic circulation in this area, as Lakota Trail serves this purpose only 302 feet north of the site. The portion of Gosling Pines Sec 2 that lies west of the subject site, has about 126 lots that take access west to Gosling Rd, thus meeting the ordinance.

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

The existing MTF and local street network provides adequate traffic circulation in this area. The existing single-family lots have adequate access to Gosling Rd. The two lots fronting on the end of Ringneck Glen Drive currently have access and will not receive significant benefit from the construction of a cul-de-sac. Not extending the street will minimize cut-through and commercial traffic from driving through the adjacent residential subdivision.

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

The variance is based on the existing conditions of the site including the existing pipelines, residential subdivisions surrounding the site, and adequate street network.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 12/05/2019  
**Plat Name:** Sciaaca Road Reserve  
**Developer:** OFFICE ATRIUM LLC  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-1958 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
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	77373	293S	ETJ

#### ***Conditions and Requirements for Approval***

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
148. Change street name(s) as indicated on the marked file copy. (Sec 41-22; 42-133)
149. Change street name ending(s) as indicated on the marked file copy. (Sec 41-22; 42-133)
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:** 102  
**Action Date:** 12/05/2019  
**Plat Name:** Sciaaca Road Reserve  
**Developer:** OFFICE ATRIUM LLC  
**Applicant:** Bowden Land Services  
**App No/Type:** 2019-1958 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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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)  
- Roadway should be paved to Harris County Standard to cover both driveways on Sciacca Road Harris County permit regulations (HC-permit regs)  
- no objections to variance

PWE Utility Analysis: Approved

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

B.L. is missing.

Harris County Flood Control District: Flood Control review - Vicinity map does not match location. Please correct it.

Addressing: The road from which the new address will be derived is incorrectly spelled. In our records, the road segment is "SCIAACA ROAD"

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

## Site Location

# Houston Planning Commission

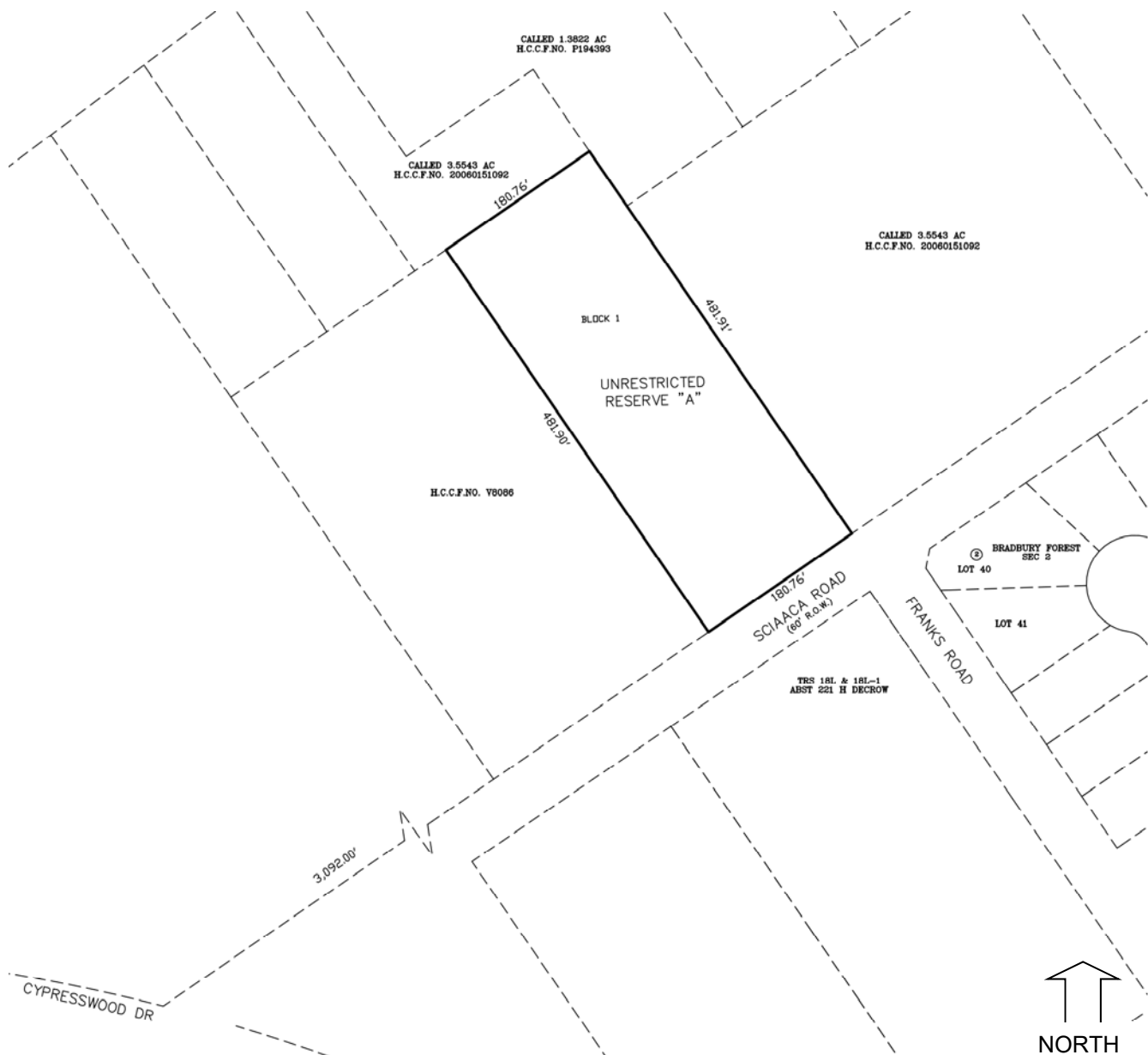
## ITEM: 102

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Sciaaca Road Reserve

Applicant: Bowden Land Services



**D – Variances**

**Subdivision**

# Houston Planning Commission

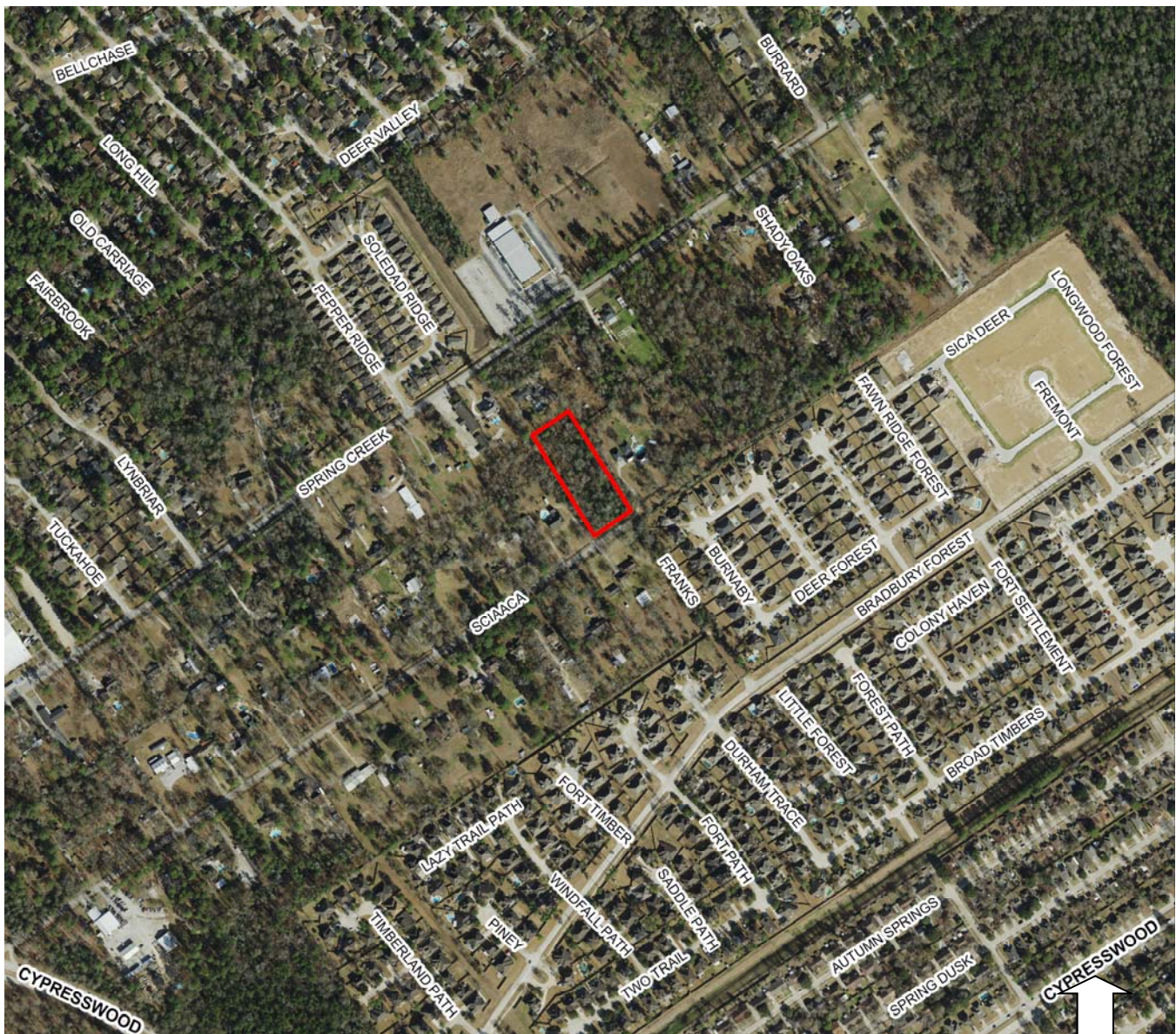
ITEM: 102

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Sciaaca Road Reserve

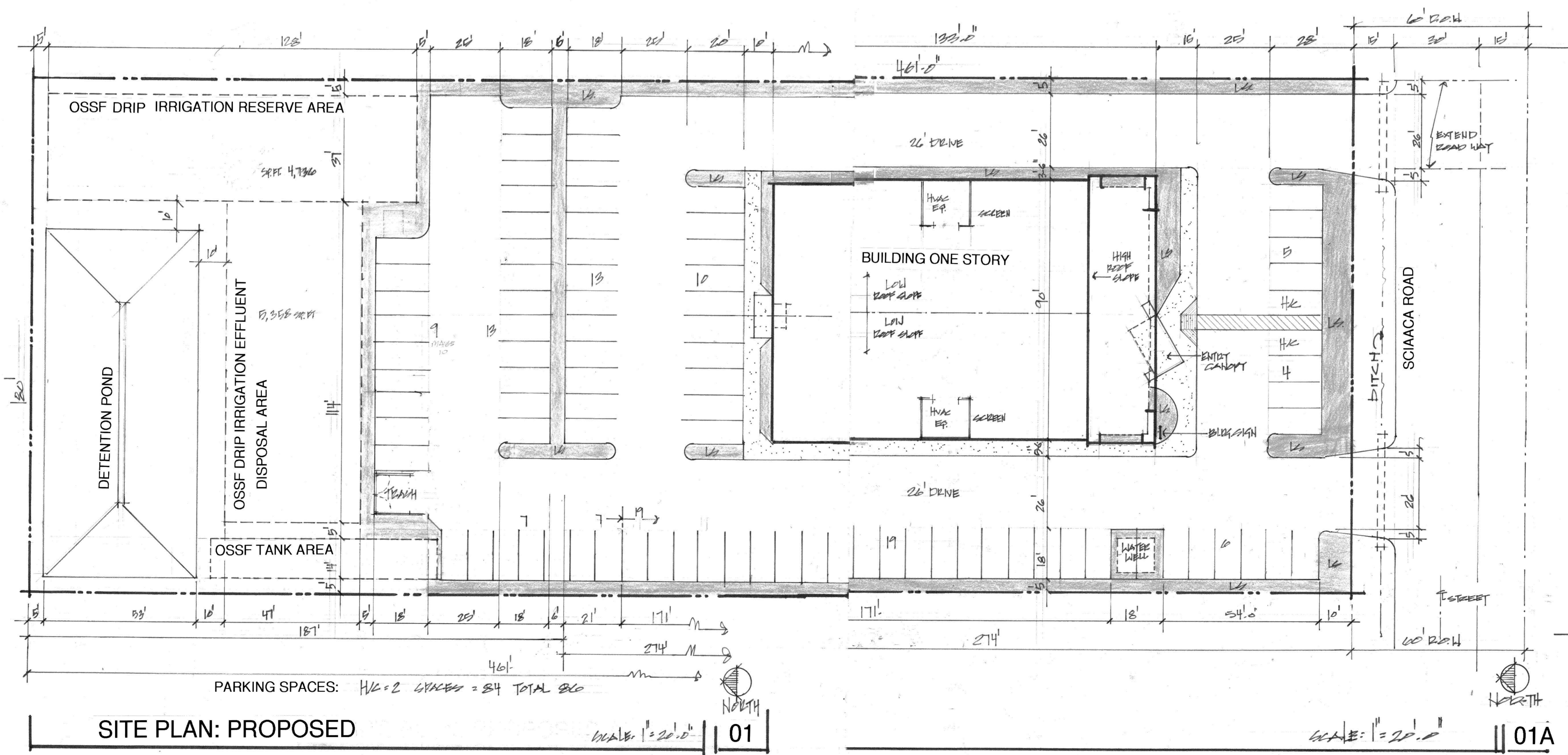
Applicant: Bowden Land Services



NORTH

D – Variances

Aerial



**THE OFFICE ATRIUM**  
 Proposed Lease Office Facility  
 2529 Sciaaca Road, Spring, Texas

**SHEET NUMBER**  
 SITE 2 OF 4

**DATE**  
 5-20-19

**BARNARD ARCHITECTS**  
 JACKIE BARNARD  
 715 COMMONS LAKEVIEW DRIVE  
 AUSTIN, TEXAS 78736  
 TEL: 713.557.2534  
 BARNARD@BARNARDARCHITECTS.COM  
 WWW.JACKIEBARNARDARCHITECTS.COM



**Application Number:** 2019-1958

**Plat Name:** Sciaaca Road Reserve

**Applicant:** Bowden Land Services

**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 exceed intersection spacing along a local street more than 1400 feet

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

### Statement of Facts

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

Subject site is located in the City of Houston ETJ Harris County along Sciacca Road east of Cypresswood Drive just south of Spring Creek Drive. Subject property is unplatted and exceeds the intersection spacing requirement per chapter 42 128 intersection along a local street. The distance between Cypresswood Drive and the next north south dedicated ROW is 5142 feet total. The distance from Cypresswood Drive to the subject tract is approximately 3274 ft however dedicating a 60-foot right-of-way at this location would be detrimental to the development and would deny the owner reasonable use of land. The ROW to the south dedicated as Frank's Street 60 foot public ROW per Vol 3833 page 133 of the Harris County deed record is dedicated on by deed in the 1950's and is not improved at this time. Upon further examination of the surrounding area, a residential property bisects at the location that would be required for dedication. We have met with Harris County to discuss supporting this request and believe we have their support based on the residential property bisecting the area where the right away would be dedicated as stated. To the west of the subject site Lynbrair Drive could be opened up from Spring Creek Drive and connect Bradbury Forest Section 3 south of Sciacca RD and would be an ideal location as the street system would line up and the property is also unplatted and vacant with no obstruction to either ROW. Sciacca Road does not continue as a developed Street and ends into private property to the east of the subject property and may be some time before it is fully developed and connects as shown on recorded maps of the area.

**(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 circumstances supporting the granting of the variance are not the result of a hardship created by created or imposed by the applicant as the residential property that bisects the location of the required street dedication was built in 1978 therefore the hardship was not created or imposed by the applicant.

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

The intent of general purpose of this chapter will be preserved based on the fact that Sciacca Road does not continue as a developed ROW as dedicated therefore traffic circulation will not be significantly improved by dedicating the right-of-way at this location.

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

Granting this variance will not be injurious to the public health, safety or welfare as the current traffic circulation has not changed since 1951 and Sciacca does not extend east past the neighboring property therefore granting this variance will not be injurious to the public health, safety or welfare.

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

Economic hardship is not the sole justification for requesting this variance in fact neither hardships are result of financial hardship on any level. The residential property was built in 1978 and the existing street does not extend past the property to the east therefore dedicating a 60' ROW at this location would be unfeasible and impractical and would deny the property owner reasonable use of land and is not economic based in any capacity.



**Application No:** 2019-1958

**Agenda Item:** 102

**PC Action Date:** 12/05/2019

**Plat Name:** Sciaaca Road Reserve

**Applicant:** Bowden Land Services

**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 intersection spacing along a local street more than 1400 feet;

**Basis of Recommendation:**

The site is located within Houston's ETJ, in Harris County, east of Hardy Toll Road, west of Spring Creek and north of Cypresswood Drive. The applicant is requesting a variance to exceed local intersection spacing along Sciaaca Road by not providing a public right-of-way through the subject site. Staff is in support of the request.

The applicant is proposing a 2-acre unrestricted reserve, with a site plan showing an office building. Along Sciaaca Road, northeast from Cypresswood Drive, there is currently no connection from Sciaaca to Spring Creek Drive. The distance from Cypresswood Drive to the dead-end of the currently dedicated Sciaaca Road is approximately 5,300 feet, with further dedication proposed, eventually extending almost 7,800 feet until it will become proposed major thoroughfare Birnham Woods Drive. The intersection spacing along Sciaaca could be approximately 5,100 feet to a recently approved but not yet recorded plat, which proposes a north-south public right-of-way connecting Sciaaca to Spring Creek Drive. The parcels between Aldine Westfield and the proposed Spring Creek RV Park are predominantly unrecorded low-density residential and are subdivided by metes and bounds into smaller mostly one- and two-acre sites. The location of this site may not be as conducive for a street connection to Spring Creek, as other locations. Requiring a street at this location would need to contend with either aligning or intersection spacing offset with Franks Street and would still need to continue through at least two other properties to connect to Spring Creek Drive. Additionally, a 60' right-of-way would be one-third of the total land area of this site. There is a better opportunity about 450' northeast, through one 8.50-acre site at approximately 1400 feet from the proposed Broughton Street. Southwest of the site, approximately 1800 feet from Cypresswood Drive, there are a few two-acre sites which could be another opportunity for a street connection, unless some of the parcels are combined and developed jointly, which could provide other or better forms of connection.

Harris County Engineering Department has voiced no objections for staff's recommendation; therefore, staff recommends to grant the requested variance to exceed intersection spacing along Sciaaca Road and approve the plat subject to CPC 101 form conditions.

**Statement of Facts**

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

The requirement of a 60' public right-of-way through the subject site would require the dedication of one-third of the overall land area (approximately 29,000 sf), leaving only two-thirds remaining developable.

**(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 block between Sciaaca Road and Spring Creek Drive has been subdivided into smaller tracts of land for decades without a connecting through street. Additionally, the parcel northwest of the site where the public right-of-way would be required to be extended to connect to Spring Creek Drive has existing residential structures.

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

The intent and general purposes of this chapter is to provide sufficient connectivity within the overall street network. The current lack of connectivity has been in effect for decades and the proposed development will not further exacerbate the issue. Although this location is not conducive for the required 60' public right-of-way dedication, there are other opportunities for street connections in larger tracts of undeveloped land or if any parcels are combined for redevelopment.

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

The granting of the variance does not worsen the existing excessive block length and will not be more injurious to the public health, safety or welfare than existing conditions. Other locations along Sciaaca Road could afford better opportunities for public street connections to Spring Creek Drive.

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

The primary justification for the variance is that dedication for a public right-of-way will require the loss of one-third of the land area and the existing division of land parcels.



**Agenda Item:** 103  
**Action Date:** 12/05/2019  
**Plat Name:** Smart Living at Allen Genoa  
**Developer:** URBAN MERIDIAN  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2019-1901 C2R

**Staff Recommendation:**  
 Defer LGL deed rests  
 review pending

Total Acreage:	10.0040	Total Reserve Acreage:	10.0040
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	536N	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))
148. Change street name(s) as indicated on the marked file copy: Lockspur Street to Flagstone Terrace. (Sec 41-22; 42-133)
- 190.3. Correct '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))
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

Airport Tier Plat Notes: Ch 9 has specific language: Sec 9-359(a) and Sec. 9-708(a).

NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations.

NOTICE: Individual lots or parcels within this subdivision may be located in an airport hazard area and may be subject to height or use restrictions.

***For Your Information:***

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



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 12/05/2019  
**Plat Name:** Smart Living at Allen Genoa  
**Developer:** URBAN MERIDIAN  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No/Type:** 2019-1901 C2R

**Staff Recommendation:**  
Defer LGL deed rests  
review pending

---

PWE Traffic: 12/03/19:  
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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

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

Addressing: Please change Lockspur Street to Flagstone Terrace on plat. Street name change went through City Council in 1952.

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

# Houston Planning Commission

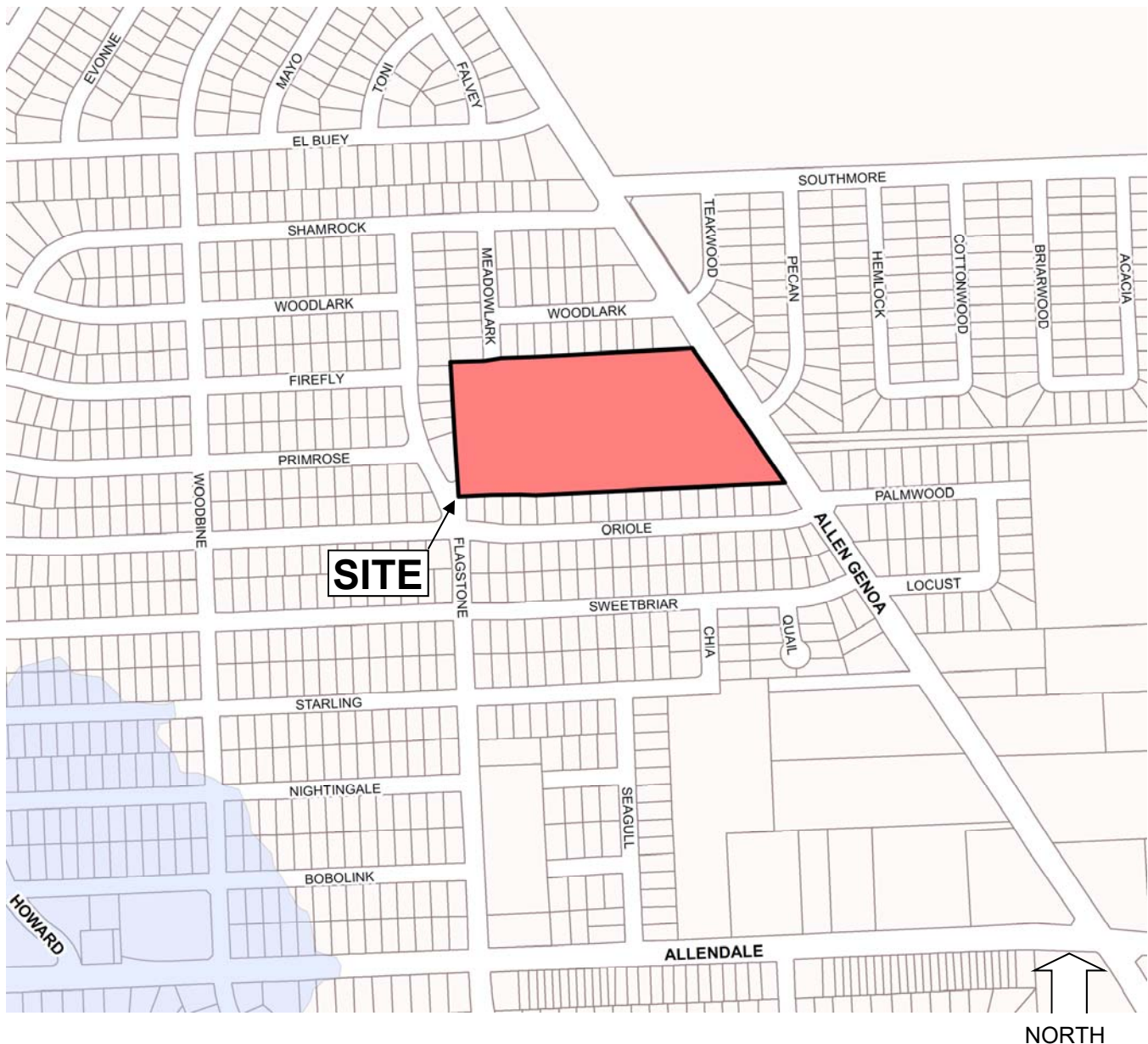
**ITEM: 103**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Smart Living at Allen Genoa**

**Applicant: Civil-Surv Land Surveying, L.C.**



**D – Variances**

**Site Location**

# Houston Planning Commission

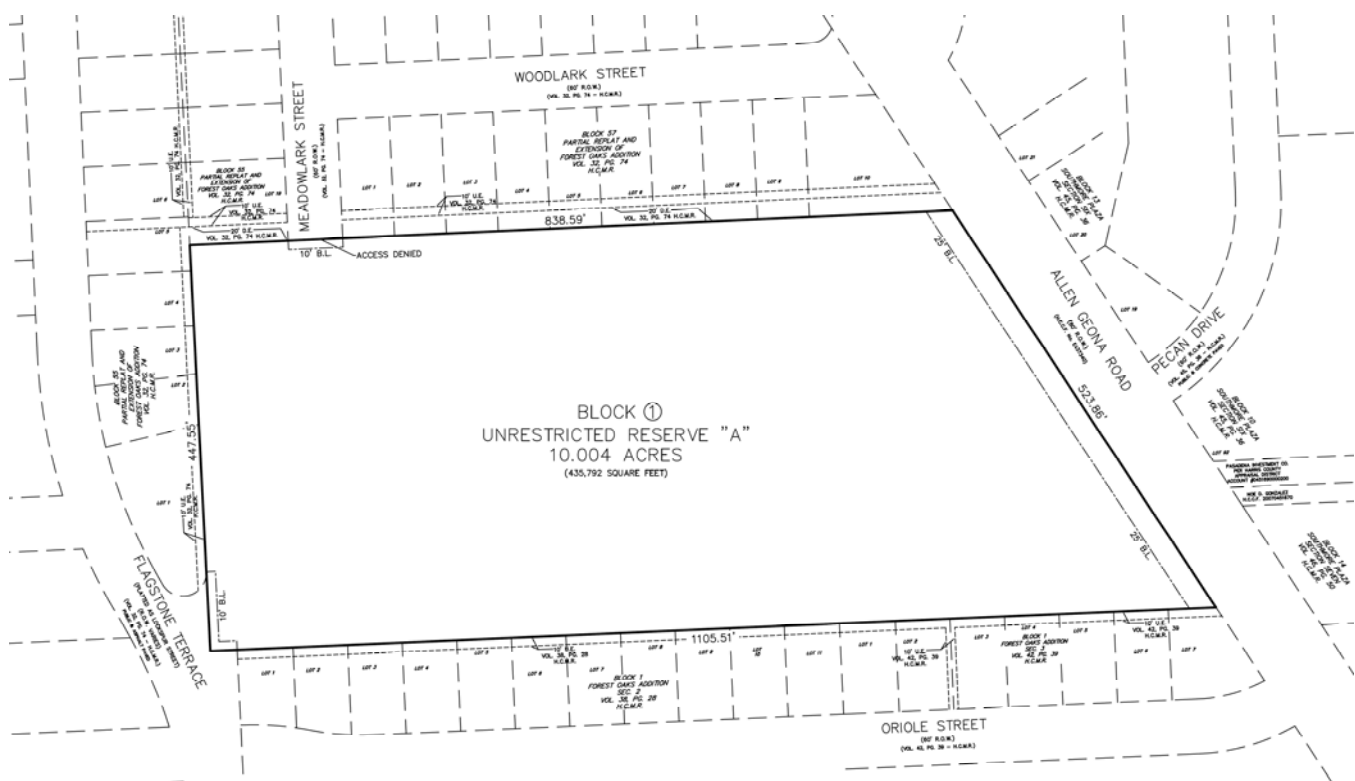
## ITEM: 103

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Smart Living at Allen Genoa

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Subdivision

# Houston Planning Commission

**ITEM: 103**

Planning and Development Department

Meeting Date: 12/05/2019

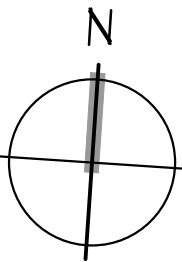
Subdivision Name: Smart Living at Allen Genoa

Applicant: Civil-Surv Land Surveying, L.C.



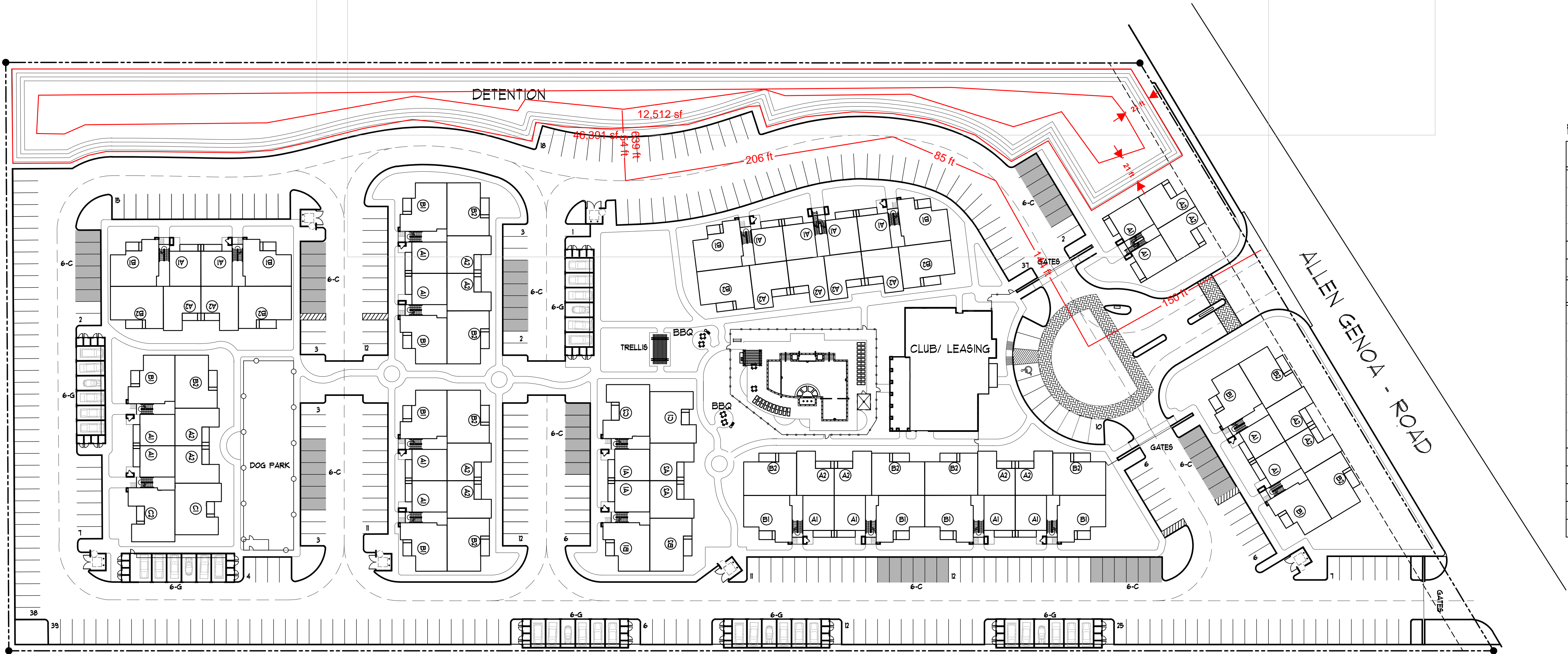
**D – Variances**

**Aerial**



BUILDING UNIT DATA:														
BUILDING TYPE	NUMBER OF UNITS PER BUILDING							NO. OF BLDGS.	NO. OF STORIES	TOTAL NUMBER OF UNITS				
	1 BEDROOM		2 BEDROOM		3 BEDROOM					1 BDRM.	2 BDRM.	3 BDRM.	TOTAL	
UNIT	A1	A2		B1	B2		C1	C2						
TYPE 1	12	12		12	12				1	3	24	24	0	48
TYPE 1a	6	6		6	6				4	3	48	48	0	96
TYPE 2	12	12		6	6				1	3	24	12	0	36
TYPE 3	6	6		3	3		3	3	2	3	24	12	12	48
TYPE 4	6	6							1	3	12			12
TOTALS	60	60		48	48		6	6	9		132	96	12	240

APARTMENT UNIT DATA:							
UNIT	DESCRIPTION	NET AREA	GROSS AREA	NO. OF UNITS	TOTAL NET AREA	TOTAL GROSS AREA	UNIT MIX
A1	1BDRM/ 1BATH	631	710	66	41646	46860	27.50%
A2	1BDRM/ 1BATH	768	847	66	50688	55902	27.50%
B1	2BDRM/ 2BATH	1052	1134	48	50496	54432	20.00%
B2	2BDRM/ 2BATH	1113	1212	48	53424	58176	20.00%
C1	3BDRM/ 3BATH	1211	1283	6	7266	7698	2.50%
C2	3BDRM/ 3BATH	1230	1313	6	7380	7878	2.50%
TOTALS				240	210900	230946	100.00%
AVERAGE SQUARE FOOTAGE PER APARTMENT					878.75	962.28	



PARKING:		
REQUIREMENTS	NUMBER OF UNITS	TOTAL SPACES REQUIRED
133 SPACES PER 1 BEDROOM UNIT	120	160 SPACES
161 SPACES PER 2 BEDROOM UNIT	96	160 SPACES
2 SPACES PER 3 BEDROOM UNIT	12	24 SPACES
4 SPACES PER 1000 SQ. FT. OF LEASING	-	8 SPACES
TOTAL PARKING SPACES REQUIRED		352 SPACES
HANDICAPPED SPACES REQUIRED	8 SPACES	
PROVIDED		
OPEN PARKING SPACES	313 SPACES	
DETACHED GARAGES	36 SPACES	
HANDICAPPED	1 SPACES	
COVERED CARPORTS	54 SPACES	
HANDICAPPED	1 SPACES	
TOTAL PARKING SPACES PROVIDED FOR CLUB:		
		10 SPACES
TOTAL PARKING SPACES PROVIDED APARTMENTS:		393 SPACES
TOTAL PARKING PROVIDED:		403 SPACES
HANDICAPPED	9 SPACES	
AVERAGE SPACES PER UNIT PROVIDED		161 SPACES

PROJECT LOCATION:  
HOUSTON,  
TEXAS

DATE  
07.18.2019

ISSUE  
PRELIM. LAYOUT

DATE  
7.19.2018

SCALE  
1" = 50'-0"

PROJECT NUMBER  
1911

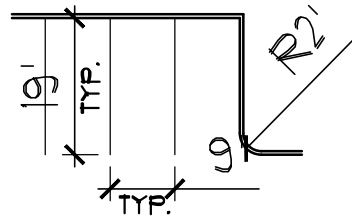
DRAWN BY  
CAC

SHEET TITLE  
ARCHITECTURAL  
SITE PLAN

SHEET NUMBER

A0.0

NOTES:  
NO COMPACT PARKING  
STANDARD SIZE 9' x 19'  
SEE DTL. 11/A0.1 FOR  
HANDICAPPED SPACE



TYPICAL PARKING SPACE DIMENSIONS

1 | ARCHITECTURAL SITE PLAN  
1" = 50'



**Application Number:** 2019-1901

**Plat Name:** Smart Living at Allen Genoa

**Applicant:** Civil-Surv Land Surveying, L.C.

**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 not provide a cul-de-sac at the current end of Meadowlark Street on the proposed plat

**Chapter 42 Section: 143**

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

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

Meadowlark Street is a 60-ft local street that was dedicated by the Partial Replat and Extension of Forest Oak Addition in Volume 32, Page 74, of the H.C.M.R. Shortly after, the developer platted Forest Oaks Addition Section 2, but did not allow for the extension of Meadowlark as SFR homes were platted in what would be the extension of its R.O.W. This leaves a 450 feet stretch of unplatted acreage, the max that Meadowlark Street could be extended before it terminated into an existing platted subdivision lot. The stub street meets 4 of the 5 provisions listed in Ch.42-134 to not provide a cul-de-sac. The only one it does not meet is number 3, "The existing stub street is only one lot in depth". The stub street is only 1 lot deep on the east side of the street but it is multiple lots deep on the west side of the street. Providing a cul-de-sac at the end of the Meadowlark Street stub street is not sound public policy. The cul-de-sac would not be used by the vast majority of the residents of the single-family neighborhood and would create additional paving for the City of Houston to maintain. The stub portion of Meadowlark Street is very short and any driver can easily see it's a dead end currently and not turn down the street. It is for these reasons, that providing a cul-de-sac at this stub street would not be 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;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is based on factors external to subject property.

**(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 purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead end street and increase traffic circulation. In this case, there is little traffic traveling southbound on Meadowlark Street, as it only has one driveway fronting it. Providing a cul-de-sac would generate more street parking which would congest any traffic more than the stub street currently does.

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

The granting of this variance will not be injurious to the public's health, safety, or welfare. Not providing the cul-de-sac does not impede traffic or comprise the public's health, safety, or welfare.

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

Economic hardship has no bearing on this site. Were a cul-de-sac to be provided, the responsibility of maintaining the paving would fall unto the City. There is also no financial benefit to the applicant.



**Application No:** 2019-1901

**Agenda Item:** 103

**PC Action Date:** 12/05/2019

**Plat Name:** Smart Living at Allen Genoa

**Applicant:** Civil-Surv Land Surveying, L.C.

**Staff Recommendation:** Defer LGL deed rests review pending

**Chapter 42 Sections:** 143

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

To not provide a cul-de-sac at the current end of Meadowlark Street on the proposed plat;

**Basis of Recommendation:**

The site is located within Houston's city limit, in Harris County, along and west of Allen Genoa and north of Richey Street. The applicant is requesting a variance not to terminate Meadowlark Street with a cul-de-sac. Staff recommends this item be deferred. A resident of the Forest Oaks subdivision and member of the Forest Oaks Civic Association has contacted staff about potential deed restrictions which may affect this site, and its proposed multi-family use. City's Legal department is reviewing this application for any deed restriction violations; therefore, staff recommends this item be deferred for two weeks.

## Statement of Facts

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 104  
**Action Date:** 12/05/2019  
**Plat Name:** Valencia Court  
**Developer:** The Jean McKinley Company, Inc.  
**Applicant:** Jean McKinley Company  
**App No/Type:** 2019-1877 C2R

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

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)

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](http://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: 104**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Valencia Court (DEF 1)

Applicant: Jean McKinley Company



**D – Variances**

**Site Location**

# Houston Planning Commission

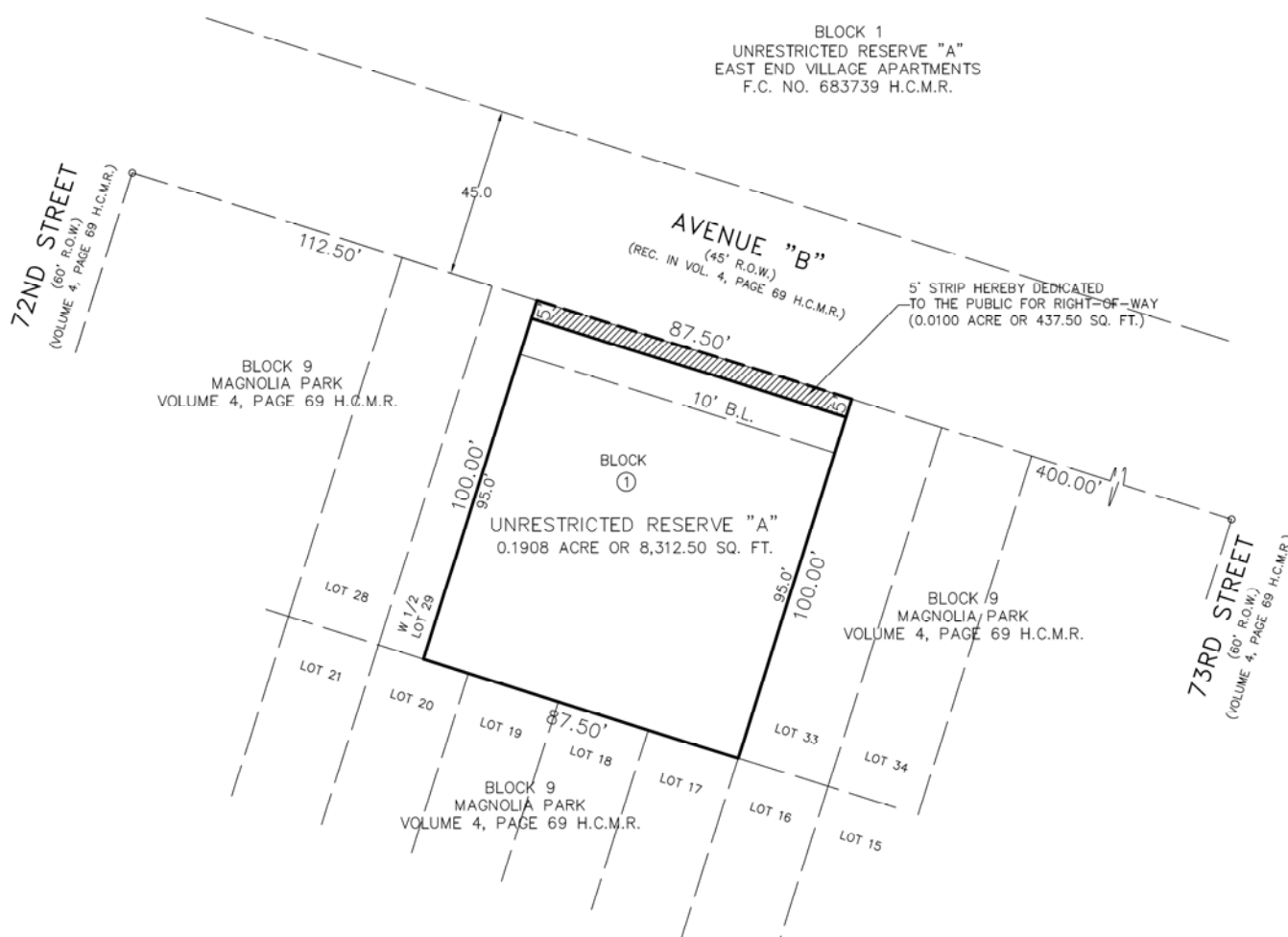
## ITEM: 104

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Valencia Court (DEF 1)

Applicant: Jean McKinley Company



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 104

Planning and Development Department

Meeting Date: 12/05/2019

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Subdivision Name: Valencia Court (DEF 1)

Applicant: Jean McKinley Company



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**D – Variances**

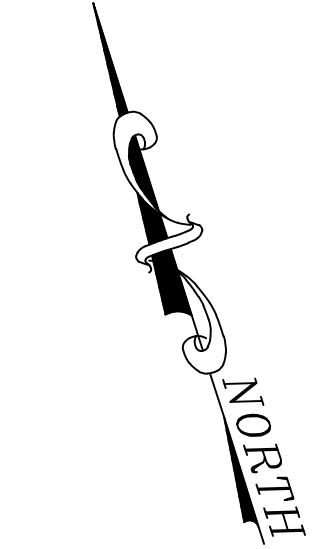
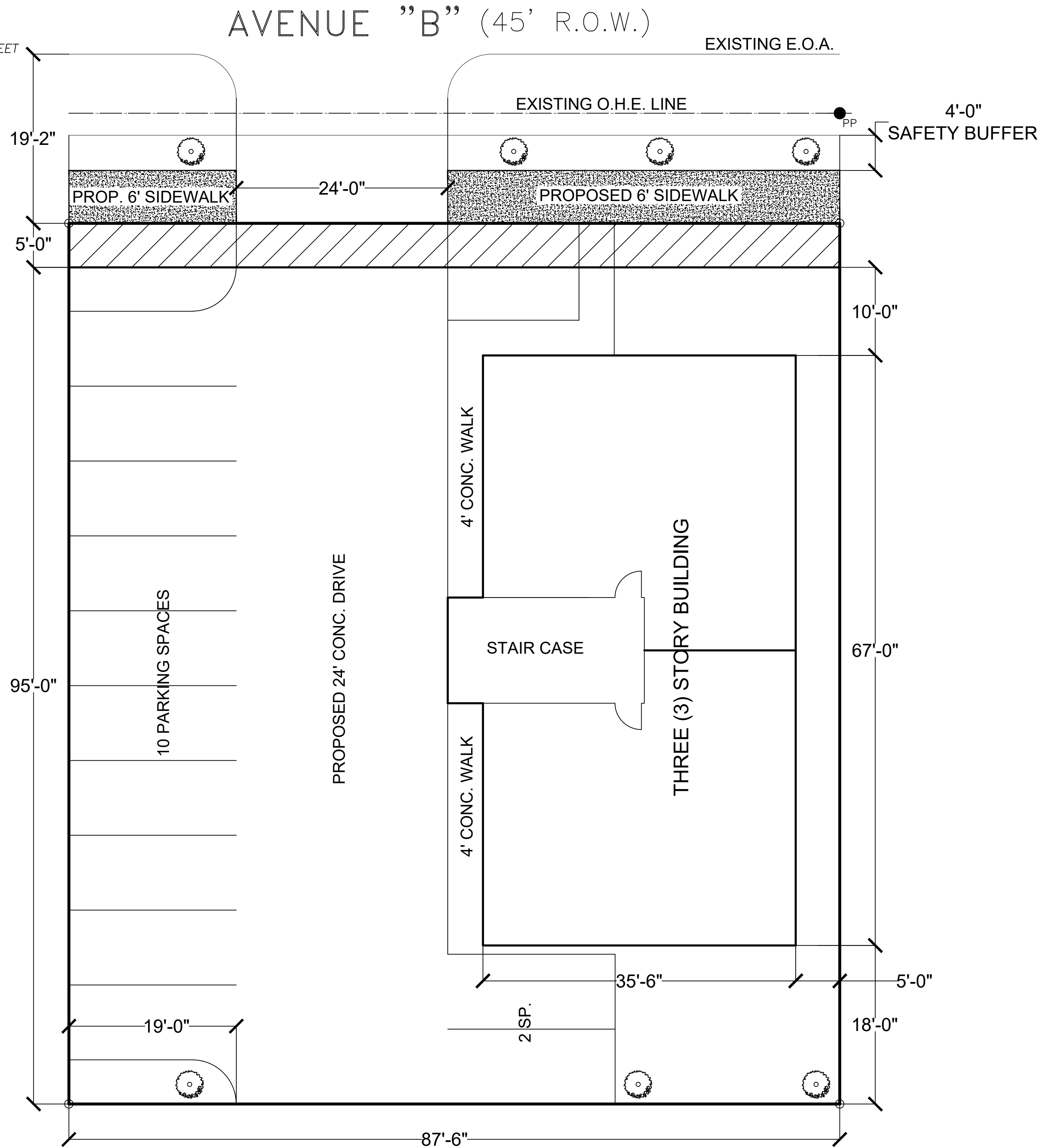
**Aerial**

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- PROPOSED:
- THREE (3) STORY APARTMENT BUILDING
  - FIRST FLOOR APPROXIMATELY 2,426.50 SQUARE FEET
  - SIX (6), TWO (2) BEDROOM UNITS
  - SEVEN (7) THREE (3) INCH CALIPER TREES

PARKING REQUIREMENTS:  
TWO BEDROOM UNITS:  $6 \times 1.666 = 10$

PROPOSED: 12 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:** 104  
**PC Action Date:** 12/05/2019  
**Plat Name:** Valencia Court  
**Applicant:** Jean McKinley Company

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**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 is in support of the request. This item was deferred last Planning Commission to allow the applicant to coordinate with staff to provide a pedestrian friendly layout for the proposed development. The applicant agreed to remove the parking on the front, push the proposed building closer to the street and provide a 24-foot pedestrian realm with six-foot unobstructed sidewalk, four-foot safety buffer and three-inch caliper trees. The granting of this variance will keep consistency along this street as the same variance has been granted for other multifamily developments in 2017. Therefore, staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

### Statement of Facts

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

n/a

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

The applicant is proposing a 6-unit multifamily development. Strict application of the ordinance will create an auto oriented development by locating surface parking on the on the front of the building due to the 10-foot dedication. This will not allow the building to be pushed forward and send the parking to the side and back. By granting the requested variance to dedicate 5 feet to Avenue B it will allow for the building to move closer to the street providing a more pedestrian friendly design.

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

Along Avenue B there are two multifamily developments that got the same variance on 2017. Granting this variance will keep consistency on the pedestrian realm and building set back along the street.

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

With the 5-foot dedication to avenue B there are 24 feet from the back of curb to the property line. In addition to this, the applicant is meeting the 10-foot setback per the ordinance maintaining the intent and general purpose of this chapter.

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

The applicant is providing a 24-foot pedestrian realm with a 4-foot safety buffer, 6-foot unobstructed sidewalk and 3" caliper trees. The proposed building will be setback 34 feet form the back of curb.

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

The applicant moved the parking area from the front of the building to the back and side of it. A 24-foot pedestrian realm with a 4-foot safety buffer, 6-foot unobstructed sidewalk and 3" caliper trees are being proposed to match the pedestrian realm and elements provided by the other multifamily developments along this street.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
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November 6, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Valencia Court

**REFERENCE NUMBER:** 2019-1877

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the southside of Ave B Street between 72<sup>nd</sup> Street and 73<sup>rd</sup> 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.

Jean McKinley Company, the applicant, has filed the request on behalf of the developer, The Jean McKinley Company, Inc., of the subject site. The applicant is requesting a variance to allow 5' right-of-way dedication in leu of 10' dedication and for an Unrestricted Reserve to have frontage on a 50' wide right-of-way in leu of 60' wide. Enclosed are copies of the variance request, the proposed subdivision plat, and the proposed site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, November 14th, 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 Odelia Santillan with Jean McKinley Company, at (713) 473-3502. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832) 393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://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:** 105  
**Action Date:** 12/05/2019  
**Plat Name:** Willow Creek District  
**Developer:** Willow Creek District, LLC  
**Applicant:** HRS and Associates, LLC  
**App No/Type:** 2019-2098 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	29.6918	Total Reserve Acreage:	29.6918
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	289L	ETJ

#### ***Conditions and Requirements for Approval***

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45(2)

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:** 105

**Action Date:** 12/05/2019

**Plat Name:** Willow Creek District

**Developer:** Willow Creek District, LLC

**Applicant:** HRS and Associates, LLC

**App No/Type:** 2019-2098 C2

**Staff Recommendation:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

PWE Utility Analysis: Approve

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org). (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

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

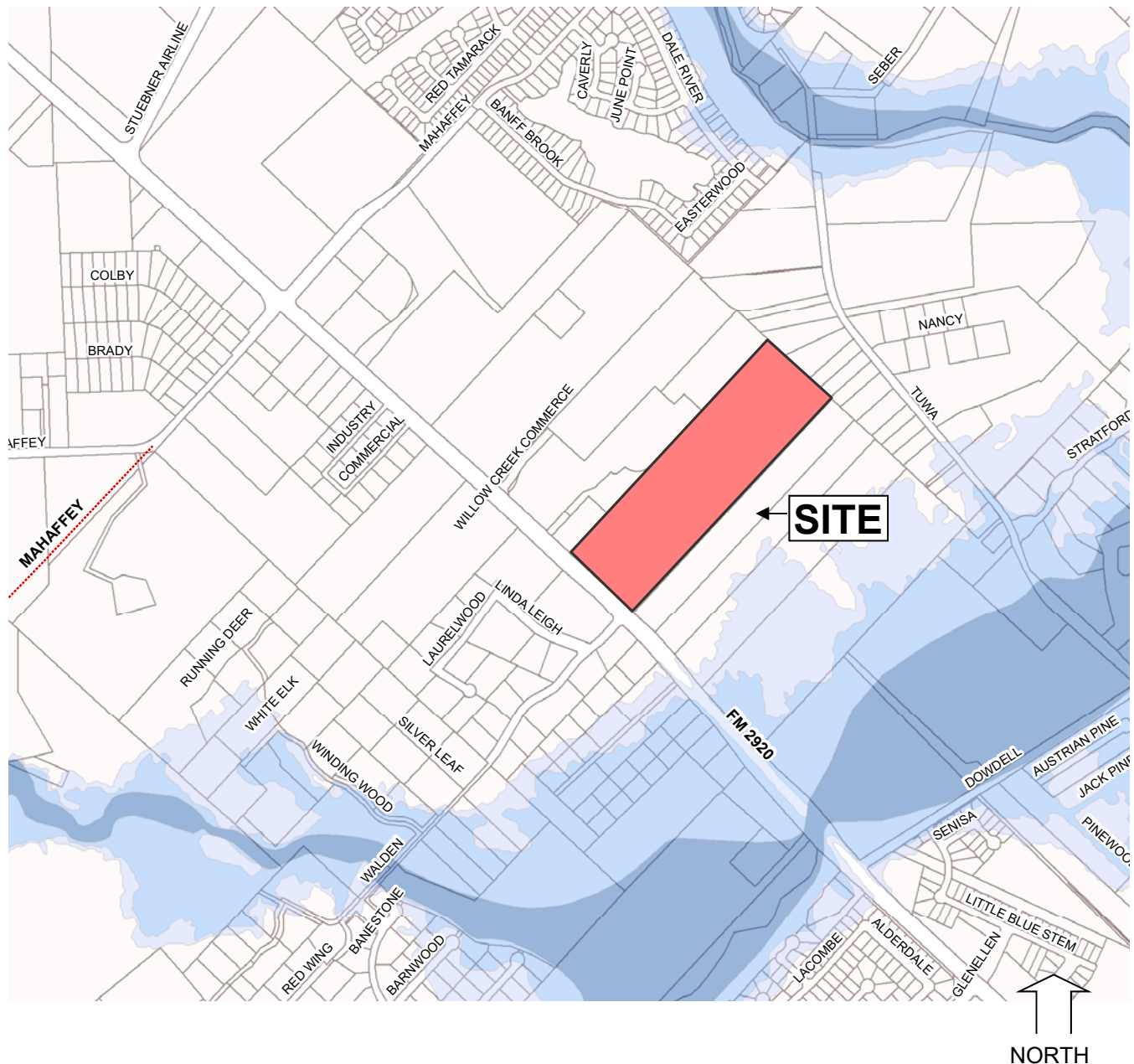
**ITEM: 105**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Willow Creek District**

**Applicant: HRS and Associates, LLC**



**D – Variances**

**Site Location**

# Houston Planning Commission

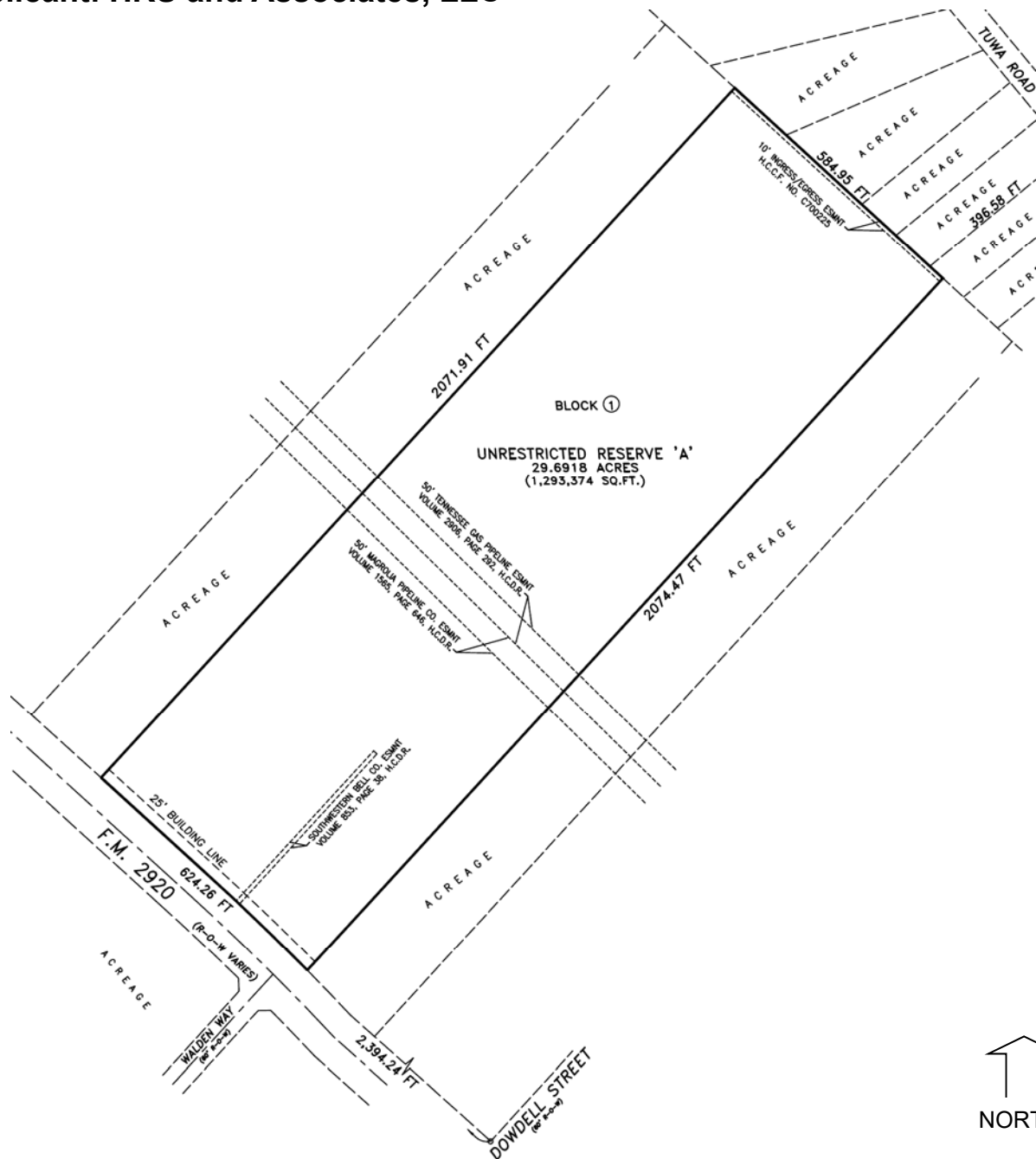
## ITEM: 105

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Willow Creek District

Applicant: HRS and Associates, LLC



D – Variances

Subdivision

# Houston Planning Commission

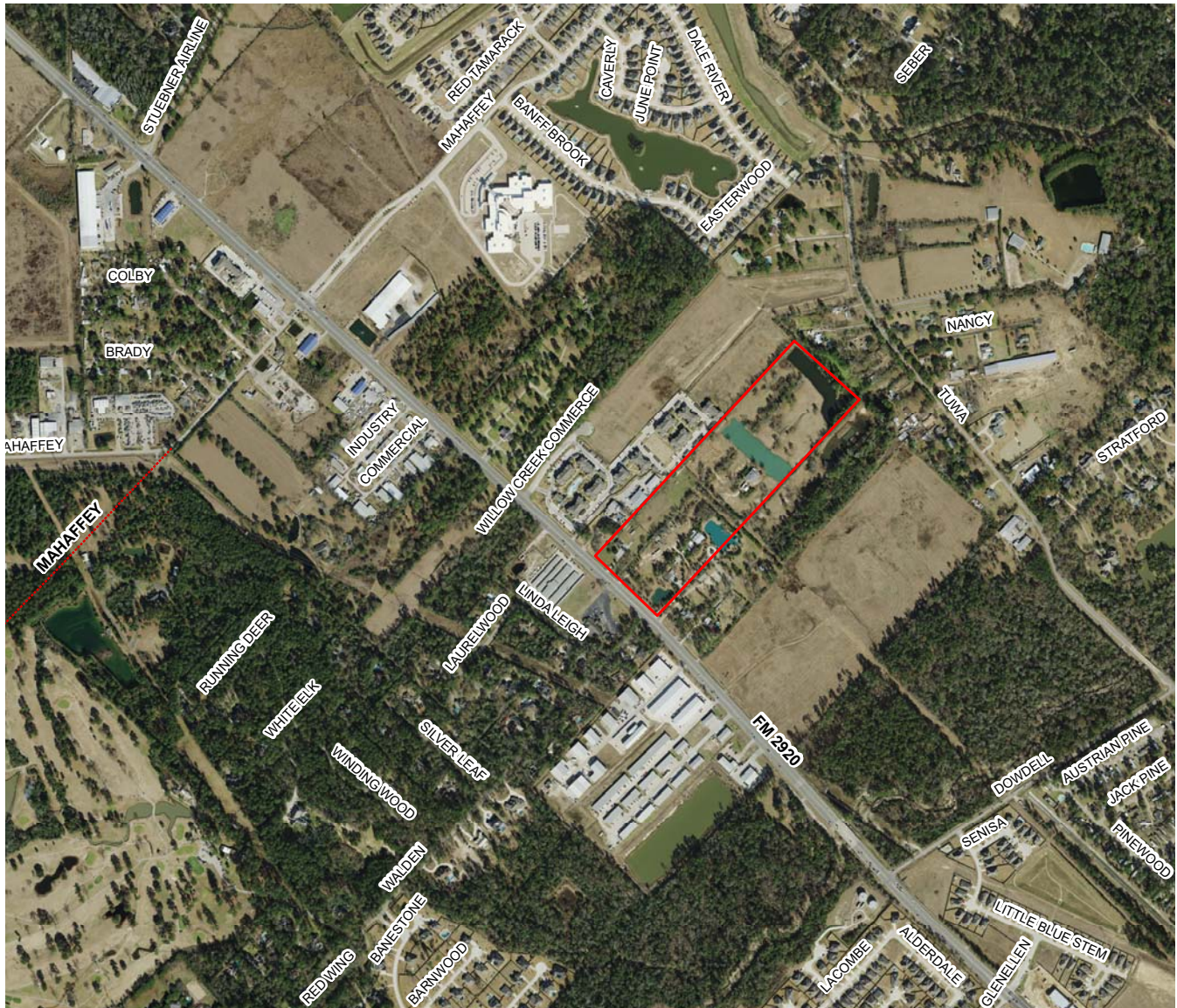
**ITEM: 105**

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Willow Creek District

Applicant: HRS and Associates, LLC



**D – Variances**

**Aerial**



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2019-2098

**Plat Name:** Willow Creek District

**Applicant:** HRS and Associates, LLC

**Date Submitted:** 11/17/2019

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We request variance not to provide a north/south collector or public street with a major thoroughfare at least every 2,600 feet and to not provide a north-south or east-west internal intersection spacing of a collector/local street at least every 1,400 feet. The proposed subdivision lies northeast of and adjoining F.M. 2920 and southwest of and Tuwa Road

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

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

**(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 Willow Creek District Subdivision is going to be a commercial property. The development is located northeast of and adjoining F.M. 2920 and south of and adjoining Tuwa Road (60' public right-of-way). The Willow Creek District Subdivision development will take main access from F.M. 2920. Main access to this commercial development will be from F.M. 2920. The overall distance from Dowdell Road to Walden Way along F.M. 2920 is approximately 2,394 feet. The overall distance between F.M. 2920 and Tuwa Road is approximately 2,473 feet. Located approximately 728 feet northwest of the proposed Willow Creek District Subdivision, is the Klein Memorial Park and Mausoleum and Cemetery, making it impractical to provide a northwest/southeast public street as it would most likely never extend thru the cemetery. Located approximately 1375 feet southeast of the proposed Willow Creek District Subdivision is a nature conservancy. Approximately 800 feet northeast of F.M. 2920, two high pressure pipelines cross the property (50' Tennessee Gas Transmission Company Easement recorded under Volume 2906, Page 292 H.C.D.R. and a 50' Magnolia Pipeline Company Easement recorded under Volume 1565, Page 646 H.C.D.R.). The property located between the northeast property line of the proposed Sports Cube Subdivision and Tuwa Road (except for one proposed lot) is large single family residences

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

The granting of the variance is not the result of a hardship created or imposed solely by the applicant. The hardship is the result of the properties relationship to the nearby sites in the area. The location of the Willow Creek District Subdivision on F.M. 2920 and not being able to obtain multiple driveway accesses from F.M. 2920 to serve the commercial development. The two pipelines that cross the property, the location of Klein Memorial Park and Mausoleum and Cemetery to the northwest, and the nature conservancy to the southeast would make it un-beneficial to provide a northwest/southeast street that would essentially go nowhere and serve no purpose.

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

The subdivision will offer adequate access to the proposed commercial development via F.M. 2920.

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

Access to and from this subdivision will be more than adequate to serve the commercial development as there will be no through traffic and minimal traffic volume from the gated development.

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

The variance is based on the properties relationship to existing roadways pipeline easements and nearby properties in the area. Being that a portion of the Willow Creek District Subdivision is a private development, it would not be practical to include public collector/local streets within the subdivision.



**Application No:** 2019-2098

**Agenda Item:** 105

**PC Action Date:** 12/05/2019

**Plat Name:** Willow Creek District

**Applicant:** HRS and Associates, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 127**

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

We request variance not to provide a north/south collector or public street with a major thoroughfare at least every 2,600 feet and to not provide a north-south or east-west internal intersection spacing of a collector/local street at least every 1,400 feet. The proposed subdivision lies northeast of and adjoining F.M. 2920 and southwest of and Tuwa Road;

**Basis of Recommendation:**

The site is located north along F.M 2920, east of Stuebner Airline road, and west of Boudreaux Road. The applicant is requesting a variance to exceed 2600' intersection spacing along F.M 2920 and 1400' intersection spacing along the plat boundary.

Staff is in support of the request.

The site is located in a suburban area mainly with low density residential development. The applicant proposes to develop the site as office retail. A variance was previously granted at this location for the same request in front of you today. The current block length along F.M 2920 is about 5600'.

The Willow Creek Commercial Reserves GP adjacent to the site is active and has already dedicated a portion of a north - south street named Willow Creek Commercial Drive. Willow Creek Commercial Drive is proposed to make a connection to Tuwa Street which ultimately decreases the current block length along F.M 2920. With the existing configuration of the site, strict application of the ordinance will create a north-south street stubbing into existing residential homes, north of the site.

In addition , the block length along the eastern and western boundary is a little over 2000'. There is an existing nature conservancy located east of the subject tract and an existing cemetery and multifamily development west of the site. The chance for an east-west street to be extended through those sites is low. Requiring the street will not improve traffic circulation in the general area due to the existing street pattern.

**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**

na

**(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 existing configuration of the site, strict application of the ordinance will create a north-south public street stubbing at the northern boundary of the subject tract. As the adjacent narrow residential tracts are owned by different individuals, it would be impractical to extend the stub street to the north connecting to Tuwa Street.

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

The circumstances supporting the granting of the variance are based on the existing conditions adjacent to the subject tract.

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

Strict application would create an impractical development. Granting the requested variance will preserve and maintain the intent and general purpose of this chapter. Requiring the street extension will not improve traffic circulation in the area.

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

The overall area mainly developed with low density residential use, traffic circulations in the area could be addressed by the existing street pattern. Also, the adjacent general plan has a proposed North South street further West along FM2920, that will make a connection to Tuwa street.

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

The main justification for granting the variance is based on the existing conditions adjacent to the site. There is an existing cemetery and nature conservancy located east and west of the proposed site, it's not likely that a street will be extended through these uses.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 12/05/2019  
**Plat Name:** Wycliffe Heights  
**Developer:** WFI Properties Inc.  
**Applicant:** Richard Grothues Designs  
**App No/Type:** 2019-2052 C3R

**Staff Recommendation:**  
Defer for further study and review

Total Acreage:	0.2789	Total Reserve Acreage:	0.2789
Number of Lots:	0	Number of Multifamily Units:	12
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

#### ***Conditions and Requirements for Approval***

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

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

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

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

207.1. Staff requests a two week deferral for further study and review.

#### ***For Your Information:***

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

PWE Traffic: 12/03/19:

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](http://houstonpermittingcenter.org)

City Engineer: Detention is required.

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

# Houston Planning Commission

**ITEM: 106**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Wycliffe Heights**

**Applicant: Richard Grothues Designs**



**D – Variances**

**Site Location**

# Houston Planning Commission

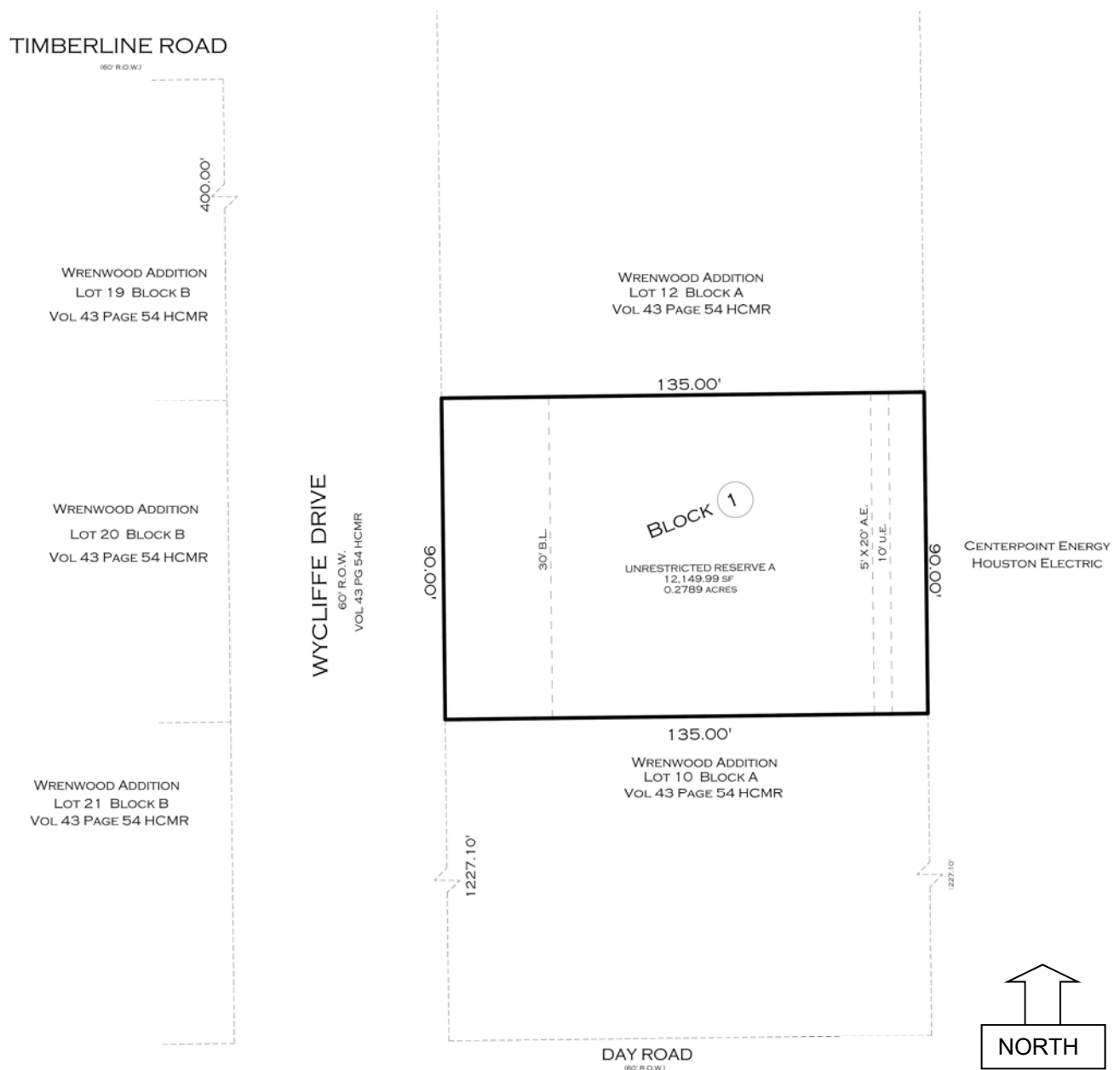
## ITEM: 106

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Wycliffe Heights

Applicant: Richard Grothues Designs



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 106

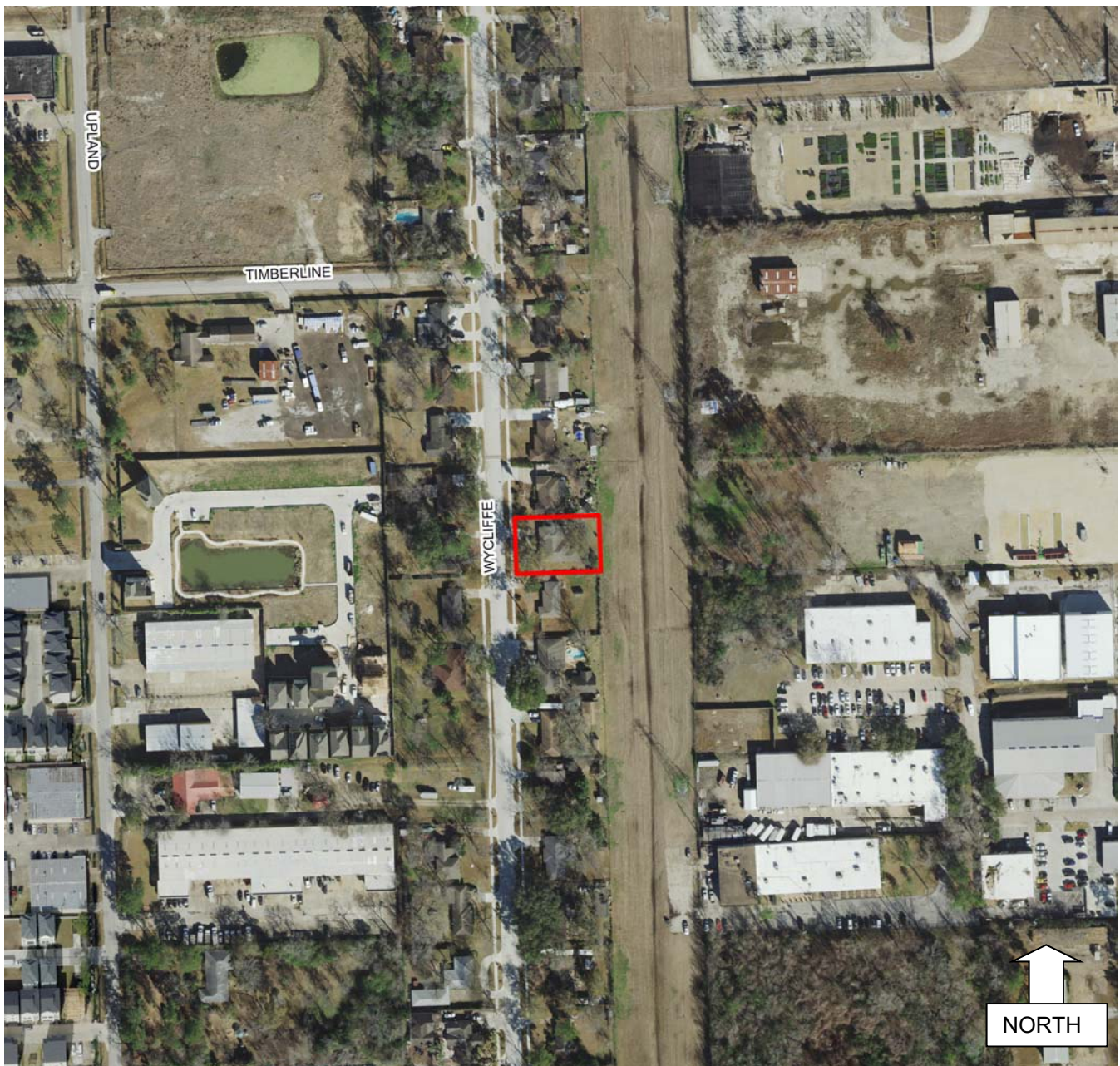
Planning and Development Department

Meeting Date: 12/05/2019

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**Subdivision Name: Wycliffe Heights**

**Applicant: Richard Grothues Designs**



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**D – Variances**

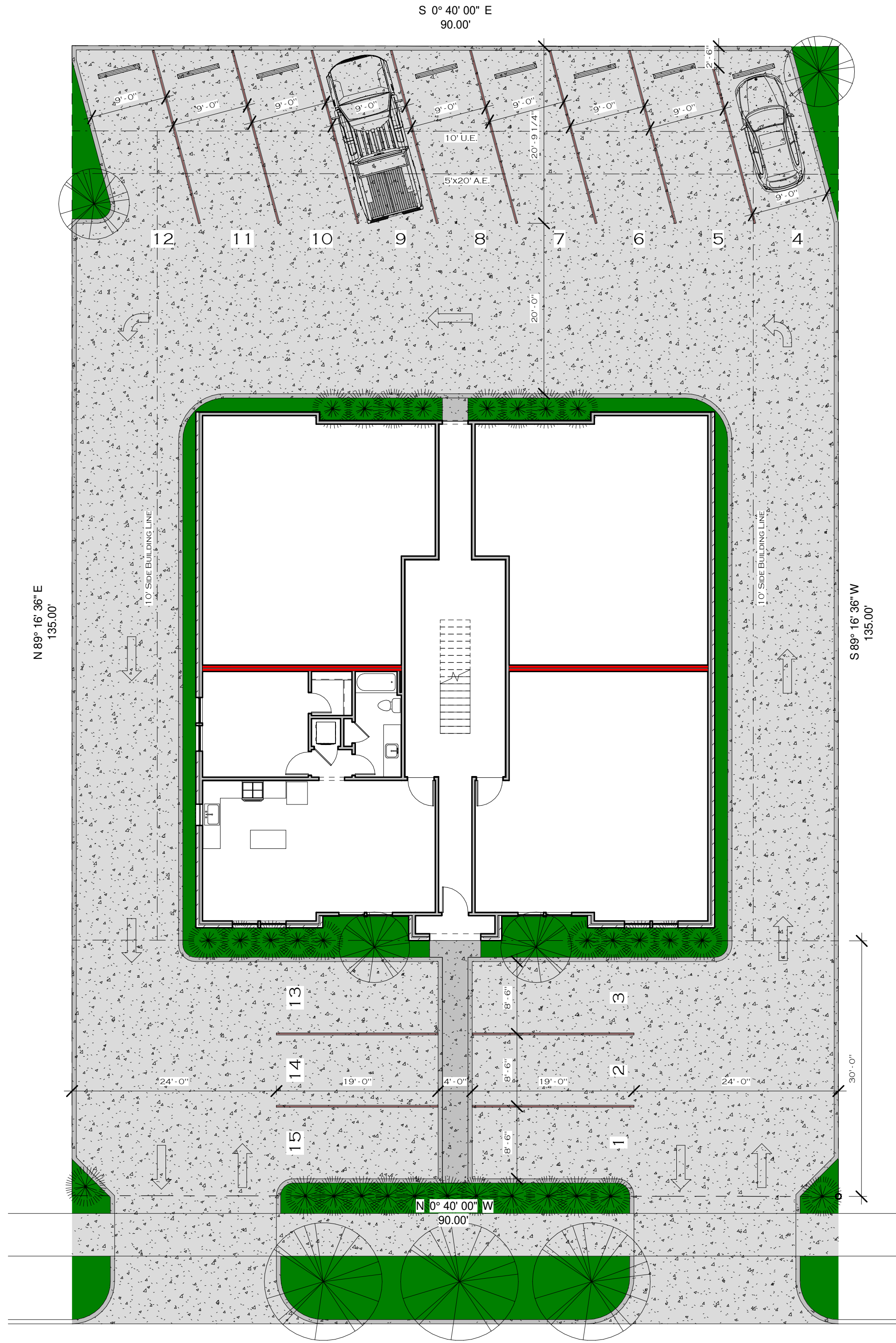
**Aerial**

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ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RICHARD GROTHUES DESIGNS, INC. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE REPRODUCTION OR USE OF THESE PLANS CONCERNING ANY OTHER PROJECT IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF RICHARD GROTHUES DESIGNS, INC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THIS BUILDING SHOULD BE REVIEWED AND REFERENCED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, RICHARD GROTHUES DESIGNS SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



② Front Perspective



WYCLIFFE DRIVE  
60' R.O.W.

① Site Plan  
1" = 10'-0"

PARKING ANALYSIS:  
(1) 21 BEDROOM APTS @ 1.333 SPACES PER UNIT = 15.996 (16)  
PARKING PROVIDED: 15 SPACES + (1) BIKI RACK CREDIT



**Application Number:** 2019-2052

**Plat Name:** Wycliffe Heights

**Applicant:** Richard Grothues Designs

**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 include multi-family residential as a use when the plat states a restriction of "residential" use.

**Chapter 42 Section:** 193

**Chapter 42 Reference:**

Chapter 42-193 Rules for governing partial replats of certain property (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

### Statement of Facts

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

The land was originally restricted to "residential" uses. We are proposing a residential use in the form of multifamily. Therefore, imposing the "single family" restriction on this property would deprive the full use of the land for the intended purposes.

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

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

We are proposing to use the land for multifamily. This is in agreement with the original use of the land as "residential". Chapter 42-1 – Definitions states Residential shall mean pertaining to the use of land for premises that contain habitable rooms for nontransient occupancy and that are designed primarily for living, sleeping, cooking and eating therein. A premises that is designed primarily for living, sleeping, cooking and eating therein will be deemed to be residential in character unless it is actually occupied and used exclusively for other purposes. Hotels, suites hotels, motels, boarding houses, and day care centers shall not be considered to be residential. In 1987, the property owners in the neighborhood filed a petition to eliminate the "residential" restriction from the face of the plat. In 2014, the neighborhood held a vote to renew the restrictions. The only restriction upheld was the front building line which will be upheld in the design of the new development.

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

The intent of the residential restriction will be upheld in that multifamily residential is still residential as defined by Chapter 42.

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

The granting of this variance will not put any more strain on the neighborhood or the traffic than the 12-unit development at the front of the subdivision just 10 lots to the south of this property. Nor will there be any more burden than the four-unit, shared driveway townhome developments going in the subdivision currently. In fact, the same number of bedrooms will be in this multi-family development as there are in those townhome developments.

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

Economics are not the driving force in the request for this variance. The justification lies within the use of the land for residential as the original plat states.



**Application No:** 2019-2052

**Agenda Item:** 106

**PC Action Date:** 12/05/2019

**Plat Name:** Wycliffe Heights

**Applicant:** Richard Grothues Designs

**Staff Recommendation:** [Defer for further study and review](#)

**Chapter 42 Sections:** 193

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

[To include multi-family residential as a use when the plat states a restriction of "residential" use.;](#)

**Basis of Recommendation:**

The site is located north of Interstate 10, west of Brittmore Road, along the east side of Wycliffe Drive in Houston's Corporate Limits. The applicant is requesting a variance to allow a replat of a residential lot to be platted into an unrestricted reserve intended for multifamily use. At this time, staff recommends deferring the application for two weeks per Council Member Stardig's Office and for further study and review.

### Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Interim Director  
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November 22, 2019

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Wycliffe Heights

**REFERENCE NUMBER:** 2019-2052

**VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east of Wycliffe Drive and north of I-10. 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.

Richard Grothues Designs, the applicant, has filed the request on behalf of Rickey Williams, the developer of the subject site. The applicant is requesting a variance to create unrestricted reserve for multi-family residential when the original plat states a restriction of "residential" use. Enclosed are copies of the variance requests and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 5th, 2019, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Richard Grothues with Richard Grothues Designs at 713-449-9191. You may also contact Suvidha Bandi with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://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:** 107  
**Action Date:** 12/05/2019  
**Plat Name:** Reserve at Nursery Road  
**Developer:** Flournoy Development Group, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No/Type:** 2019-2037 C2

**Staff Recommendation:**  
Grant the requested  
variance(s) and Approve  
the plat subject to the  
conditions listed

Total Acreage:	6.6550	Total Reserve Acreage:	6.5070
Number of Lots:	0	Number of Multifamily Units:	225
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
Montgomery	77380	252N	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)
051. Tie plat boundary to the nearest intersection of public street rights-of-way. (42-41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (42-42)
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)

Conditions of approval include a 10' building line along Raylen Drive and a denied access note

**For Your Information:**

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

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

# Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Reserve at Nursery Road

Applicant: Pape-Dawson Engineers



F- Reconsideration of Requirements

Site Location

# Houston Planning Commission

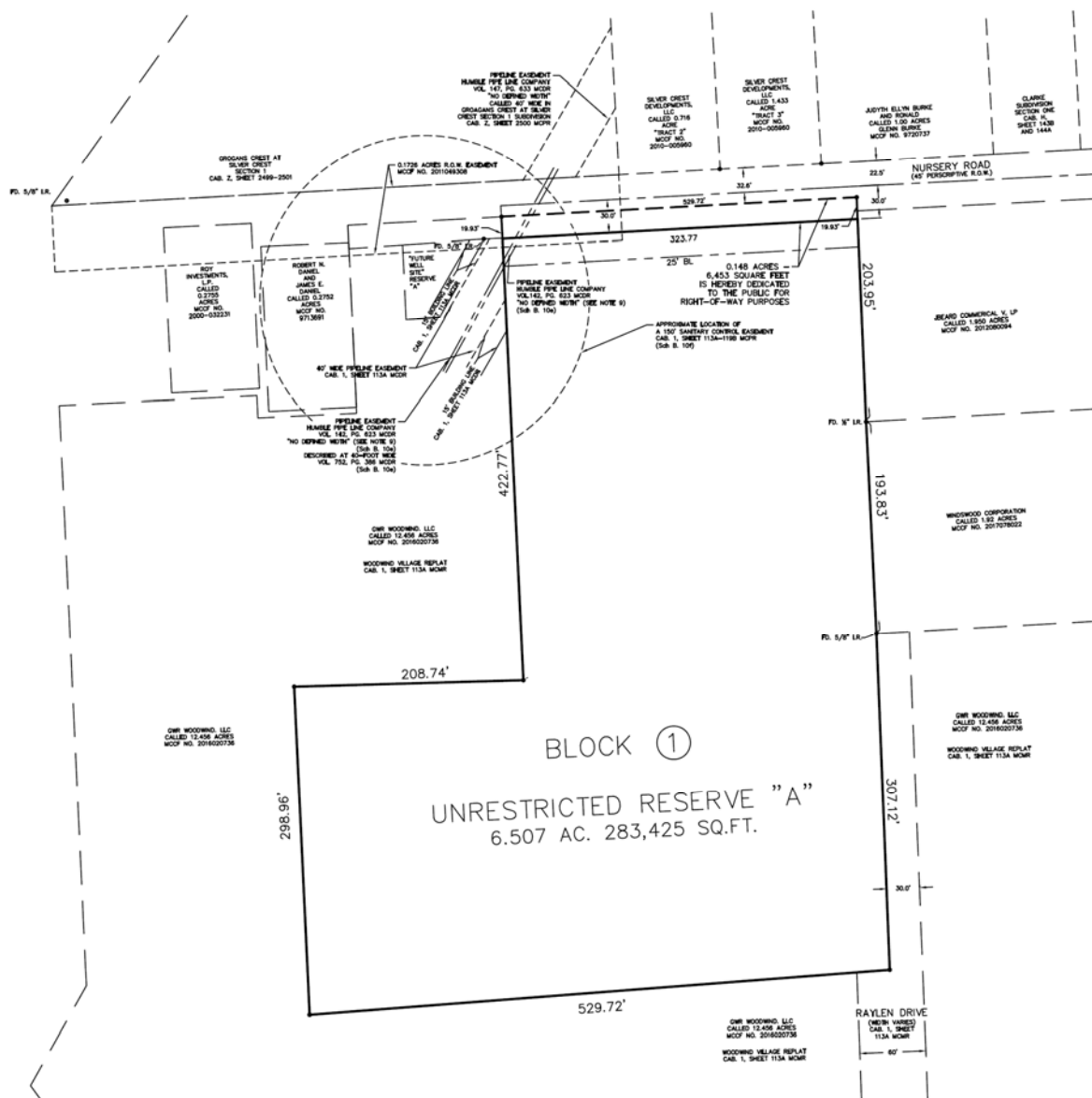
# ITEM: 107

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Reserve at Nursery Road

Applicant: Pape-Dawson Engineers



## F- Reconsideration of Requirements

## Subdivision

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# Houston Planning Commission

## ITEM: 107

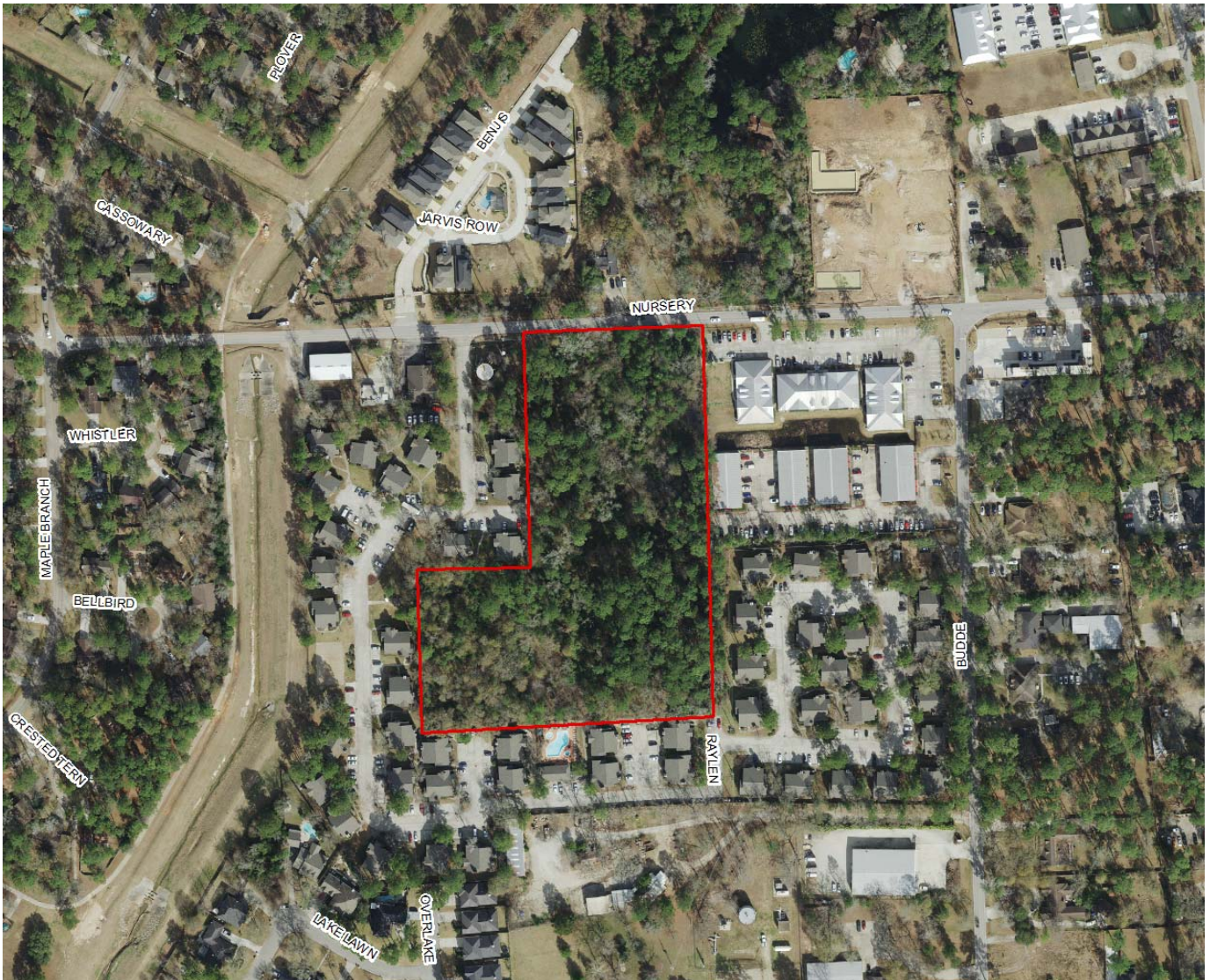
Planning and Development Department

Meeting Date: 12/05/2019

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**Subdivision Name: Reserve at Nursery Road**

**Applicant: Pape-Dawson Engineers**



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**F- Reconsideration of Requirements**

**Aerial**

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Application No: 2019-2037  
Plat Name: Reserve at Nursery Road  
Applicant: Pape-Dawson Engineers  
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:**

To not extend, terminate in a cul-de-sac or provide for the dedication of a recorded street. (Raylen Drive)

**Chapter 42 Section: 121, 134**

**Chapter 42 Reference:**

Sec. 42-121. - Dedication of rights-of-way. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

N/A



**Application Number:** 2019-2037

**Plat Name:** Reserve at Nursery Road

**Applicant:** Pape-Dawson Engineers

**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 not extend, terminate in a cul-de-sac or provide for the dedication of a recorded street. (Raylen Drive)

**Chapter 42 Section:** 121, 134

**Chapter 42 Reference:**

Sec. 42-121. - Dedication of rights-of-way. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

## Statement of Facts

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

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

This 6.655 acre tract is being developed into a multi-family development. There will be (2) buildings comprising of a total of 225 apartment units. The platting for this property has triggered a variance because of a small right-of-way. A section dedicated within the Woodwind Village Subdivision (MCCF No. 2016020736). This section of road for all intensive purposes is a paper dedication that has never been accepted into a road log and is not constructed or being used as a public right-of-way. It is merely a paper dedication and is land locked. It currently has a parking lot and private driveway across the dedicated part. It offers no other connectivity as the residential development to the south "Champion Lake" (MCCF No. Cab C Sheet 80) did not provide a north/south connection. Dedicating a north/south street does nothing to help existing street pattern. Block lengths between Budde Road and Maple Branch Street (north/south streets) exceed the separations requirement of 1,400 feet by 150 feet or 10%. This development meets four out of the five requirements under Sec. 42-134(a) to not extend the street through the subject property. We are humbly requesting a variance to not extend/connect to a "paper" street that would create a dead-end street. The current local street pattern in

the area already provides adequate circulation throughout this area. Dedication of a street will not provide any additional benefit to the flow of traffic pattern. The current ordinance states that the stub street is required to be extended through the property at the time of platting. Extending the street would create cut-through traffic between the property and adjacent multi-family development. This would be unpopular with the residents. The extension of the street is not required from an access standpoint. Also, Raylen Drive meets four out of the five requirements in Sec. 42-134(a) to not extend this street through the subject property. We are hereby requesting a variance in order to plat the property without being required to extend the stub street through the subject property. The current local streets in the area already provide adequate circulation throughout this area and has for many years. Extending the street will not provide any additional benefits to the flow of traffic and could have a detrimental effect on the adjacent multi-family development.

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

The development of this property will trigger platting. Since the stub street was previously platted, they are requirements by Chapter 42 to extend through the subject property unless a variance is granted. This hardship was not created or imposed by the applicant. The adjacent developer platted the stub street without having full knowledge of how the surrounding area was going to be developed. Approving the variance would help the two multi-family developments stay separated and neighborly.

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

The greater intent and purpose of this chapter will be preserved by not extending the stub street because the stub street is not a collector or major thoroughfare and not needed for local street circulation. This variance would help keep the adjacent multi-family development separated. Not granting the variance would essentially create a dead-end street and would basically serve as private driveway.

**(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. Conversely, extending the street could affect traffic safety in the area. This would certainly be a major concern to the residences that live within these developments.

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

This variance request is not about economic hardship. The current street pattern provides adequate circulation and access in the surrounding area. Not granting this variance would create privacy and safety issues with the residents. In addition, the extended street would only reduce the ability to make the best use of the land into a multi-family development.



Application No: 2019-2037

Agenda Item: 107

PC Action Date: 12/05/2019

Plat Name: Reserve at Nursery Road

Applicant: Pape-Dawson Engineers

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 121, 134

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

To not extend, terminate in a cul-de-sac or provide for the dedication of a recorded street. (Raylen Drive);

**Basis of Recommendation:**

The site is located west of Interstate 45, north of Grogans Mill Road, along the south side of Nursery Road in Houston's ETJ Montgomery County. The applicant is requesting a variance to exceed intersection spacing by not extending or dedicating right of way to Raylen Drive. Staff is in support of the request.

The subject site consist of 6.6 acres and the applicant is proposing to develop the tract for multi family use, with sole access from Nursery Road. Currently, Raylen Drive stubs into the property from the south and was dedicated with Woodwind Village replat in 1984, that ranges from 30-60' in width. The right of way was dedicated as landlocked right of way, not connecting to any other public right of way, only private streets. The intersection spacing along Nursery Road is approx. 1,580', which is a 12 % deviation from the required 1400' maximum spacing. Providing dedication or extending Raylen Road will not enhance traffic circulation as the street would not connect further south due to a recorded subdivision. The overall area has connectivity through local streets and MTF's.

Montgomery County has voiced no objections, therefore staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions, which includes a 10' building line and an access denied note along Raylen Drive.

## Statement of Facts

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

**(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;**

Raylen Drive was dedicated without connecting to any other public right of way, therefore it has been "landlocked" for years. Dedicating and extending Raylen Drive will no enhance traffic circulation as the street will not be able to connect further south due to the recorded subdivision.

**(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 result created by the applicant. Raylen Drive was dedicated as an insufficient right of way and as a landlocked right of way only connecting to private streets.

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

The intent and general purposes will be preserved as the tract has access from Nursery Road and sufficient traffic circulation is already achieved with the existing street network surrounding the the site.

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

The granting of the variance will not be injurious to the public health, safety or welfare as connectivity is provided for with the existing street layout in the area.

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

Economic hardship is not the sole justification as the existing characteristic of the area, the way Raylen Drive was dedicated and the recorded subdivision to the south are the main reasoning.



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 12/05/2019  
**Plat Name:** Shaw Road Commercial  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2038 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

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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

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#### ***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.
139. Provide for dedication for Chester Grove Crossing local street. (122)

#### ***For Your Information:***

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



## Houston Planning Commission

### Meeting CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 12/05/2019  
**Plat Name:** Shaw Road Commercial  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No/Type:** 2019-2038 C2

**Staff Recommendation:**  
Approve the plat subject to  
the conditions listed

---

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

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

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

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto: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)

County disapproves variance and is requiring street extension per previous requirements from COH planning and Planning Commission.

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

# Houston Planning Commission

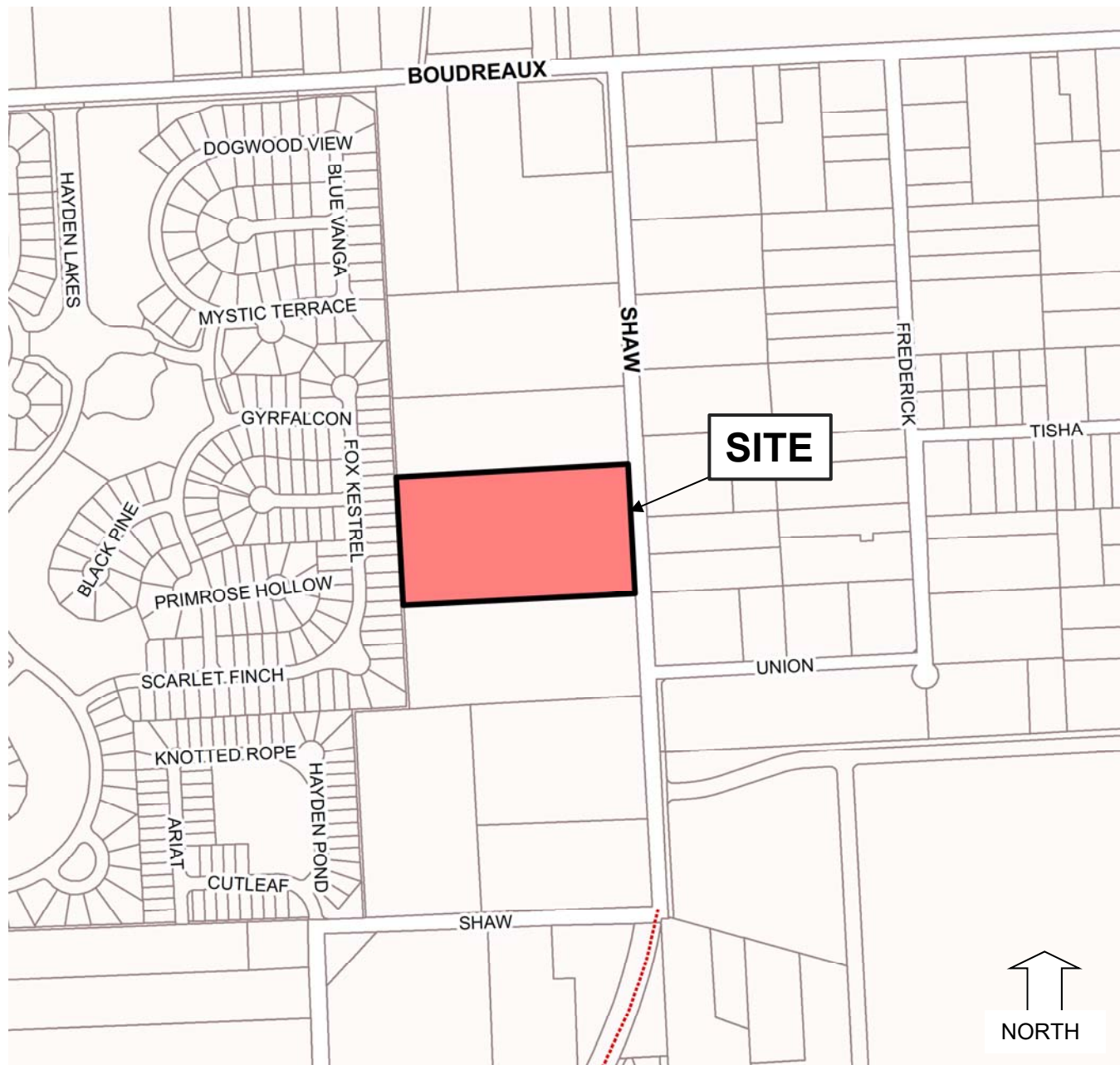
**ITEM: 108**

Planning and Development Department

Meeting Date: 12/05/2019

**Subdivision Name: Shaw Road Commercial (DEF 1)**

**Applicant: Windrose**



**F- Reconsideration of Requirements**

**Site Location**

# Houston Planning Commission

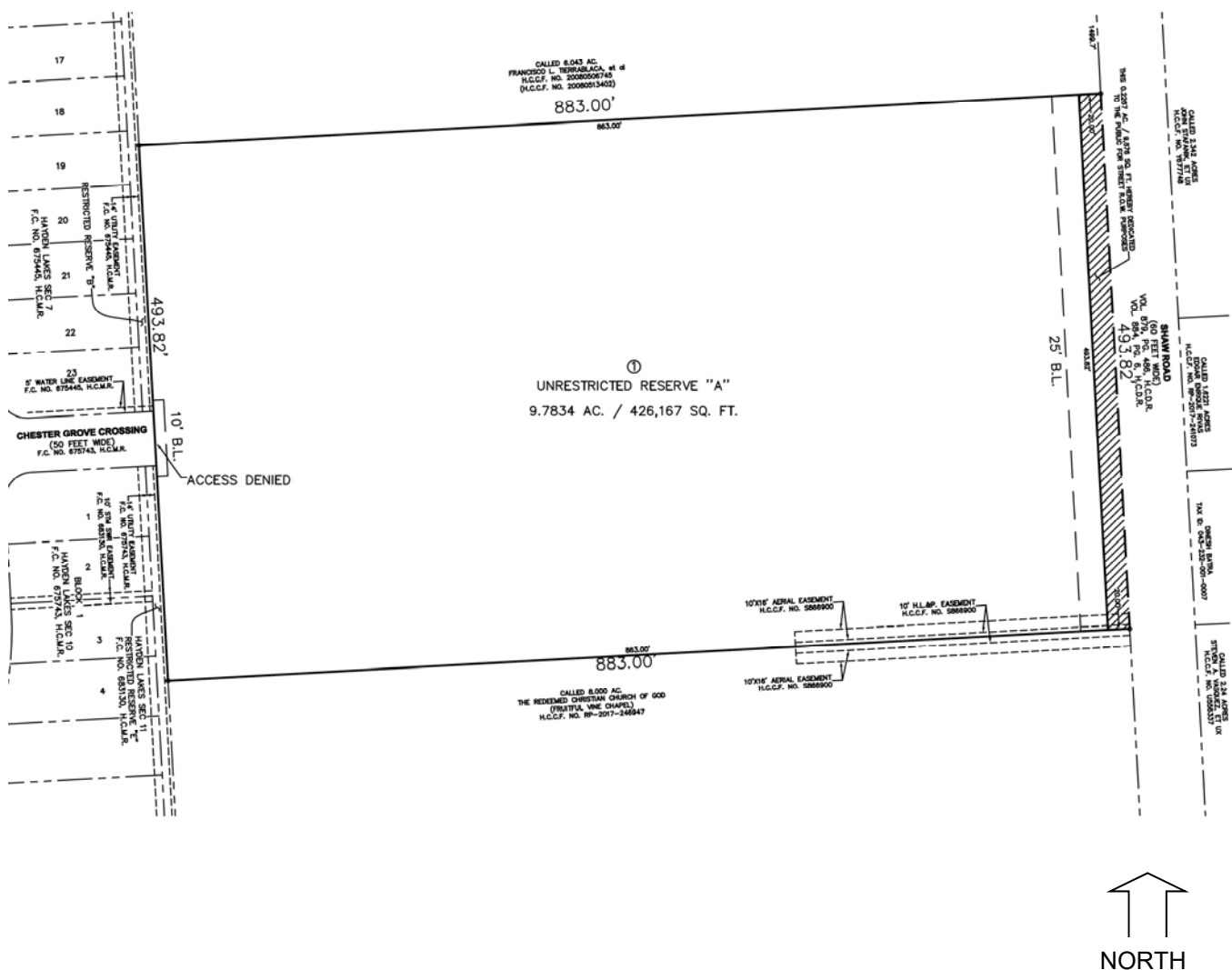
## ITEM: 108

Planning and Development Department

Meeting Date: 12/05/2019

Subdivision Name: Shaw Road Commercial (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

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# Houston Planning Commission

## ITEM: 108

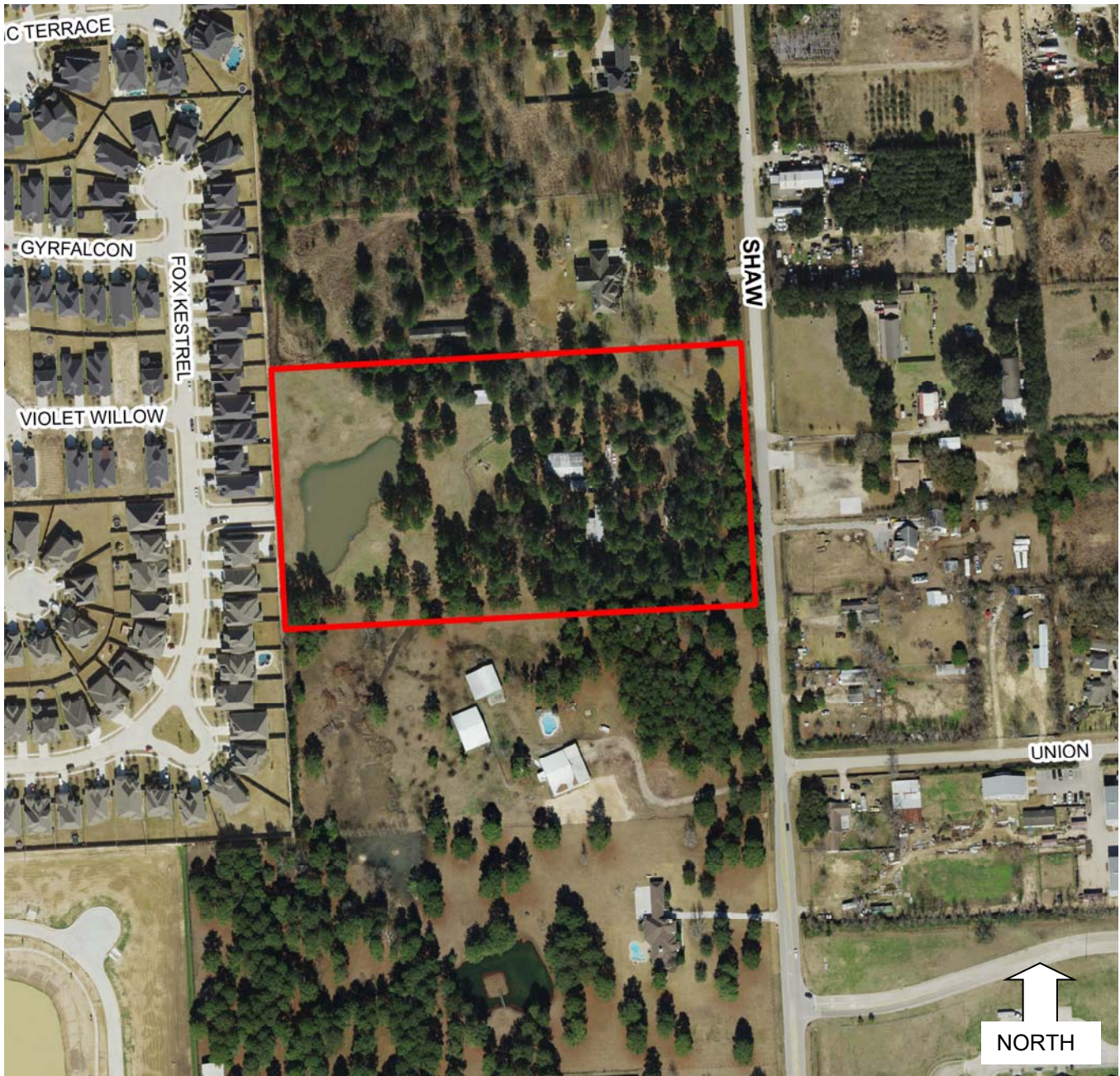
Planning and Development Department

Meeting Date: 12/05/2019

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**Subdivision Name: Shaw Road Commercial (DEF 1)**

**Applicant: Windrose**

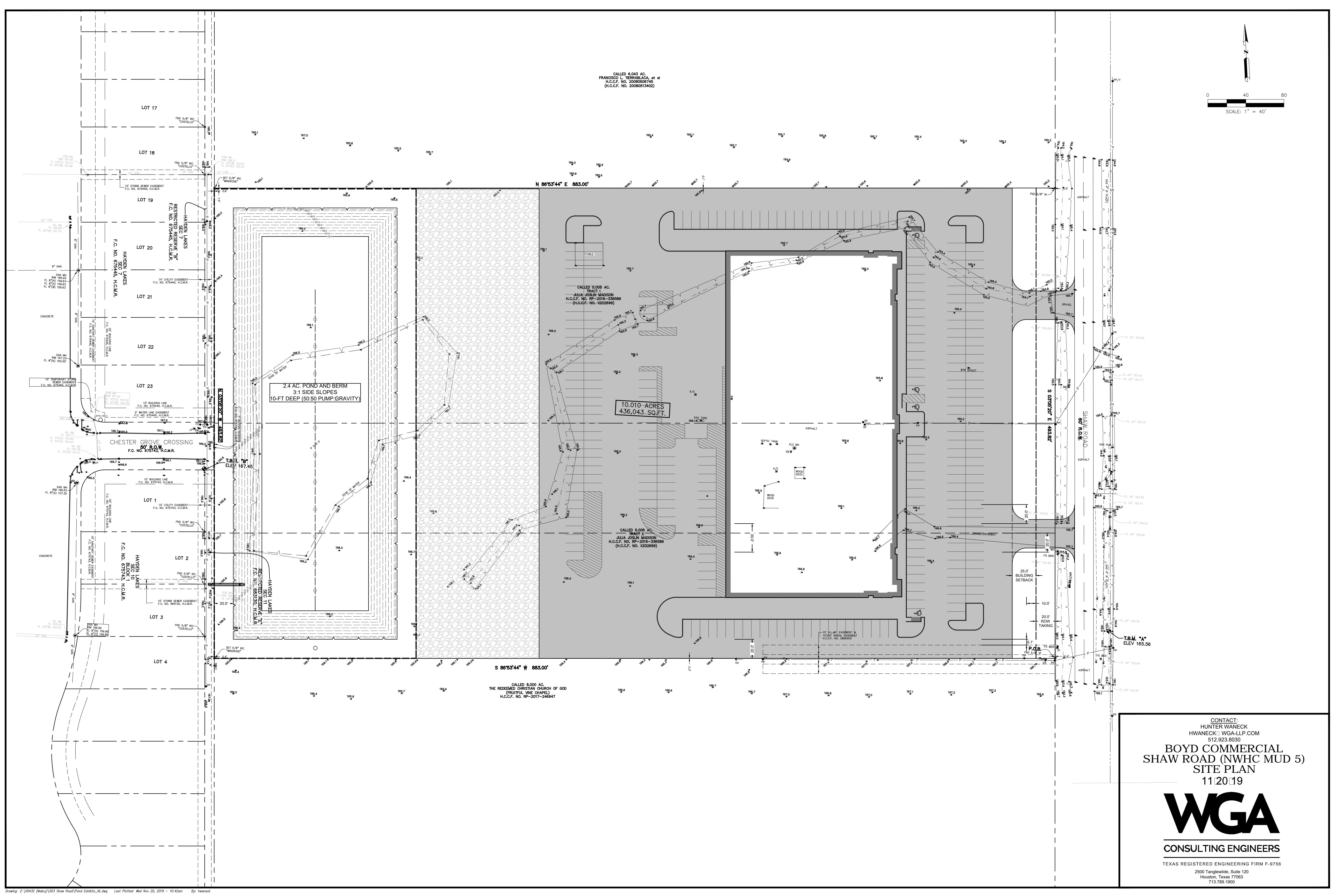
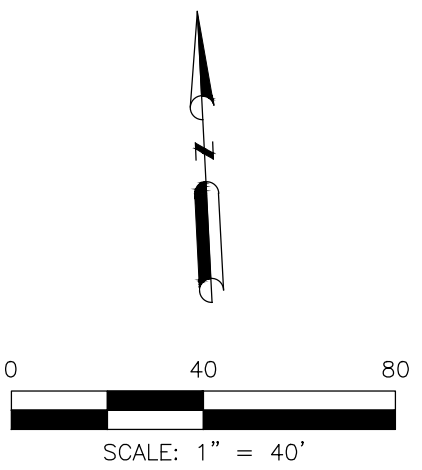


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**F- Reconsideration of Requirements**

**Aerial**

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CONTACT:  
HUNTER WANECK  
HWANECK@WGA-LLP.COM  
512.923.8030  
**BOYD COMMERCIAL  
SHAW ROAD (NWMC MUD 5)  
SITE PLAN  
11/20/19**

**WGA**  
CONSULTING ENGINEERS  
TEXAS REGISTERED ENGINEERING FIRM F-9756  
2500 Tanglewilde, Suite 120  
Houston, Texas 77063  
713.789.1900



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Reconsideration Of Requirement Request Form**

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**Application No:** 2019-2038  
**Plat Name:** Shaw Road Commercial  
**Applicant:** Windrose  
**Date Submitted:** 11/04/2019

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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.

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**(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



**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 good traffic connectivity and circulation as it currently is. Planning Department and Commission granted variances not to connect to Shaw Road in 2013 and 2014, except for Chester Grove Crossing with a Union Street alignment. 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 Sec 7 of Hayden Lakes modified the Planning Commission's requirement and moved the street connection to the north, aligning with the Shaw Road Commercial property, see email attachment. 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 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:** 108

**PC Action Date:** 12/05/2019

**Plat Name:** Shaw Road Commercial

**Applicant:** Windrose

**Staff Recommendation:** Approve the plat subject to the conditions listed

**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:**

The site is located south of Boudreaux Road, north of Northpoint Blvd, along the west side of Shaw Road in Houston's ETJ Harris County.

The applicant submitted a variance to exceed intersection spacing by not extending Chester Grove Crossing through the subject site. At this time, the applicant has withdrawn the variance request and agreed to a markup to extend the street. Therefore, staff recommends approving the plat subject to the CPC 101 form conditions, which includes the extensions of Chester Grove Crossing.

## 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**

<b>Agenda Item:</b>	109	<b>Staff Recommendation:</b>
<b>Action Date:</b>	12/05/2019	Approve
<b>Original Action Date:</b>	12/13/2018	
<b>Plat Name:</b>	Autozone Store no TX5111	
<b>Developer:</b>	Gonzalez & Schneeberg, Engineers & Surveyors, Inc.	
<b>Applicant:</b>	Gonzalez & Schneeberg, Engineers & Surveyors, Inc.	
<b>App No :</b>	2018-2361	
<b>App Type:</b>	C3F	

Total Acreage:	1.6090	Total Reserve Acreage:	1.6090
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:	Storm Sewer	Utility District:	Harris County MUD 96

County	Zip	Key Map ©	City / ETJ
Harris	77073	372H	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:** 110  
**Action Date:** 12/05/2019  
**Original Action Date:** 12/13/2018  
**Plat Name:** Autozone Store TX6192  
**Developer:** Gonzalez & Schneeberg, Engineers & Surveyors, Inc.  
**Applicant:** Gonzalez & Schneeberg, Engineers & Surveyors, Inc.  
**App No :** 2018-2171  
**App Type:** C2R

**Staff Recommendation:**  
Approve

---

Total Acreage:	1.1710	Total Reserve Acreage:	1.1710
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:	Storm Sewer	Utility District:	Harris County MUD 400

County	Zip	Key Map ©	City / ETJ
Harris	77396	376S	ETJ

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**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:** 111  
**Action Date:** 12/05/2019  
**Original Action Date:** 12/13/2018  
**Plat Name:** Corner at Bammel North  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No :** 2018-2383  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	1.9940	Total Reserve Acreage:	1.9940
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 202

County	Zip	Key Map ©	City / ETJ
Harris	77066	371J	ETJ

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**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:** 112

**Action Date:** 12/05/2019

**Original Action Date:** 12/13/2018

**Plat Name:** FCCU Copperfield

**Developer:** Windrose

**Applicant:** Windrose

**App No :** 2018-2363

**App Type:** C2R

**Staff Recommendation:**

Approve

Total Acreage: 8.0270

Number of Lots: 0

COH Park Sector:

Water Type: City

Drainage Type: Combination

Total Reserve Acreage: 8.0270

Number of Multifamily Units: 0

Street Type (Category): Public

Wastewater Type: City

Utility District: Harris County MUD 186

County Zip

Harris 77095

Key Map ©

408N

City / ETJ

ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 113  
**Action Date:** 12/05/2019  
**Original Action Date:** 12/13/2018

**Staff Recommendation:**  
Approve

**Plat Name:** Grand Mission Reserves  
**Developer:** Costello, Inc.  
**Applicant:** Costello, Inc.  
**App No :** 2018-2423  
**App Type:** C3F

---

Total Acreage:	9.5828	Total Reserve Acreage:	9.5280
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Grand Mission MUD 1

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

---

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Meeting CPC 101 Form**

**Extension of Approval Approval Conditions**

**Agenda Item:** 114  
**Action Date:** 12/05/2019  
**Original Action Date:** 12/13/2018  
**Plat Name:** Legends at Gleannloch Sec 1 partial replat no 1  
**Developer:** BGE, Inc.  
**Applicant:** BGE, Inc.  
**App No :** 2018-2374  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	0.2016	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 383

County	Zip	Key Map ©	City / ETJ
Harris	77379	289Y	ETJ

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**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:** 115  
**Action Date:** 12/05/2019  
**Original Action Date:** 01/03/2019

**Staff Recommendation:**  
Approve

**Plat Name:** Long Meadow Farms Sec 46  
**Developer:** Costello, Inc.  
**Applicant:** Costello, Inc.  
**App No :** 2018-2402  
**App Type:** C3F

---

Total Acreage:	8.9750	Total Reserve Acreage:	1.5635
Number of Lots:	35	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:	Fort Bend County MUD 194

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525V	ETJ

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**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:** 116  
**Action Date:** 12/05/2019  
**Original Action Date:** 12/13/2018  
**Plat Name:** Old Greenhouse Road Business Park  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No :** 2018-2393  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	14.8060	Total Reserve Acreage:	14.8060
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77084	447A	ETJ

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**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:** 117  
**Action Date:** 12/05/2019  
**Original Action Date:** 12/13/2018  
**Plat Name:** Prestonwood Storage  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No :** 2018-2253  
**App Type:** C2

**Staff Recommendation:**  
Approve

---

Total Acreage:	5.0380	Total Reserve Acreage:	5.0380
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77070	369H	ETJ

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**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:** 118  
**Action Date:** 12/05/2019  
**Original Action Date:** 12/13/2018  
**Plat Name:** Reserves on Aldine Westfield  
**Developer:** Owens Management Systems, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No :** 2018-2391  
**App Type:** C2R

**Staff Recommendation:**  
Approve

---

Total Acreage:	4.5678	Total Reserve Acreage:	4.5678
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 82

County	Zip	Key Map ©	City / ETJ
Harris	77373	293W	ETJ

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**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:** 119  
**Action Date:** 12/05/2019  
**Original Action Date:** 01/17/2019  
**Plat Name:** Spears Idea School  
**Developer:** Pape-Dawson Engineers  
**Applicant:** Pape-Dawson Engineers  
**App No :** 2018-2355  
**App Type:** C2R

**Staff Recommendation:**  
Approve

---

Total Acreage:	15.4700	Total Reserve Acreage:	15.4700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Rankin Road West MUD

County	Zip	Key Map ©	City / ETJ
Harris	77014	372E	ETJ

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**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:** 12/05/2019  
**Original Action Date:** 12/13/2018  
**Plat Name:** Taj Residences  
**Developer:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No :** 2018-2091  
**App Type:** C3F

**Staff Recommendation:**  
Approve

---

Total Acreage:	9.8480	Total Reserve Acreage:	1.9410
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
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	526Z	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/05/19

**ITEM: 121**

**Applicant:** JOSE BELTRAN

**Contact Person:** JOSE BELTRAN

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1505	77365	5771	296R	ETJ

**NORTH OF:** NORTHPARK DR **EAST OF:** WOODLAND HILLS

**ADDRESS:** 25170 Needham Rd

**ACREAGE:** 0.491

**LEGAL DESCRIPTION:**

LOT ONE (1), BLOCK ONE (1), OF COLLINS TRACT, AN ADDITION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET Z, SHEET 2918 OF THE MAP/PLAT RECORDS OF 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/05/19

**ITEM: 122**

**Applicant:** SOUTHERN MONTGOMERY COUNTY MUD

**Contact Person:** AMANDA RETTA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1506	77386	5273	252P	ETJ
NORTH OF: RAYFORD RD WEST OF: HANNA RD					

**ADDRESS:** 26365 Hanna Rd

**ACREAGE:**

**LEGAL DESCRIPTION:**

A TRACT OF LAND CONTAINING 1.006 ACRES OF LAND SITUATED IN THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 350, MONTGOMERY COUNTY, TEXAS AND OUT OF FIRST DANE HANNA ROAD, A SUBDIVISION RECORDED IN CABINET Z, SHEET 4693 OF THE MAP RECORDS OF MONTGOMERY 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:**

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# CERTIFICATE OF COMPLIANCE

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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/05/19

**ITEM: 123**

**Applicant:** FRANCIS AND JAVIER SALAZAR

**Contact Person:** FRANCIS AND JAVIER SALAZAR

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	19-1507	77365	5571	295E	ETJ
NORTH OF: MILLS BRANCH RD WEST OF: SORTERS RD					

**ADDRESS:** 24090 Butterfly Lane

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOT ONE HUNDRED TWENTY-FIVE (125) AND ONE HUNDRED TWENTY-SIX (126) OF SUMMER HILLS, SECTION ONE (1), A SUBDIVISION SITUATED IN THE GEORGE MASON SURVEY, A-341 AND THE ROBERT HOWELL SURVEY, A-254, IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C SHEET 118A OF THE MAP RECORDS OF 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](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
BGE, Inc.	Gerald W. Grissom	281-558-8700	plats@bgeinc.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
580 North Shepherd	19130909	77007	5358	492D	C

HCAD ACCOUNT NUMBER(S):	1140900000001
PROPERTY LEGAL DESCRIPTION:	Reserve B, Block 2, Shepherd Properties, Vol. 279, Pg. 1, H.C.M.R.
PROPERTY OWNER OF RECORD:	Galt Business Solutions, LLC
ACREAGE (SQUARE FEET):	3.583 acres (156,061 Sq. Ft.)
WIDTH OF RIGHTS-OF-WAY:	North Shepherd – Width Varies (80' to 113.75'); West 6 <sup>th</sup> – 70' ROW
EXISTING PAVING SECTION(S):	North Shepherd – 49'; West 6 <sup>th</sup> Street – 36'
OFF-STREET PARKING REQUIREMENT:	399 parking spaces
OFF-STREET PARKING PROVIDED:	400 parking spaces
LANDSCAPING REQUIREMENTS:	Meets the minimum requirements of Chapter 33
LANDSCAPING PROVIDED:	Meets the minimum requirements of Chapter 33

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	One Story Tilt-Wall Building; 58,093 Sq. Ft.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	7 story multi-family building; 277 units, 265,902 Sq. Ft.

PURPOSE OF VARIANCE REQUEST:	To allow a 10' building line along North Shepherd drive, in lieu of the 25' building line along major thoroughfare.
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**CHAPTER 42 REFERENCE(S):** Sec. 42-152. - Building line requirement along major thoroughfares—General requirement. 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 article.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Allow the recorded 10' building line along North Shepherd Drive for the proposed multi-family development

*The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

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

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

The proposed 3.583 acre multi-family development is out of Unrestricted Reserve B, Block 2, of Shepherd Properties, recorded at Vol. 279, Page 1, H.C.M.R. The tract is located east of North Shepherd Drive, south of West Sixth Street and north of White Oak Bayou and approximately 900 feet north of Interstate 10. The proposed multi-family development will include a 7-story building with 277 units and will adhere to Chapter 42-235 – Performance Standards. North Shepherd Drive is classified as a major thoroughfare with an ultimate right-of-way width of 70 feet from Interstate 10 to West 10<sup>th</sup> Street per the 2018 MTFP & Transit Corridor Street Hierarchy Classification Table. North Shepherd Drive is a 4 lane one way north bound street. The current right-of-way width of North Shepherd adjacent to the site is 80 feet at the south boundary and 113.75 feet at the West Sixth Street. The paving width in North Shepherd Drive is +/- 49 feet. The distance from the back of curb within North Shepherd to the property line varies from 17.5 feet at the south boundary to 51.9 feet at West Sixth Street. The distance from the back of curb within North Shepherd to the proposed building will vary from 34 feet at the closest point to 62 feet at its farthest point. This is consistent with the requirements of paving design defined by the City of Houston Infrastructure Design Manual (9 feet from curb to right-of-way) and the standard 25 foot building line requirement along a major thoroughfare. The developer proposes to improve the southeast corner of North Shepherd Drive and West Sixth Street with a parkette connecting to 6 foot sidewalks along North Shepherd Drive and West Sixth Street (per the attached exhibits) and intends to meet the minimum requirements of Chapter 33.

BGE, Inc. and Fairfield Residential (developer) met with Public Works and Engineering (Traffic) on August 27, 2019 to discuss the scope of development and traffic for the site. A traffic impact analysis is not required for this development. However, PWE Traffic requested a TIA due to the immediate area redeveloping. The TIA was submitted on October 3, 2019.

## DEVELOPMENT PLAT VARIANCE



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

Granting of the variance is not the result of a hardship created or imposed by the applicant as the existing paving conditions within North Shepherd Drive have existed for over 40 years.

- (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 proposed building will maintain a minimum distance of 34 feet from the paving within North Shepherd Drive.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the 34 foot pedestrian realm will be maintained from the paving within North Shepherd Drive and the proposed building location.

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

The economic hardship is not the sole justification of the variance; the existing unusual physical characteristics of the existing paving conditions in North Shepherd Drive are the justification of the variance.

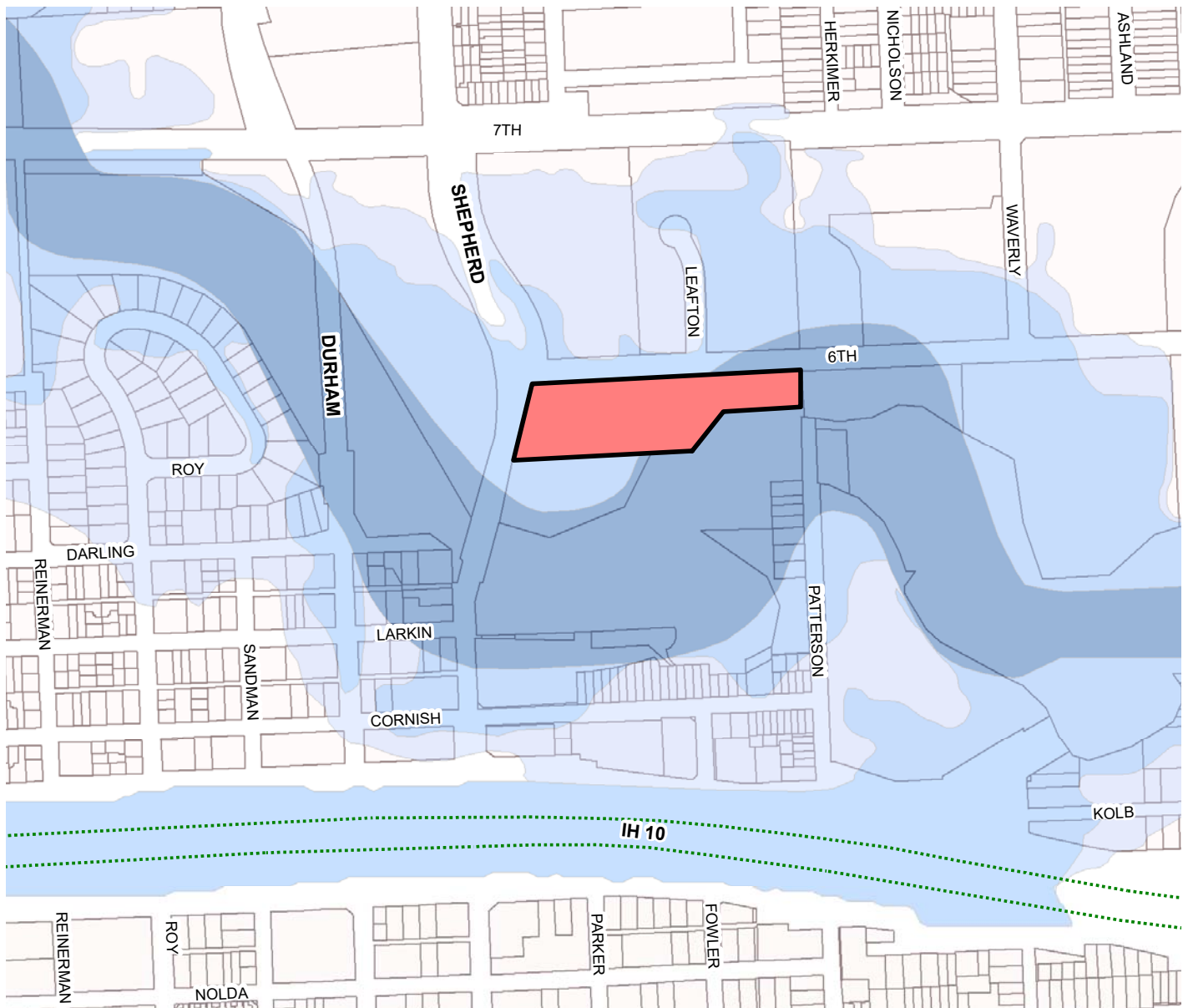
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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 124**

Meeting Date: 12/05/2019

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



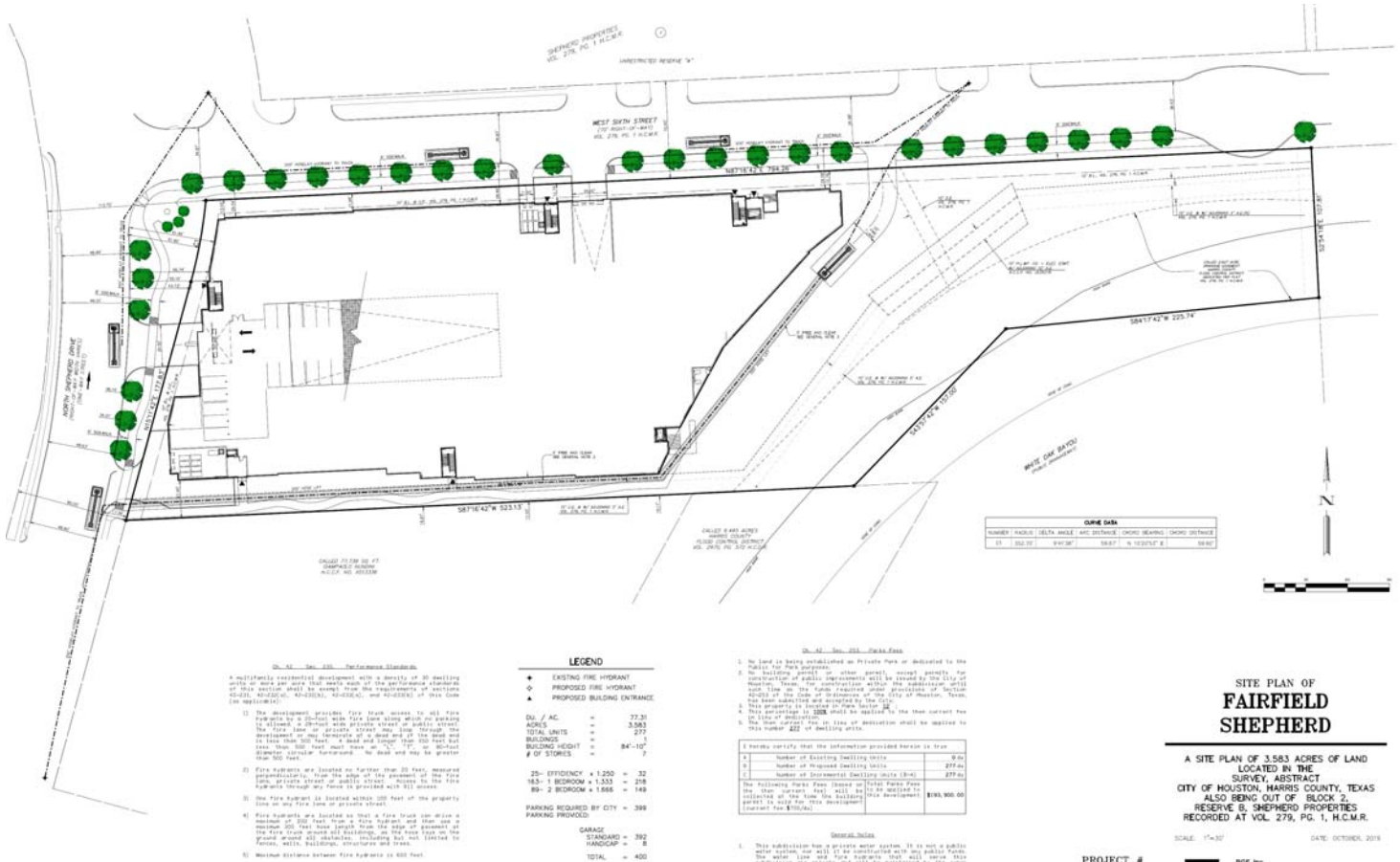
PLANNING &  
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## Houston Planning Commission

**ITEM: 124**

Meeting Date: 12/05/2019

### Site Plan

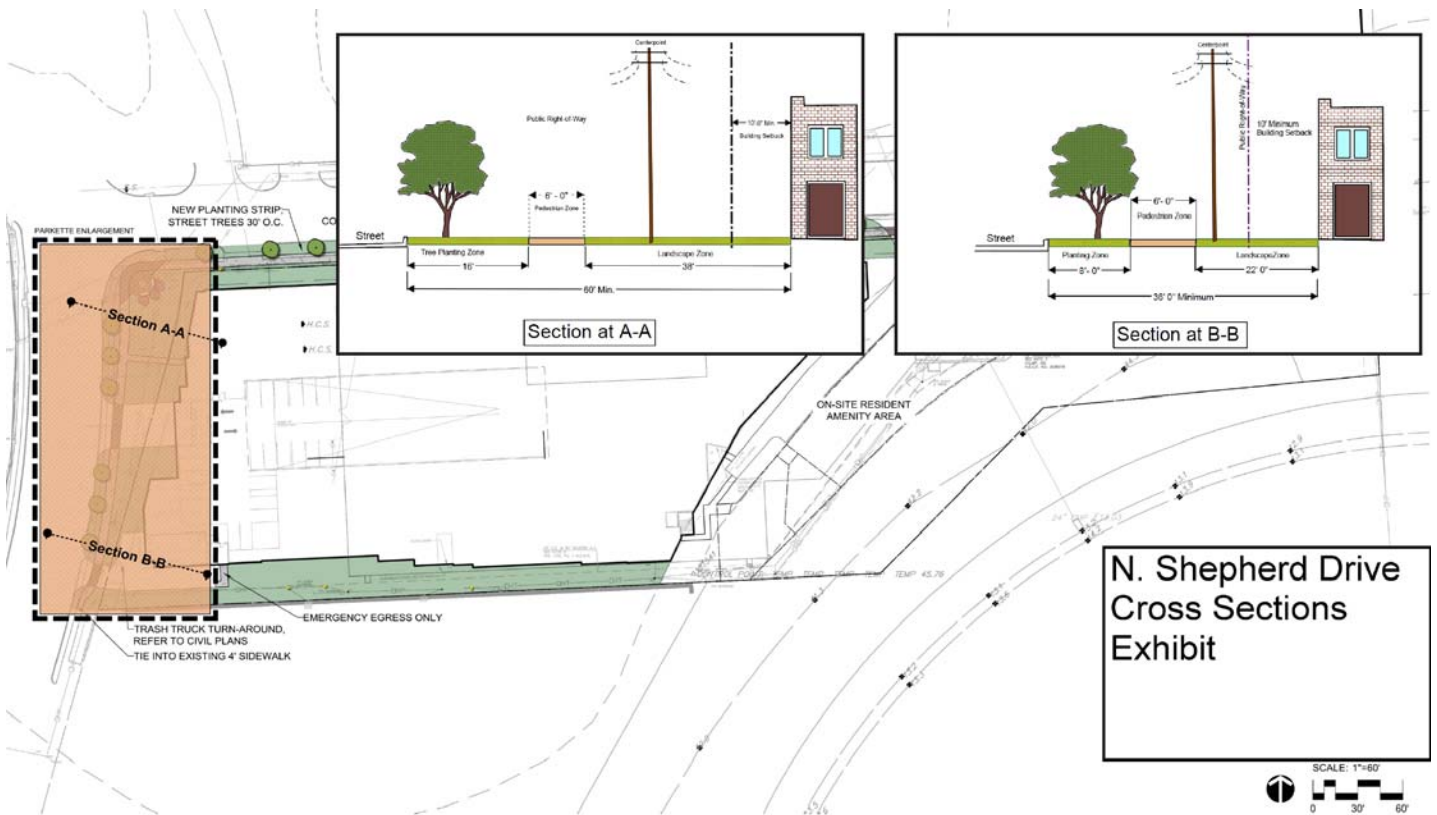


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Cross Section



FAIRFIELD  
RESIDENTIAL

FAIRFIELD - SHEPHERD, Houston, TX

CROSS SECTION EXHIBIT

# DEVELOPMENT PLAT VARIANCE

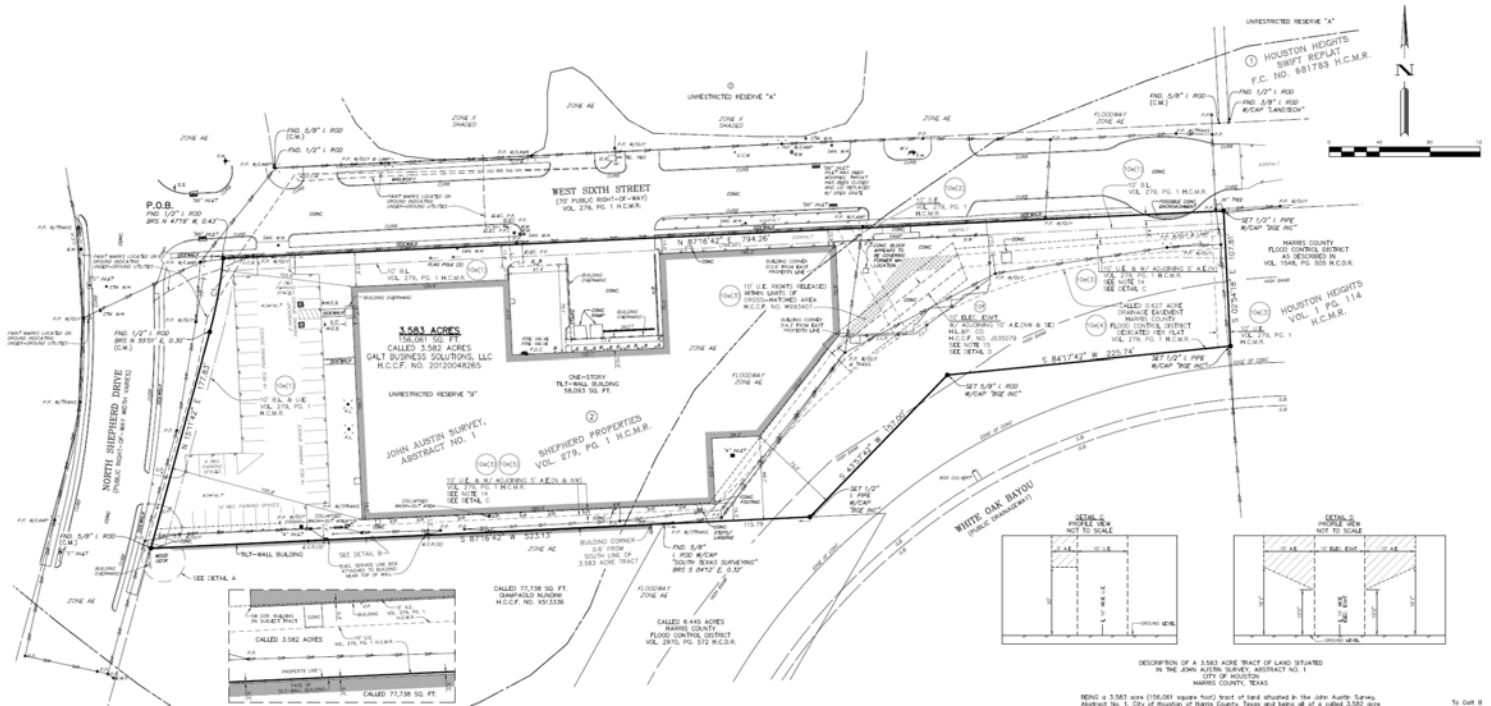


## Houston Planning Commission

**ITEM: 124**

Meeting Date: 12/05/2019

### Survey



# DEVELOPMENT PLAT VARIANCE

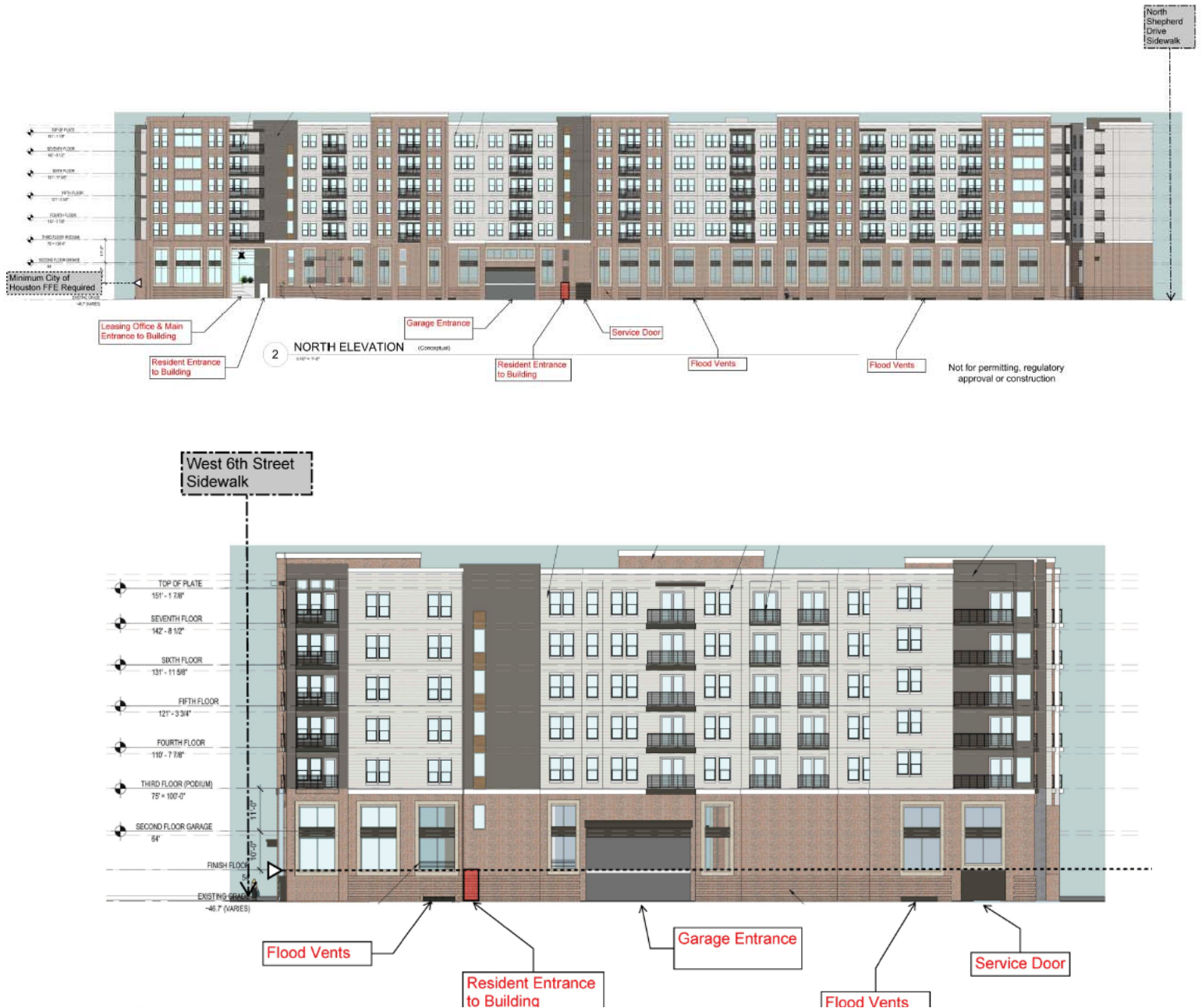


## Houston Planning Commission

**ITEM: 124**

Meeting Date: 12/05/2019

### Elevations



# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 124**

Meeting Date: 12/05/2019

## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Defer

The site is located at the south east intersection of N Shepherd Drive and 6th Street in Houston's corporate limits. The applicant is requesting a variance to allow a 10' building line in lieu of the required 25' building line along N Shepherd Drive for a new multifamily development. Staff recommends deferring the application for two weeks per the applicant's request.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**

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## 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 the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor 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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Century Engineering, Inc.	Dan Massiatte	713-780-8871x2237	dmassiatte@centuryengineering.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
121 St. Emanuel Street	19096628	77002	5457	493 R	I

HCAD ACCOUNT NUMBER(S):	0011870000005
PROPERTY LEGAL DESCRIPTION:	LTS 9 & 10, TRS 5, 6, 7, 8 & 11, BLK 191, SSBB
PROPERTY OWNER OF RECORD:	VPAM Holdings, LLC
ACREAGE (SQUARE FEET):	21,578 Sq. Ft.
WIDTH OF RIGHTS-OF-WAY:	80' (ST. Emanuel St.); 80' (Commerce St.); 80' (Navigation Blvd)
EXISTING PAVING SECTION(S):	31' (ST. Emanuel St.); 58' (Commerce St.); 43' (Navigation Blvd)
OFF-STREET PARKING REQUIREMENT:	None; Central Business District
OFF-STREET PARKING PROVIDED:	Two Spaces
LANDSCAPING REQUIREMENTS:	One Parking Lot Tree
LANDSCAPING PROVIDED:	One Parking Lot Tree

**EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:** Warehouse; 6,039 SQ. FT., Manufacturing; 7,061 SQ. FT.

**PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:** Soccer Field; 5,443 SQ. FT., Office; 7,061 SF, Residence; 1,618 SQ. FT.

**PURPOSE OF VARIANCE REQUEST:** To reduce the building line requirement from a 10-foot building line to a zero building line along St. Emanuel Street and to reduce the building line requirement along Franklin Ave / Navigation Blvd. Underpass adjacent to the subject property from a 25 ft. building line to a 13.5 ft. building line.

**CHAPTER 42 REFERENCE(S):** Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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):

1. To reduce the building line requirement from a 10 foot building line to a zero building line along St. Emanuel Street. 2. To reduce the building line requirement from a 25 ft. building line to a 13.5 ft. building line along Franklin Ave / Navigation Blvd. Underpass.

*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**
- (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;**

This is the site of the Gribble Stamp and Stencil manufacturing building built in 1948, and an adjacent, dock-height metal building built in the 1950s. The applicant aims to restore the buildings and reuse them as a new headquarters for Soccer Shots Houston which aims to positively impact children through soccer instruction. The proposed design would convert the existing metal building into a small soccer field, while the two-story manufacturing building would be converted into offices on the ground floor and a small residence on the second floor. Because the buildings were constructed before any setbacks were required there are specific hurdles which must be overcome to make this project feasible. 1. For safety, we are proposing a second means of egress from the residence on the second floor. Because the building is located on the property line on St. Emanuel, the only possible location for a stair to egress directly to the outside is in the rear over the existing building line. 2. In addition, to weatherproof and shade the proposed soccer field, we are proposing to fill the three-foot gap between the two existing buildings with an extended floor and roof.

A variance along both St. Emanuel Street and the Navigation Blvd. Underpass would be required to do this since portions of this new roof and slab extension would be located within the current setback lines. The allowance of this variance would match the prevailing development trend in Eado that includes a return to the reduced/zero-foot building line in combination with the pedestrian-friendly retail store fronts.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

This building was constructed prior to the city's development ordinance adoption in 1982. Therefore, there were no building setback lines established at the time. The variances the applicant is asking for are integral to the viability of its future uses in this transitioning area, in addition, utilizing the code-required setbacks would be a departure from the development trend of Eado which is favoring a more pedestrian-friendly realm.

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

The intent and general purpose of this chapter is to allow for responsible adaptive reuse of existing buildings. Due to the required size and the placement of a second means of egress from the residence on the second floor we are requesting 13.5' building line. The requested 13.5' building line will bring it up to Chapter 42 requirements.

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

The granting of the variance will not be injurious to the public health, safety or welfare, because there is adequate space between the property and the existing Navigation Underpass. In addition, emergency vehicle access and overall traffic movements will not be impacted. The requested variance will not impact site visibility at any corner of the project. The project proposes to transform a dilapidated industrial building into a vibrant, educational and community-oriented mixed-use facility with newly integrated pedestrian realms along both Commerce and St. Emanuel streets. The proposed project is compatible with developments in the surrounding area and will add another enhanced, pedestrian-friendly mixed-use development to the Eado area.

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

This building was constructed very near the property lines due to its era of development. The hardship is converting this building, previously used for industrial, to a mixed-use commercial development more suitable for the changing needs of this transitional neighborhood in Eado. The applicant, Soccer Shots Houston, is renovating this existing industrial site into a place to instruct children's soccer. It is the intention of the applicant to contribute to the vibrant atmosphere of this newly revitalized neighborhood.

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## DEVELOPMENT PLAT VARIANCE



PLANNING &  
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DEPARTMENT

**ITEM: 125**

Meeting Date: 12/05/2019

## Houston Planning Commission

Location Map



## DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

**ITEM: 125**

Meeting Date: 12/05/2019

Aerial Map



# DEVELOPMENT PLAT VARIANCE





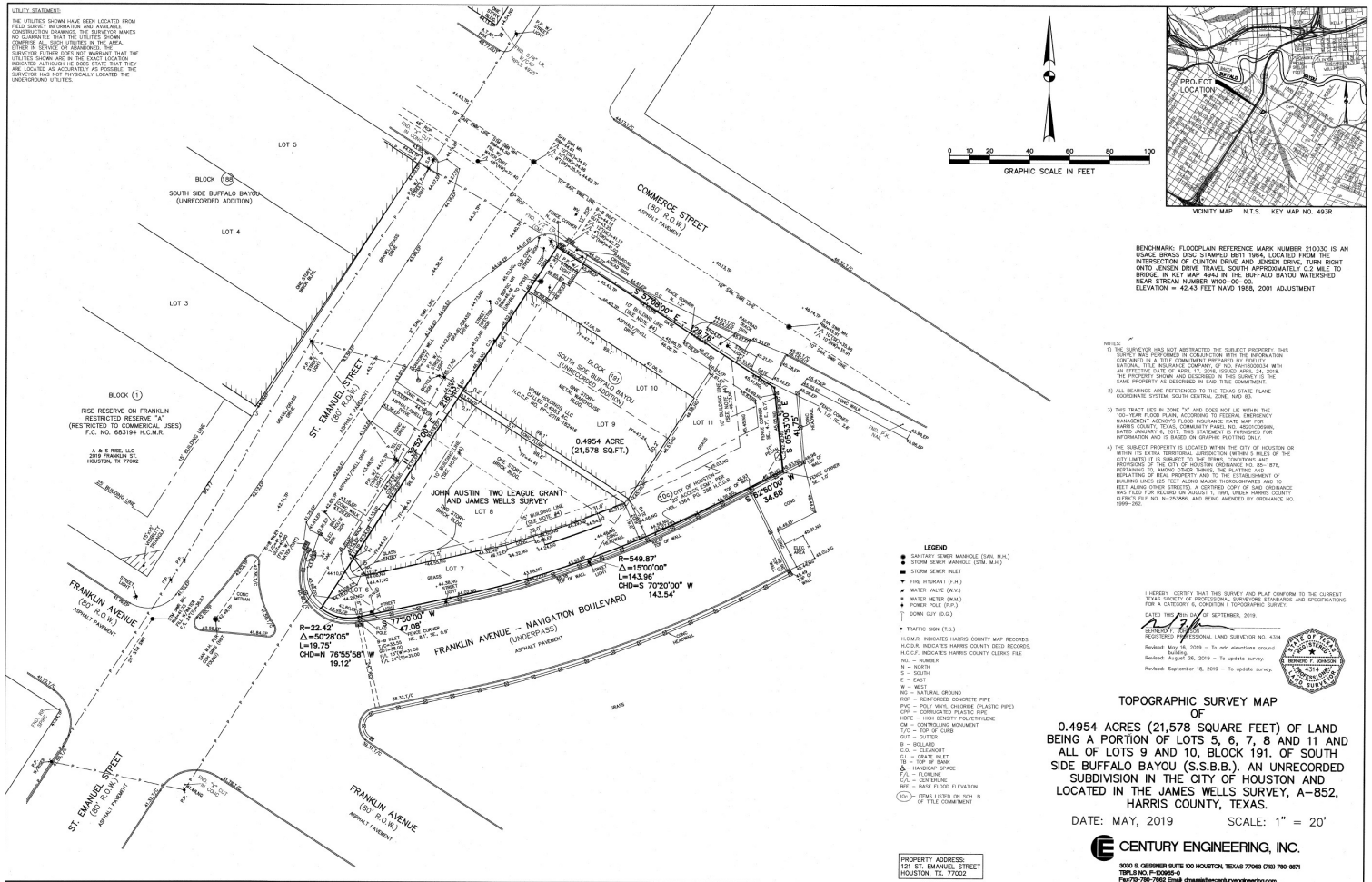
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DEPARTMENT

Houston Planning Commission

ITEM: 125

Meeting Date: 12/05/2019

Survey



DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:**

The site is located within the city limits at the intersection of Commerce and Navigation. The applicant is proposing to reutilize the exiting brick building and metal building on the site for office and living space and a small soccer field to established the new headquarters for Soccer Shots Houston which aims to positively impact children through soccer instruction. The applicant is requesting a variance to allow a reduce building line of 0 feet along Saint Emanuel instead of the required 10 feet and to allow a reduced building line of 13.5 feet along Navigation Boulevard instead of the required 25 feet. Staff recommendation is to defer the application for two weeks to allow the applicant to provide revised information by Wednesday of next week.

**Planning Commission Action:**

**Basis of Planning Commission Action:** *(see above staff evaluation)*

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## DEVELOPMENT PLAT VARIANCE