

HOUSTON PLANNING COMMISSION

AGENDA

MARCH 5, 2020



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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Kevin S. Robins
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, it will be allowed during Public Comments section.
4. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.
9. Time limits will not apply to elected officials.
10. No speaker is permitted to accumulate speaking time from another person.

11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
12. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.
13. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

Website is www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

SPEAKER GUIDELINES

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

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

Houston Planning Commission

AGENDA

March 5, 2020

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

Call to Order

Director's Report

Approval of the February 20, 2020 Planning Commission Meeting Minutes

- I. Public Hearing for the proposed Chapter 42 amendments (Dipti Mathur)**
- II. Consideration of Public Comments on the Proposed Walkable Places and Transit-oriented Development Ordinances (Muxian Fang)**
- III. Public Hearing for the Proposed Hogan/Lorraine Street, Midtown, and Emancipation Walkable Place Pilot Area Plans (Muxian Fang)**
- IV. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (John Cedillo)
 - b. Replats (John Cedillo)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, John Cedillo)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Homero Guajardo Alegria, Devin Crittle, Geoff Butler, Lyndy Morris)
 - e. Subdivisions Plats with Special Exception Requests (Tammi Williamson)
 - f. Reconsiderations of Requirement (Lyndy Morris, Homero Guajardo Alegria)
 - g. Extensions of Approval (John Cedillo)
 - h. Name Changes (John Cedillo)
 - i. Certificates of Compliance (John Cedillo)
 - j. Administrative
 - k. Development Plats with Variance Requests (Eric Pietsch)
- V. Establish a public hearing date of April 2, 2020**
 - a. Capital Greater Heights partial replat no 1
 - b. Craig Woods partial replat no 26
 - c. Laverne Springs partial replat no 1
 - d. Melody Oaks partial replat no 22
 - e. Saint Charles Quarter
 - f. Spring Branch Estates no 2 partial replat no 11
 - g. Willow Trace Sec 1 partial replat no 1 and extension
 - h. Woodleigh partial replat no 2 and extension
- VI. Consideration of an Off-Street Parking Variance for property located at 2100 Memorial Drive (Homero Guajardo Alegria)**
- VII. Consideration of a Hotel/Motel variance for Studio 6 located at 14150 Fayridge Drive (Homero Guajardo Alegria)**
- VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 block of Usener Street, north and south sides – MLS 760 (Sasha Marshall)**
- IX. Public Comment**
- X. Excuse the absence of Commissioner Bryant**
- XI. Adjournment**

Minutes of the Houston Planning Commission

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

February 20, 2020

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

Call to Order

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

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman Absent

Bill Baldwin

Antoine Bryant Absent

Lisa Clark

Rodney Heisch Absent

Randall L. Jones

Lydia Mares Absent

Paul R. Nelson Left at 5:28 p.m. during item 146

Linda Porrás-Pirtle

Kevin Robins

Ileana Rodriguez Arrived at 2:32 p.m. during Director's Report

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for Absent

Commissioner James Noack

Rick Staigle for Absent

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, 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 FEBRUARY 06, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 06, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

I. PUBLIC HEARING FOR THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCES

Presentation was given by Muxian Fang, Planning and Development Department.

Speakers: Flora Moon, Dexter Handy, Randy Romman, James Llamas, Kevin Quist, Audrey Trotti, Frederick Fritz Glover, Dianne Reese, David Cedeno, Randall Baxley and Oni Blair – supportive; Barbara McGuffey, Cindy Woods, Kathleen O'Reilley and Ruth Ann Skaff – opposed; Flora Moon, Sergio G. Morales, Elena Penso and Clarence Miller – undecided.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 102)

Items removed for separate consideration: **2, 8, 13 and 33.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 102 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 102 subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 8, 13 and 33**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 8, 13 and 33**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Clark**

Vote: **Carried**

Abstaining: **Sigler**

C PUBLIC HEARINGS

103 Ashcreek partial replat no 1

C3N

Approve

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

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

Motion: **Jones**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Clarence Miller and John Barnef, applicants – supportive.

104 Craig Woods partial replat no 26

C3N

Withdrawn

105 Evergreen Woods partial replat no 2

C3N

Withdrawn

106 Houston Gardens 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: **Sigler**

Second: **Rodriguez**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Joyce Owens, applicant – supportive.

107 Pine Terrace 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: **Garza**

Vote: **Unanimous**

Abstaining: **None**

108 RB Gaut partial replat no 1**C3N****Defer**

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

Commission action: Deferred the application for two weeks for notification requirements.

Motion: **Baldwin**

Second: **Rosenberg**

Vote: **Carried**

Abstaining: **Porras-Pirtle**

Speaker: Kathryn Koetting – opposed.

109 River Oaks Sec 9 partial replat no 1**C3N****Approve**

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

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

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

110 Southgate partial replat no 3**C3N****Defer**

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

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

Motion: **Baldwin**

Second: **Jones**

Vote: **Carried**

Opposed: **Clark, Garza, Nelson, Sigler**

Speakers: David White, applicant, Ben Bahorich and Michael Bouderer – supportive, Rebecca A.

Bryant, Lee Bryant, Steve Lukingbeal, Melinda Clark and Minette Boesel – opposed.

111 Stoneworks Mansfield Park**C3N****Defer**

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

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

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

112 Windmill Lakes Villas replat no 1**C3N****Approve**

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

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

Motion: **Jones**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

113 Woodleigh partial replat no 2 and extension**C3N****Withdrawn****D VARIANCES****114 Avalon at Bridge Creek GP****GP****Approve**

Staff recommendation: Grant the variance #2 to allow intersection spacing between Westgreen Rd and an internal collector street and the special exception, deny the variance #1 to allow intersection spacing between West Rd and future Miramesa Dr, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance #2 to allow intersection spacing between Westgreen Rd and an internal collector street and the special exception, denied the variance #1 to allow intersection spacing between West Rd and future Miramesa Dr, and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

115 Brookdale Galleria**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: **Garza**

Second: **Porras-Pirtle**

Vote: **Carried**

Opposed: **Jones, Tahir, Rosenberg**

116 Forest Village Sec 13 **C3P** **Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

117 HC MUD 43 Water Plant no 2 **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 118 and 119 were taken together at this time.

118 Kickapoo Industrial Park GP **GP** **Approve**
119 Kickapoo Industrial Park Sec 1 **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

120 Modulate Motor Sports **C2R** **Defer**
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

121 New Caney ISD High School no 3 **C2R** **Defer**
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Baldwin** Vote: **Carried** Opposed: **Nelson**
Speakers: Kyle Molitor, applicant – supportive; Jessica Beemer, District E – opposed.

122 Parnell Havens **C2R** **Approve**
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 123 and 124 were taken together at this time.

123 Redimir Cypress Forest GP **GP** **Approve**
124 Redimir Cypress Forest Sec 1 **C2** **Approve**
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

125 Spring Creek Forest**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: **Smith**Second: **Clark**Vote: **Unanimous**Abstaining: **None**

Items 126 and V were taken together at this time.

126 Twenty One Hundred Memorial**C2****Defer****V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2100 MEMORIAL DRIVE**

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

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

Motion: **Rosenberg**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****127 Valley Ranch Parkway 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: **Clark**Second: **Garza**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS****128 Werrington Park Sec 6****C3P****Defer**

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

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

Motion: **Garza**Second: **Victor**Vote: **Unanimous**Abstaining: **None****F RECONSIDERATION OF REQUIREMENTS****129 Los Pinos Sec 1****C3P****Defer**

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

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

Motion: **Clark**Second: **Jones**Vote: **Unanimous**Abstaining: **None****130 Rosslyn Estates****C2****Defer**

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

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

Motion: **Tahir**Second: **Rodriguez**Vote: **Unanimous**Abstaining: **None**

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

G EXTENSIONS OF APPROVAL**131 Ashley Pointe Sec 11 partial replat no 1****EOA****Approve****132 Fairway North Logistics Park****EOA****Approve****133 Glencairn Civic Center****EOA****Approve****134 Harris County ESD No 5 Stroker Road****EOA****Approve****135 Huffmeister Crossing****EOA****Approve****136 Little Woodrows Timber Tech****EOA****Approve****137 Mani Investments****EOA****Approve**

138	Merrylands Sec 2	EOA	Approve
139	Sarai Properties	EOA	Approve
140	Towne Lake Commercial Reserve at Barker Cypress	EOA	Approve

H	NAME CHANGES		
141	Rancho Paraiso (prev. Rancho Grande)	NC	Approve

I	CERTIFICATES OF COMPLIANCE		
142	26698 Spanish Oaks Lane	COC	Approve
143	18910 Iris Lane	COC	Approve
144	21023 Patricia Lane- 20962 Steven Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 131-144.

Commission action: Approved staff's recommendation for items 131-144.

Motion: Garza	Second: Sigler	Vote: Unanimous	Abstaining: None
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**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

145	3841 Meadow Lake Lane	DPV	Deny
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Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: Victor	Second: Nelson	Vote: Carried	Opposed: Jones, Rosenberg
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Speakers: Jeff Boutte, applicant and Arpan Gupta – supportive; Hien Pham, Houston Public Works.

146	2004 River Oaks Boulevard	DPV	Defer
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Staff recommendation: Deny the application.

Commission action: Deferred the application for two weeks.

Motion: Garza	Second: Jones	Vote: Unanimous	Abstaining: None
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Speakers: Jenifer Pool, applicant and Don Pattie – supportive.

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 19, 2020 FOR:

- a. Blueridge Sec 2 partial replat no 1
- b. Crestmont Park Sec 1 partial replat no 1
- c. East End on the Bayou Sec 3 replat no 1 and extension
- d. Neuen Manor partial replat no 17
- e. Pine Briar Addition partial replat no 1 and extension
- f. Terraces on Texas Avenue replat no 1
- g. Westheimer Gardens Extension partial replat no 10
- h. Westheimer Manor partial replat no 2

Staff recommendation: Establish a public hearing date of March 19, 2020 for item III a-h.

Commission action: Established a public hearing date of March 19, 2020 for item III a-h.

Motion: Clark	Second: Garza	Vote: Unanimous	Abstaining: None
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**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 1001 FRIO STREET**

Staff recommendation: Grant the off-street parking variance(s) to allow 139 off-street vehicle parking spaces and 72 bicycle spaces in lieu of the ordinance-required 146 vehicle parking spaces and 64 bicycle spaces.

Commission action: Granted the off-street parking variance(s) to allow 139 off-street vehicle parking spaces and 72 bicycle spaces in lieu of the ordinance-required 146 vehicle parking spaces and 64 bicycle spaces.

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

Item V. was considered and acted upon earlier in the meeting with item 126.

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
FOR THE 1000 BLOCK OF USENER STREET, SOUTH SIDE, AND THE 1100 BLOCK OF
USENER STREET, NORTH AND SOUTH SIDES – MLS 760**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 Block of Usener Street, north and south sides, MLS 760, with a modified boundary, and forward to City Council.

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

Motion: **Baldwin** Second: **Rosenberg** Vote: **Carried** Opposed: **Garza**

Speaker: Amy Benford, applicant – supportive.

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:23 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Balmoral Sec 26	C3P		Defer Additional information reqd
2	Brothers Center	C2		Approve the plat subject to the conditions listed
3	Buffalo Business Park	C2	DEF2	Disapprove
4	Champions Oak Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
5	Cypress Heights Drive Street Dedication Sec 1 and Reserves	C3F		Approve the plat subject to the conditions listed
6	Cypresswood Point Sec 12	C3P		Approve the plat subject to the conditions listed
7	Decker Prairie GP	GP		Approve the plat subject to the conditions listed
8	Decker Prairie Sec 1	C3P		Defer Additional information reqd
9	Dellrose Sec 9	C3P		Approve the plat subject to the conditions listed
10	Eagle Landing Townhomes	C3F		Approve the plat subject to the conditions listed
11	Elyson Sec 26	C3F		Approve the plat subject to the conditions listed
12	Elyson Sec 27	C3F	DEF1	Approve the plat subject to the conditions listed
13	Gator Estates	C2		Defer Chapter 42 planning standards
14	Glenhaven Estates Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
15	Graceview Baptist Church Telge Road	C3P		Approve the plat subject to the conditions listed
16	Hope City at Westview	C2	DEF1	Defer Applicant request
17	Houston Gardens partial replat no 1	C3F		Approve the plat subject to the conditions listed
18	Huffman Park	C2		Approve the plat subject to the conditions listed
19	Independence Terrace	C2		Approve the plat subject to the conditions listed
20	Lake Houston United Methodist Church	C2		Approve the plat subject to the conditions listed
21	Lakewood Pines Sec 12	C3F		Approve the plat subject to the conditions listed
22	Lantana Sec 6	C3F		Approve the plat subject to the conditions listed
23	Lanza Plaza	C3P	DEF2	Approve the plat subject to the conditions listed
24	Linh Dao City Centre	C2		Approve the plat subject to the conditions listed
25	Mesa Park	C2		Approve the plat subject to the conditions listed
26	MRB Development	C2	DEF1	Approve the plat subject to the conditions listed
27	Mykawa Business Park Sec 2	C2		Approve the plat subject to the conditions listed
28	Northpark Woods Sec 3	C3P		Approve the plat subject to the conditions listed
29	Olympia Falls Sec 2	C3F		Approve the plat subject to the conditions listed
30	Quiktrip 7949 Addition	C2	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: March 05, 2020**

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
31	Sendero Sec 12	C3F	DEF1	Approve the plat subject to the conditions listed
32	Sheldon Ridge Sec 7	C3F		Approve the plat subject to the conditions listed
33	Springwoods Village Energy Drive Extension Street Dedication Sec 2 and Reserves	C3F		Defer per Harris County Engineering
34	Take Five Aldine Westfield	C2		Approve the plat subject to the conditions listed
35	Towne Lake Detention Reserve at Tuckerton	C2	DEF1	Approve the plat subject to the conditions listed
36	Towne Lake Sec 60	C3F	DEF1	Approve the plat subject to the conditions listed
37	Weiser Business Park Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
38	West Point Lincoln	C2		Approve the plat subject to the conditions listed

B-Replats

39	Alamo Plaza	C2R	DEF2	Disapprove
40	American Tank Beaumont Highway	C2R		Approve the plat subject to the conditions listed
41	Ashland Oak Manor	C2R		Approve the plat subject to the conditions listed
42	Barzar Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
43	Blue Ridge Hillcroft	C2R		Approve the plat subject to the conditions listed
44	Chateaus on Hutchins Street	C2R	DEF1	Approve the plat subject to the conditions listed
45	Comal Enclave	C2R		Approve the plat subject to the conditions listed
46	Cypress Office Warehouse	C2R		Defer Additional information reqd
47	Estates At West Tidwell	C2R	DEF1	Approve the plat subject to the conditions listed
48	Golf Oaks Homes	C2R	DEF1	Defer Applicant request
49	Heritage Senior Residence	C3R		Defer Additional information reqd
50	Howard Terrace replat no 1	C2R		Withdraw
51	Kelton Enclave at Riverside	C2R	DEF2	Approve the plat subject to the conditions listed
52	Kings Court partial replat no 5	C2R		Approve the plat subject to the conditions listed
53	Krog Skyline Homes	C2R	DEF1	Defer Chapter 42 planning standards
54	Larkspur Enclave	C2R		Approve the plat subject to the conditions listed
55	Magnolia Oaks	C3R	DEF1	Approve the plat subject to the conditions listed
56	Moderno at Bevis	C2R		Approve the plat subject to the conditions listed
57	Morgan Estate	C2R	DEF1	Approve the plat subject to the conditions listed
58	Mosahab Niazmand	C2R		Approve the plat subject to the conditions listed
59	Murdock Place	C2R	DEF2	Approve the plat subject to the conditions listed
60	Nichols Townhomes	C2R		Defer Additional information reqd
61	NoLo Gardens	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
62	North Loop Place	C2R	DEF1	Defer Applicant request
63	Prose Champions	C2R	DEF1	Approve the plat subject to the conditions listed
64	Shady Acres Extension no 3 partial replat no 15	C2R		Approve the plat subject to the conditions listed
65	Shadyacres Oaks	C2R	DEF1	Defer Traffic Analysis
66	South Sunnyside Court partial replat no 1 and extension	C2R		Defer Applicant request
67	Spot on Anderson	C2R		Approve the plat subject to the conditions listed
68	Twilight Park	C2R		Defer further deed rests review reqd
69	Wavell Park	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

70	Houston Cao Dai Temple at Milroy	C3N		Approve the plat subject to the conditions listed
71	RB Gaut partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
72	Southgate partial replat no 3	C3N	DEF1	Withdraw
73	Stoneworks Mansfield Park	C3N	DEF1	Defer Applicant request

D-Variances

74	Engelke Place	C2R		Defer Additional information reqd
75	Modulate Motor Sports	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
76	New Caney ISD High School no 3	C3R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
77	North Harris County Regional Water Authority Regional Pump Station	C2		Defer for further study and review
78	Residence at Oakmont	C3P		Defer for further study and review
79	Rustic Ranch	C2		Defer Chapter 42 planning standards
80	TC Jester Place	C1		Defer Additional information reqd
81	Twenty One Hundred Memorial	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

82	Werrington Park Sec 6	C3P	DEF1	Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

83	Ellwood Texas Forge Houston	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
84	Los Pinos Sec 1	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
85	Rosslyn Estates	C2	DEF1	Defer for further study and review

G-Extensions of Approval

86	Avex Tract Sec 3	EOA	Approve
87	Bammel Vista	EOA	Approve
88	Bellaire Boulevard Street Dedication Sec 2	EOA	Approve
89	Bridgeland Parkland Village Sec 37	EOA	Approve
90	Bridgeland Parkland Village Sec 41	EOA	Approve
91	Cypress Oaks North Sec 2	EOA	Approve
92	Gosling Office Park	EOA	Approve
93	Gosling Road Apartments	EOA	Approve
94	Newer Heights Manor	EOA	Approve
95	Timber Forest Drive Street Dedication Sec 5	EOA	Approve

H-Name Changes

96	Groves Apartments (prev. Glade at Groves)	NC	Approve
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I-Certification of Compliance

97	20843 Briar Chase Drive	COC	Approve
98	27560 Coach Light Lane	COC	Approve

J-Administrative

None

K-Development Plats with Variance Requests

99	3711 Olympia Drive	DPV	Approve
100	2004 River Oaks Boulevard	DPV	Deny

Off-Street Parking with Variance Requests

VI	2100 Memorial Drive	PV	Approve
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Hotel/Motel with Variance Requests

VII	Studio 6 located at 14150 Fayridge Drive	HMV	Defer
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/05/2020
Plat Name: Balmoral Sec 26
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2020-0335 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	13.7700	Total Reserve Acreage:	0.9750
Number of Lots:	97	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377J	ETJ

Conditions and Requirements for Approval

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

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

052. Balmoral Section 25 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Sec 42-41

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

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Chapter 42

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 03/05/2020
Plat Name: Balmoral Sec 26
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2020-0335 C3P

Staff Recommendation:
Defer Additional
information reqd

Addressing: According to Ch. 41 Code of Ordinance, a street name shall change at a near 90 degree bend. Please change the street name of Kirkton Raye Drive from the intersection of Invergelder Drive to the intersection of Caledonian Forest Drive.

PWE Utility Analysis: APPROVED

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

City Engineer: Make sure that the subdivision has detention.

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

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

Sec 25 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Set streets 10 feet off from property line for dedication of building line (Chapter 42))

Construction plans should show a sidewalk connection to Timber Forest Drive for school children access to the school.

Provide shared driveway exhibit for 4-lot plan prior to plan 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: 2
Action Date: 03/05/2020
Plat Name: Brothers Center
Developer: Brothers Investment Properties, L.L.C.
Applicant: Daram Engineers, Inc.
App No/Type: 2020-0203 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	7.4604	Total Reserve Acreage:	7.4604
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	77084	407X	ETJ

Conditions and Requirements for Approval

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

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

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

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: 2
Action Date: 03/05/2020
Plat Name: Brothers Center
Developer: Brothers Investment Properties, L.L.C.
Applicant: Daram Engineers, Inc.
App No/Type: 2020-0203 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved

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

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

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 03/05/2020
Plat Name: Buffalo Business Park
Developer: Clay Development
Applicant: Gruller Surveying
App No/Type: 2020-0048 C2

Staff Recommendation:
Disapprove

Total Acreage:	3.5427	Total Reserve Acreage:	3.5427
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

Conditions and Requirements for Approval

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

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

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

206. Staff recommendation is disapproval for the following reasons.
The site is located within the 500 year floodplain. Provide an approved drainage plan.

For Your Information:

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

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

City Engineer: Detention is required.
Stormwater quality permit is required.
Harris County Flood Control District: Flood Control review - Show and label Channel E101-15-00 and HCFCD License and Permission ROW

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/05/2020
Plat Name: Champions Oak Sec 1
Developer: Woodmere Development Co., LTD, A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2020-0192 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	28.6910	Total Reserve Acreage:	16.9660
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:	HARRIS COUNTY MUD 202
County	Zip	Key Map ©	City / ETJ
Harris	77066	370H	ETJ

Conditions and Requirements for Approval

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

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

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

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

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
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 03/05/2020
Plat Name: Champions Oak Sec 1
Developer: Woodmere Development Co., LTD, A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2020-0192 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This 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)
Need to dedicate 8 feet along West Richey Road for ultimate 100 foot ROW
Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, EB left turn lane on West Richey Road at Colossal Oak Drive (pvt), NB left turn lane on Champions Forest Drive at Epic Oak Drive (pvt), pavement width and traffic signal at Epic Oak Drive (pvt) and Champions Forest Drive. Turn around space and adequate set back distance from major thoroughfares should be provided, if private streets are gated. (HC-permit regs, 12.02)
Plans and plat should be approved by Bourgeois Road CIP Project Manager, Wael Tabara.
UVE should be checked at Epic Oak Drive and Champion Forest Drive (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Colossal Oak Drive and West Richey 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.



Agenda Item: 5
Action Date: 03/05/2020
Plat Name: Cypress Heights Drive Street Dedication Sec 1 and Reserves
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No/Type: 2020-0359 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	11.2000	Total Reserve Acreage:	10.2700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286Y	ETJ

Conditions and Requirements for Approval

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

052. Amira Section 7 and Calvary Hill Drive Street Dedication Section 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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.

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)

Amira sec 7 and Calvary hill Drive Street Dedication will need to be recorded simultaneously with this plat (COH-Chapter 42-120)

Construction plan (Project Number 1908300050) has not been approved.

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

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

City Engineer: No comments



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 03/05/2020
Plat Name: Cypresswood Point Sec 12
Developer: Woodmere Development., LTD.
Applicant: IDS Engineering Group
App No/Type: 2020-0306 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	51.0720	Total Reserve Acreage:	41.7740
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HUNTERS GLEN MUD
County	Zip	Key Map ©	City / ETJ
Harris	77338	334L	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

Addressing: "Cypress Creek View Court" is not indicated within the subdivision plat. Please make the appropriate edits

PWE Traffic: 02/26/2020:

Parking can be accommodated along the proposed streets.

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. (HC) (COH-Chapter 42)

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

UVE should be checked at Pastel Sky Way and Cypresswood Point Avenue (Chapter 10-COH geometric design guidelines, 10-23)



Agenda Item: 7
Action Date: 03/05/2020
Plat Name: Decker Prairie GP
Developer: Decker Prairie Rosehill Development Ltd
Applicant: META Planning + Design, LLC
App No/Type: 2020-0344 GP

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	50.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287E	ETJ

Conditions and Requirements for Approval

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

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

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

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

1. Address maximum Intersection spacing to the Eastern and Southern Boundary.
2. Address Minimum intersection spacing along Western boundary.
3. Coordinate with Harris County Engineer and Flood Control as lots in in northern section are within a tributary to channel J100-00-00 "Spring Creek"

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: No comments

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

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

UVEs, ROW, TIAs, etc will be required when section PLATS are submitted

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

Show existing flood control ditch, J142-00-00 on GPA



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 03/05/2020
Plat Name: Decker Prairie Sec 1
Developer: Decker Prairie Rosehill Development Ltd
Applicant: META Planning + Design, LLC
App No/Type: 2020-0345 C3P

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	20.9000	Total Reserve Acreage:	1.9600
Number of Lots:	113	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	287J	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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.

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

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

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

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

1. Dedicated 30' to Decker Prairie Rosehill Road.
2. Coordinate with Harris County Engineer regarding their concern for the widening of Red Poppy to 60' width.
3. Provide Stub Street to south.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 8
Action Date: 03/05/2020
Plat Name: Decker Prairie Sec 1
Developer: Decker Prairie Rosehill Development Ltd
Applicant: META Planning + Design, LLC
App No/Type: 2020-0345 C3P

Staff Recommendation:
Defer Additional
information reqd

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (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, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
UVE should be checked at Red Poppy Road and Decker Prairie Rosehill 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: 9
Action Date: 03/05/2020
Plat Name: Dellrose Sec 9
Developer: Cypress 600 Development Partners LP
Applicant: META Planning + Design, LLC
App No/Type: 2020-0354 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.9000	Total Reserve Acreage:	1.0200
Number of Lots:	87	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	325J	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Drainage Easements to the west, RP-2019-161719 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
1. Cumberland Ridge Drive along southern boundary must be recorded prior to or simultaneously with any section to the south.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 03/05/2020
Plat Name: Dellrose Sec 9
Developer: Cypress 600 Development Partners LP
Applicant: META Planning + Design, LLC
App No/Type: 2020-0354 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Cumberland Ridge Drive will need to be recorded before future development to the south is recorded
Construction plans should show a sidewalk along north ROW of Cumberland ridge Drive connecting from subdivision to future school to the west for school children.
UVE should be checked at Whitehaven Terrace Blvd and Cumberland Ridge Drive.
EB left turn lane will be required on Cumberland Ridge Drive at Whitehaven Terrace Blvd.
Corner ROW radius at Whitehaven Terrace Blvd and Cumberland Ridge Drive should be 30'.
Construction plan should include sidewalks for safe route to school

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 03/05/2020
Plat Name: Eagle Landing Townhomes
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
App No/Type: 2020-0315 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.5304	Total Reserve Acreage:	0.5325
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 399
County	Zip	Key Map ©	City / ETJ
Harris	77090	372B	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
075. Add Single Family Residential notes to the plat. (42-1)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 03/05/2020
Plat Name: Eagle Landing Townhomes
Developer: Odyssey Engineering Group
Applicant: Miller Survey Group
App No/Type: 2020-0315 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Construction plan (Project Number 1912160180) has not been approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 03/05/2020
Plat Name: Elyson Sec 26
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE
App No/Type: 2020-0307 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	21.8600	Total Reserve Acreage:	1.2150
Number of Lots:	84	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	ETJ

Conditions and Requirements for Approval

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

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

052. Elyson Sec 26 must be recorded prior to or simultaneously with this plat.

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 03/05/2020
Plat Name: Elyson Sec 26
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE
App No/Type: 2020-0307 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Addressing: "SYLVAN BIRCH" sounds too similar to already existing "SILVER BIRCH", this may be confusing in emergencies. Please choose a more unique name

"ASH BUD" sounds too similar to already existing "ASH BUTTE", this may be confusing in emergencies.
Please choose a more unique name

PWE Traffic: 02/26/2020:

Parking can be accommodated along the proposed streets.

PWE Utility Analysis: Approved

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

City Engineer: Make sure that the subdivision has detention.

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

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

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

Show details of UVE with sq. footage to match approved UVE Exhibit.

Construction plan (Project Number 2001150146) has not been approved.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 03/05/2020
Plat Name: Elyson Sec 27
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE
App No/Type: 2020-0244 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	19.5700	Total Reserve Acreage:	4.6132
Number of Lots:	96	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	ETJ

Conditions and Requirements for Approval

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Sec 42-183 & 192)

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

052. Elyson Sec 23 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

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))

Provide LOMR at recordation which provides evidence of COS's removal from any floodplain otherwise, resubmit final application with an Open Space Amenities Plan for review and 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 03/05/2020
Plat Name: Elyson Sec 27
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE
App No/Type: 2020-0244 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 23 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-212)
Sq. Footage of UVE should be provided on the Plat to match approved UVE Exhibit. Required 2 UVEs should be shown on the Plat and construction plan
ALL-WAY Stop Warrant Study per TMUTCD Section 2B.07 should be provided to determine traffic control at Verbena Meadow Drive and Golden Groundsel Drive.

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



Agenda Item: 13
Action Date: 03/05/2020
Plat Name: Gator Estates
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2020-0271 C2

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	1.6887	Total Reserve Acreage:	1.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	377G	ETJ

Conditions and Requirements for Approval

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

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

1)This application is a replat and must be moved to the replat section on the agenda.

For Your Information:

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

PWE Utility Analysis: Approved

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

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

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 03/05/2020
Plat Name: Glenhaven Estates Sec 1 partial replat no 1
Developer: Tej Investments, LLC
Applicant: Tetra Surveys
App No/Type: 2020-0348 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5597	Total Reserve Acreage:	0.5597
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	77057	491W	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

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

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

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: 15
Action Date: 03/05/2020
Plat Name: Graceview Baptist Church Telge Road
Developer: Graceview Baptist Church
Applicant: Total Surveyors, Inc.
App No/Type: 2020-0173 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	55.0129	Total Reserve Acreage:	53.3572
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287R	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.

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. 41-22

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)

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)

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.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 15
Action Date: 03/05/2020
Plat Name: Graceview Baptist Church Telge Road
Developer: Graceview Baptist Church
Applicant: Total Surveyors, Inc.
App No/Type: 2020-0173 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Major thoroughfare plan shows north-south minor collector along east boundary line. MTFP amendment approval is required to relocate Graceview Drive
Plans and plat will need to be approved by CIP project manager, Carlos Perez (713-274-3942), prior to plat recordation
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (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: 16
Action Date: 03/05/2020
Plat Name: Hope City at Westview
Developer: Hope City Live, Inc.
Applicant: Pape-Dawson Engineers
App No/Type: 2020-0289 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	17.0130	Total Reserve Acreage:	17.0130
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449Z	City

Conditions and Requirements for Approval

031. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. Sec. 42-161

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Sec 42-41

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. Sec. 42-161

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. Sec. 42-121 & 122 (Westview Dr.)

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-42(5), 44(6)

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

For Your Information:

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

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required. B.L. on Shadowdale Dr. is missing. Stormwater quality permit is required.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 03/05/2020
Plat Name: Houston Gardens partial replat no 1
Developer: Veronica Chevalier
Applicant: Owens Management Systems, LLC
App No/Type: 2020-0350 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.7623	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	454M	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

For Your Information:

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

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

City Engineer: Detention is required. Also Storm Water Quality Permit is Required.

Harris County Flood Control District: Flood Control review - Plat need to include 30' HCFCD Easement information (see uploaded PDF, same PDF emailed to Joyce Owens on February 24th. 2020).

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/05/2020

Plat Name: Huffman Park

Developer: N/A

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2020-0316 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	5.0009	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	339H	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.

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

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

160. The distance between intersections is measured along the centerline from blockface to blockface. (126)

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: 18

Action Date: 03/05/2020

Plat Name: Huffman Park

Developer: N/A

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2020-0316 C2

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Traffic: 02/26/2020:

No comments.

PWE Utility Analysis: Approve

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

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

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

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

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Check with COH about intersection spacing requirements (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: 19
Action Date: 03/05/2020
Plat Name: Independence Terrace
Developer: RZ Enterprises
Applicant: Total Surveyors, Inc.
App No/Type: 2020-0276 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4982	Total Reserve Acreage:	0.0100
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	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: 02/26/2020:

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

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel E101-15-00 with top of banks at the back of the plat (see uploaded PDF).

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

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

Master W.M.E. is required. Stormwater quality permit is required.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 03/05/2020
Plat Name: Lake Houston United Methodist Church
Developer: Wells Holdings, Inc.
Applicant: Windrose
App No/Type: 2020-0368 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	8.5300	Total Reserve Acreage:	8.5300
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	77336	339N	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
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)
- 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
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 03/05/2020
Plat Name: Lake Houston United Methodist Church
Developer: Wells Holdings, Inc.
Applicant: Windrose
App No/Type: 2020-0368 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

City Engineer: Detention is required. Also B.L. is missing.

Harris County Flood Control District: Flood Control review - Show and label Drainage Channel with ID #: Q134-00-00 and show top of banks (see uploaded PDF).

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

Revise to restricted reserve for church and related purposes

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 03/05/2020
Plat Name: Lakewood Pines Sec 12
Developer: KB Home
Applicant: Jones | Carter
App No/Type: 2020-0343 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	15.8400	Total Reserve Acreage:	4.7600
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	77044	377P	ETJ

Conditions and Requirements for Approval

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

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

088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)

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

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

For Your Information:

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

City Engineer: 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)

Plans and plat will need to be approved by CIP project manager, Mike Turner

Roadway easement for Timber Forest Drive will need to be recorded prior to or simultaneously with the recording of this plat (COH-Chapter 42-120)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 03/05/2020
Plat Name: Lantana Sec 6
Developer: M/I Homes of Houston, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2020-0317 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.2230	Total Reserve Acreage:	0.2290
Number of Lots:	100	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	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.

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: 22
Action Date: 03/05/2020
Plat Name: Lantana Sec 6
Developer: M/I Homes of Houston, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2020-0317 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 02/26/2020:
Parking can be accommodated along the proposed streets.
PWE Utility Analysis: Approve
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
MUD 105 owner's ratification will be needed at plat recordation (HC-permit regs)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
Westgreen Blvd STD Sec 3 and sec 5 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Change street name to Sage Landing Lane
Construction of Westgreen Blvd should be completed before additional permits for home construction for Lantana Sec 6 will be issued

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 03/05/2020
Plat Name: Lanza Plaza
Developer: M LANZA
Applicant: Century Engineering, Inc
App No/Type: 2020-0114 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	3.8172	Total Reserve Acreage:	3.8172
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368G	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

Houston Planning Department (in consultation with Legal) understands there is a joint ingress/egress easement for the use of the owners and heirs to the properties along it. The City of Houston makes no representation as to its continued validity. Owner of this plat may wish to obtain release from owners/heirs of the easement or assume risk of private legal action.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 23
Action Date: 03/05/2020
Plat Name: Lanza Plaza
Developer: M LANZA
Applicant: Century Engineering, Inc
App No/Type: 2020-0114 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 02/04/2020:

No comments.

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

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

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

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

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

INO letter will be needed from private easement holders for public easement dedication prior to plat recordation (HC-permit regs)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 03/05/2020
Plat Name: Linh Dao City Centre
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No/Type: 2020-0351 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.8767	Total Reserve Acreage:	5.8767
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	369X	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.

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 03/05/2020
Plat Name: Linh Dao City Centre
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No/Type: 2020-0351 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. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Limited scope TIA required to determine driveway location, median openings 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: 25
Action Date: 03/05/2020
Plat Name: Mesa Park
Developer: PipeMgt., LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2020-0312 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.4319	Total Reserve Acreage:	5.2471
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	77078	415R	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 03/05/2020
Plat Name: Mesa Park
Developer: PipeMgt., LLC
Applicant: The Pinnell Group, LLC
App No/Type: 2020-0312 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
Limited scope TIA will be required before the review of site development plan addressing driveway locations and left turn lane requirements.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 03/05/2020
Plat Name: MRB Development
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2020-0245 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.4152	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456X	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)

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)

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: 02/12/2020:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 03/05/2020
Plat Name: Mykawa Business Park Sec 2
Developer: McCormack Commercial
Applicant: Windrose
App No/Type: 2020-0358 C2

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	13.7520	Total Reserve Acreage:	13.7500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77087	534U	City

Conditions and Requirements for Approval

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

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

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

**

City of Houston liens: must be resolved prior to recordation. (18th Floor, 611 Walker)

**

Airport Tier - 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.

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

City Engineer: Detention is required. Also Storm Water Quality Permit is Required.

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



Agenda Item: 28
Action Date: 03/05/2020
Plat Name: Northpark Woods Sec 3
Developer: Century Land Holdings Of Texas, LLC
Applicant: R.G. Miller Engineers
App No/Type: 2020-0337 C3P

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	17.3900	Total Reserve Acreage:	1.8862
Number of Lots:	99	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:	Montgomery County MUD 96
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295Q	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.

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

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

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)

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 02/26/2020:

Parking can be accommodated along the proposed streets.

Addressing: According to Ch. 41 Code of Ordinance, a street type of Court must terminate at a Cul-de-Sac or a Loop. Please change street type of ROSE GUM COURT to something that is more applicable to the street configuration.

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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 03/05/2020
Plat Name: Olympia Falls Sec 2
Developer: KB Home Lone Star INC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2020-0090 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	10.2380	Total Reserve Acreage:	1.3450
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	610R	ETJ

Conditions and Requirements for Approval

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

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.

Fort Bend Engineer: 1) Provide recording information for easements proposed outside the plat boundary
 2) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2, as needed
 3) Submit FP to FBC for formal review

4) This is not considered a formal review by FBC as not all review comments are provided in this portal
 PWE Utility Analysis: Approved

City Engineer: Make sure that the subdivision has detention.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 03/05/2020
Plat Name: Quiktrip 7949 Addition
Developer: QuikTrip Corporation
Applicant: Matkin Hoover Engineering
App No/Type: 2020-0198 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	10.0290	Total Reserve Acreage:	10.0290
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	77396	375W	ETJ

Conditions and Requirements for Approval

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

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 03/05/2020
Plat Name: Quiktrip 7949 Addition
Developer: QuikTrip Corporation
Applicant: Matkin Hoover Engineering
App No/Type: 2020-0198 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

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

Plat name must match application (COH-Chapter 42)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

Limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 03/05/2020
Plat Name: Sendero Sec 12
Developer: Taylor Morrison of Texas
Applicant: Costello, Inc.
App No/Type: 2020-0256 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	13.2300	Total Reserve Acreage:	1.4900
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	FB C MUD 132
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524M	ETJ

Conditions and Requirements for Approval

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

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)

Revise Cypress Breeze street name. Street already exists within the City of Houston ETJ.

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 02/12/2020:

Parking can be accommodated along the proposed streets.

Fort Bend Engineer: 1) Update county engineer, precinct commissioner 4, and county judge

2) Remove street name change arrows

3) FBC Engineering offers no objection to the single street names (in lieu of two) as both streets terminate in cul-de-sacs

4) Submit FP to FBC for formal review

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

Addressing: CYPRESS ELM COURT: According to Ch. 41 Code of Ordinance, a street name must change at a near 90 degree bend. Please change street name section from Terania Heights Drive to the first Cul-de-Sac to something more unique, as well as street type, as the section of street will not be ending at a Cul-de-Sac in this case.

CYPRESS BREEZE COURT: Duplicate street name exists. Please choose a more unique street name.

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

City Engineer: Make sure that the subdivision has detention.



Agenda Item: 32
Action Date: 03/05/2020
Plat Name: Sheldon Ridge Sec 7
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2020-0331 C3F

Staff Recommendation:
 Approve the plat subject to
 the conditions listed

Total Acreage:	17.9940	Total Reserve Acreage:	9.6290
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	418S	ETJ

Conditions and Requirements for Approval

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

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.

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)

Construction plan (Project Number 1912310012) has not been approved.

PWE Utility Analysis: APPROVED

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

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



Agenda Item:	33	Staff Recommendation:	
Action Date:	03/05/2020	Defer per Harris County	
Plat Name:	Springwoods Village Energy Drive Extension Street Dedication Sec 2 and Reserves	Engineering	
Developer:	Harris County Improvement District No. 18		
Applicant:	C.L. Davis & Company		
App No/Type:	2020-0319 C3F		

Total Acreage:	41.2418	Total Reserve Acreage:	36.1153
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	HCID 18 TRACT 3
County	Zip	Key Map ©	City / ETJ
Harris	77389	292K	ETJ

Conditions and Requirements for Approval

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)

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

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. (Sec 42-161)

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

208. Staff requests a two week deferral per Harris County Engineering Department.

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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	33	Staff Recommendation:
Action Date:	03/05/2020	Defer per Harris County Engineering
Plat Name:	Springwoods Village Energy Drive Extension Street Dedication Sec 2 and Reserves	
Developer:	Harris County Improvement District No. 18	
Applicant:	C.L. Davis & Company	
App No/Type:	2020-0319 C3F	

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)

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

Make curve at Energy Drive and Oakhome Drive with a 550' radius

UVE should be checked at Oakhome Drive and Spring Stuebner Loop 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: 34
Action Date: 03/05/2020
Plat Name: Take Five Aldine Westfield
Developer: CBD Realty Partners
Applicant: Beacon Land Services
App No/Type: 2020-0371 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2664	Total Reserve Acreage:	0.2664
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:	MEMORIAL HILLS UD
County	Zip	Key Map ©	City / ETJ
Harris	77073	333K	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 03/05/2020
Plat Name: Take Five Aldine Westfield
Developer: CBD Realty Partners
Applicant: Beacon Land Services
App No/Type: 2020-0371 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

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

UVE should be checked for making right turn on red by NB traffic on Aldine Westfield Road onto FM 1960. (Chapter 10-COH geometric design guidelines, 10-23)

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 03/05/2020
Plat Name: Towne Lake Detention Reserve at Tuckerton
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2020-0301 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	40.5800	Total Reserve Acreage:	40.5800
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 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	407A	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.

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

This application was reviewed and approved as a replat 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.



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 03/05/2020
Plat Name: Towne Lake Detention Reserve at Tuckerton
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2020-0301 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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 - Need to show and label channel U106-00-00 with top of banks and easement at the southern boundary of the plat (see uploaded PDF).
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. (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: 36
Action Date: 03/05/2020
Plat Name: Towne Lake Sec 60
Developer: CC Lakeshore West 28, a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2020-0291 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	28.8900	Total Reserve Acreage:	11.1300
Number of Lots:	91	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	407A	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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)

Record Towne Lake Detention Reserve at Tuckerton prior to or simultaneously with this plat.

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 03/05/2020
Plat Name: Towne Lake Sec 60
Developer: CC Lakeshore West 28, a Texas Limited Partnership
Applicant: EHRA
App No/Type: 2020-0291 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Provide sight distance analysis at the intersection of Champion Creek Way and Hamilton Hills Drive as well as Mystic Maple Lane and East Hamilton Hills Drive considering locations of existing trees and vertical curve of nearby bridge over drainage and detention area.

Addressing: WHISTLING WILLOW sounds similar to already existing WHISPERING WILLOW. Please choose a more unique name

YELLOW OAKS sounds similar to already existing YELLOW OAK. 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: 37
Action Date: 03/05/2020
Plat Name: Weiser Business Park Sec 1
Developer: Trammell Crow Company
Applicant: EHRA
App No/Type: 2020-0274 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	131.9300	Total Reserve Acreage:	123.6800
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	368T	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Gulf South Pipeline) (Sec 42-55)

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

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

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)

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

Revise variance note: Planning Commission granted a variance to allow excessive intersection spacing both north and south of proposed Fallbrook Drive, subject to specific conditions on 06/20/2019. The variance approval is contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a resubmittal.

Add vehicular access denied note as indicated on the marked file copy.

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 03/05/2020
Plat Name: Weiser Business Park Sec 1
Developer: Trammell Crow Company
Applicant: EHRA
App No/Type: 2020-0274 C3F

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

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

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

Plans will need to show pavement connection to Kolbe Drive on other side of plat boundary

Provide INO letter for pipeline crossing prior to plan approval/plat recordation

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter when section plats are submitted.

Plans should show median opening relocation. Developer will relocate median opening at their cost. (Traffic)

UVE should be checked at Fallbrook Drive and Huffmeister Road.

Traffic Impact Analysis will be required before the review of site development plan.

NB left turn lane will be required on Huffmeister Road at Fallbrook Drive.

Location of Fallbrook Drive will not meet median opening spacing requirement along Huffmeister Road per Geometric Design Guidelines. Alignment of major thoroughfare to the east and minor collector to the west should be reevaluated.

Documentation of TxDOT approval for tie-in should be submitted with construction plans.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 03/05/2020
Plat Name: West Point Lincoln
Developer: KSA Industries
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2020-0308 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	12.2340	Total Reserve Acreage:	12.2340
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	489A	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)

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

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. (Sec 42-161)

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: 38
Action Date: 03/05/2020
Plat Name: West Point Lincoln
Developer: KSA Industries
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2020-0308 C2

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Addressing: According to Houston Emergency Center (HEC) and GHC911, KIRKWOOD ROAD should retain the direction prefix "N" "NORTH KIRKWOOD ROAD". Please add to plat as this will affect addressing the property

City Engineer: Detention is required.
Stormwater quality permit 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: 39
Action Date: 03/05/2020
Plat Name: Alamo Plaza
Developer: FRANCO FAMILY
Applicant: Survey Solutions of Texas
App No/Type: 2020-0165 C2R

Staff Recommendation:
Disapprove

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
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	77026	454N	City

Conditions and Requirements for Approval

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

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

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

206. Staff recommendation is disapproval for the following reasons.

Legal review determined the proposed plat to be in violation of the separately-filed deed restrictions.

For Your Information:

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

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

City Engineer: Detention is required.

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

Parks and Recreation: Incorrect park sector number, should be 2.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/05/2020
Plat Name: American Tank Beaumont Highway
Developer: American Tank and Vessel
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2020-0309 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	9.7560	Total Reserve Acreage:	9.5310
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77049	418W	ETJ

Conditions and Requirements for Approval

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

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

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 Utility Analysis: Approved

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

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

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



**PLANNING &
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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 03/05/2020
Plat Name: Ashland Oak Manor
Developer: H & T Development
Applicant: The Interfield Group
App No/Type: 2020-0357 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1640	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	492D	City

Conditions and Requirements for Approval

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 02/26/2020:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/05/2020
Plat Name: Barzar Plaza
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2020-0186 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4672	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	City

Conditions and Requirements for Approval

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

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

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

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

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

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

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

1. Provide all record information for Caster Street.
2. Add typical lot layout graphic.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42

Action Date: 03/05/2020

Plat Name: Barzar Plaza

Developer: CAS Consultants, LLC

Applicant: CAS Consultants, LLC

App No/Type: 2020-0186 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

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

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

Parks and Recreation: Incorrect park sector is shown. Plat note #13 should match "C" in Parks Table. Remove replicated park note in park table.

Addressing: Please rename CASTER STREET to CASTOR STREET on plat.

Solid Waste: Please submit a solid waste plan to determine solid waste collection eligibility.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 03/05/2020
Plat Name: Blue Ridge Hillcroft
Developer: S16 Texas Hold-Em Houston LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2020-0310 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	13.7380	Total Reserve Acreage:	13.7380
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FIVE CORNERS IMPROVEMENT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77085	571N	City

Conditions and Requirements for Approval

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

073.1. Replat Legal Descriptions shall follow guidelines and/or examples. Chapter 42

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-42(5), 44(6)

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

For Your Information:

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

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

City Engineer: Detention is required.
Stormwater quality permit is required.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 03/05/2020
Plat Name: Chateaus on Hutchins Street
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2020-0252 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.6887	Total Reserve Acreage:	0.0045
Number of Lots:	18	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

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)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 03/05/2020
Plat Name: Chateaus on Hutchins Street
Developer: City Choice Homes L.L.C.
Applicant: ICMC GROUP INC
App No/Type: 2020-0252 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 02/12/2020:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

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

City Engineer: Detention is required.

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

Parks and Recreation: Insert number in Park Notes #3.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/05/2020
Plat Name: Comal Enclave
Developer: CE Engineers and Development Consultants, Incorporated
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2020-0362 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1601	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	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)

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-42(5), 44(6)

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

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

For Your Information:

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 03/05/2020
Plat Name: Cypress Office Warehouse
Developer: YAIR KOL
Applicant: RSG Engineering
App No/Type: 2020-0342 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2365	Total Reserve Acreage:	0.2365
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77074	531N	City

Conditions and Requirements for Approval

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

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

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

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

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

1. Provide all Deed Restrictions/Covenants stated in Title Report/City Planning Letter.

For Your Information:

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

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Must include park sector with park notes.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 03/05/2020
Plat Name: Estates At West Tidwell
Developer: CMJ BRUDER
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2020-0234 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.8082	Total Reserve Acreage:	0.0086
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

Conditions and Requirements for Approval

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

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

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries or by reserve table. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (Sec 42-190(b))

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))

Single family residential lots in the city adjacent to a collector or local street shall have a 5 feet front building line if vehicular access to each lot is provided by a shared driveway and the subdivision conforms to the performance standards of 157(c)(2). ***Conditions: (1) meets the requirements of division 2 of article III of Chapter 42, (2) each dwelling unit on a lot adjacent to a public street has front door that faces the public street, provides pedestrian access to the public street and (3) all electrical service installations for the development are installed according to CenterPoint Energy's service standards for the underground installations. (Sec 42-157)

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 03/05/2020
Plat Name: Estates At West Tidwell
Developer: CMJ BRUDER
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2020-0234 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 02/12/2020:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

In the floodplain, need drainage plan. Also W.M.E. is required.

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 03/05/2020
Plat Name: Golf Oaks Homes
Developer: FRAM Development, LLC
Applicant: Pioneer Engineering, LLC
App No/Type: 2020-0246 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1582	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	452P	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
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))
079. Revise the Lot Size and Coverage Table. (Sec 42-184)
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
158. Provide for the dedication of widening for Golf Drive as indicated on the marked file copy. (Sec 42-121 and 123)
209. Applicant has requested that this item be deferred for two weeks.

Provide recorded boundary line agreement between both owners where overlap in deeds seems to occur.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 48

Action Date: 03/05/2020

Plat Name: Golf Oaks Homes

Developer: FRAM Development, LLC

Applicant: Pioneer Engineering, LLC

App No/Type: 2020-0246 C2R

Staff Recommendation:

Defer Applicant request

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention 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: 49
Action Date: 03/05/2020
Plat Name: Heritage Senior Residence
Developer: Atlantic Pacific Communities
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No/Type: 2020-0313 C3R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	1.2340	Total Reserve Acreage:	1.0560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

Conditions and Requirements for Approval

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

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

- 1) Additional r.o.w dedication is required along Reinerman Ave and Center Street.
- 2) Dimension the r.o.w width for Reinerman Ave. and Center Street.
- 3) Revise Reinerman Avenue to Reinerman Street.

For Your Information:

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

PWE Traffic: 02/26/2020:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

Stormwater quality permit is required.

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

Addressing: Please change street type of Reinerman Avenue to Reinerman Street on plat (see V5 P66 H.C.M.R.).

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 03/05/2020
Plat Name: Howard Terrace replat no 1
Developer: Prime Texas Surveys LLC
Applicant: SEM SERVICES
App No/Type: 2020-0247 C2R

Staff Recommendation:
Withdraw

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

Conditions and Requirements for Approval

For Your Information:

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 03/05/2020
Plat Name: Kelton Enclave at Riverside
Developer: DCT Capital Fund, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2020-0156 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5051	Total Reserve Acreage:	0.0405
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533F	City

Conditions and Requirements for Approval

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

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

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

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

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

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

A shared driveway project must provide a 3' emergency access easement along each subdivision plat boundary line that is not adjacent to a public street. The easement must be labeled and dimensioned and "Emergency Access Easement" must be spelled out completely. (42-145)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 03/05/2020
Plat Name: Kelton Enclave at Riverside
Developer: DCT Capital Fund, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2020-0156 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.
City Engineer: Detention 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: 52
Action Date: 03/05/2020
Plat Name: Kings Court partial replat no 5
Developer: CORNERSTONE DEVELOPMENT
Applicant: Catalyst Technical Group, Inc.
App No/Type: 2020-0321 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.4591	Total Reserve Acreage:	0.4253
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	77087	534Q	City

Conditions and Requirements for Approval

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

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

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.

PWE Traffic: 02/26/2020:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 03/05/2020
Plat Name: Krog Skyline Homes
Developer: Poteet Design
Applicant: Bowden Land Services & Consulting
App No/Type: 2020-0081 C2R

Staff Recommendation:
 Defer Chapter 42 planning standards

Total Acreage:	0.0964	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	77018	452R	City

Conditions and Requirements for Approval

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

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

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

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

For Your Information:

The below comments were made by other agencies during this review period. These comments are 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: 02/12/2020:
 No comments.

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

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

Harris County Flood Control District: Flood Control review - No comments.
 Parks and Recreation: Must include 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 03/05/2020
Plat Name: Larkspur Enclave
Developer: CE Engineers and Development Consultants, Incorporated
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2020-0360 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1155	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	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.

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)

065. Provide specific reason(s) for amendment on the face of the plat. Additionally, add appropriate Owners Certification of Restrictions note to the face of the plat.

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

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

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54

Action Date: 03/05/2020

Plat Name: Larkspur Enclave

Developer: CE Engineers and Development Consultants, Incorporated

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2020-0360 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/05/2020
Plat Name: Magnolia Oaks
Developer: Hearthstone Homes
Applicant: Cadniques Designs, LLC
App No/Type: 2020-0083 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	2.0434	Total Reserve Acreage:	0.2230
Number of Lots:	18	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	PINE VILLAGE PUD
County	Zip	Key Map ©	City / ETJ
Harris	77039	414H	ETJ

Conditions and Requirements for Approval

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

047.2. 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)

178. The intersection angle created by two type 2 PAEs or private streets shall be between 80- and 90-degrees. With a 90-degree angle the intersection shall have a 20-ft. radius. With an angle less than a 90-degree the intersection shall have a 25-ft. radius. (129, 231)

- 1) Show reserve table
- 2) Magnolia Drive is a duplicate street 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.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 03/05/2020
Plat Name: Magnolia Oaks
Developer: Hearthstone Homes
Applicant: Cadniques Designs, LLC
App No/Type: 2020-0083 C3R

Staff Recommendation:
Approve the plat subject to
the conditions listed

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

Harris County Flood Control District: Flood Control review - No comments.
Addressing: MAGNOLIA DRIVE: Duplicate Street Name. Street name is in use. Please choose a more unique street 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)
Label 25 foot building line along Homestead Road
Label PAEs
Label 10 foot building line around Twisted Pine Court and cul-de-sac
Street name is missing at stub street
Detention may be required from a public entity
Label use of reserves
Magnolia Drive is a street name duplication. Choose another name
Ask city about connecting to streets that are publically dedicated, privately maintained
UVE should be checked at Twisted Pine Court and Wild Pine Drive. (Chapter 10-COH geometric design guidelines, 10-23)
ROW hypotenuse at corner of Twisted Pine Court and Wild Pine Drive should be 21.21' for 15'x15' cutback. (COH geometric Design guidelines, 10-22)
Either 10'x10' cutback or private street Magnolia Drive should be moved at least 10' from property line for minimum of 10' radius without radius encroachment onto frontage of adjacent property. It will be right-in/right-out as it will be connected to one-way turnaround on Homestead Road before RR track.
Plat is requested to be deferred.

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: 56
Action Date: 03/05/2020
Plat Name: Moderno at Bevis
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2020-0330 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2083	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and Requirements for Approval

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

025. Single family residential lots in the city adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 157(b) illustration and notes to the plat. (Sec 42-157(b))

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

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. (Sec 42-161)

190.3. Revise '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: 56

Action Date: 03/05/2020

Plat Name: Moderno at Bevis

Developer: Metro Living

Applicant: PLS CONSTRUCTION LAYOUT, INC

App No/Type: 2020-0330 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Submit applications online at houstonpermittingcenter.org

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

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

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

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

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



Agenda Item: 57
Action Date: 03/05/2020
Plat Name: Morgan Estate
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2020-0185 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1263	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	574A	City

Conditions and Requirements for Approval

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

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

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

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

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

For Your Information:

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

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

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: Remove replicated park note in park table.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 03/05/2020
Plat Name: Mosahab Niazmand
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No/Type: 2020-0367 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.0734	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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

025. Single family residential lots in the city adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 157(b) illustration and notes to the plat. (Sec 42-157(b))

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

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

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

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

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

203. Provide complete Recordation Package when submitting plat for recordation. (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: 58
Action Date: 03/05/2020
Plat Name: Mosahab Niazmand
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No/Type: 2020-0367 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 02/26/2020:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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

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

Addressing: Please change Moses Street to Cage Street, running South from Moses 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: 59
Action Date: 03/05/2020
Plat Name: Murdock Place
Developer: Windrose
Applicant: Windrose
App No/Type: 2020-0175 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.7142	Total Reserve Acreage:	0.2300
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573U	City

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)

174. Remove Permanent Access Easement note to the plat and/or remove PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

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)

Shared driveway along western plat boundary must be offset 4' for a minimum distance of 20' per IDM.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 03/05/2020
Plat Name: Murdock Place
Developer: Windrose
Applicant: Windrose
App No/Type: 2020-0175 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 02/04/2020:

The parking reserves need to clearly show the parking area separated from the shared driveway. Reserve B should be broken into Reserve B & C. The applicant should provide a parking exhibit showing the paved area for the parking space and insure that it has the minimum 19' depth to the parking space.

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

Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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

Parks and Recreation: Please change "C" in Parks Table to read "Incremental Number of DU". Incorrect Park Sector shown.

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



Agenda Item: 60
Action Date: 03/05/2020
Plat Name: Nichols Townhomes
Developer: Nixon properties
Applicant: RP & Associates
App No/Type: 2020-0322 C2R

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

Conditions and Requirements for Approval

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

061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (Sec 42-41)

079. Revise the Reduced Lot Size Without COS plat notes on the plat. (Sec 42-184)

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. (Sec 42-161)

186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements.

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))

Provide revised existing conditions survey, sealed by surveyor, dimensioning right-of-way width of Erastus Street. Existing subdivision plat is unclear.

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 03/05/2020
Plat Name: Nichols Townhomes
Developer: Nixon properties
Applicant: RP & Associates
App No/Type: 2020-0322 C2R

Staff Recommendation:
Defer Additional
information reqd

PWE Traffic: 02/26/2020:

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

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

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

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 03/05/2020
Plat Name: NoLo Gardens
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2020-0332 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.5000	Total Reserve Acreage:	0.0046
Number of Lots:	9	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	77018	452Q	City

Conditions and Requirements for Approval

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

026. Single family residential lots in the city adjacent to a collector or local street shall have a 5 feet front building line if vehicular access to each lot is provided by a shared driveway and the subdivision conforms to the performance standards of 157(c)(2). Conditions: (1) meets the requirements of division 2 of article III of Chapter 42, (2) each dwelling unit on a lot adjacent to a public street has front door that faces the public street, provides pedestrian access to the public street and (3) all electrical service installations for the development are installed according to CenterPoint Energy's service standards for the underground installations. (Sec 42-157(c)(2))

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))

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (Sec 42-145(a)(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: 61
Action Date: 03/05/2020
Plat Name: NoLo Gardens
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2020-0332 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 02/26/2020:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

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

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

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

Master W.M.E. is required. 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.



Agenda Item: 62
Action Date: 03/05/2020
Plat Name: North Loop Place
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2020-0243 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2755	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	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)

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lot 1-5, Block 1, is greater than one acre in size. This lot shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare. (189)

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

For Your Information:

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

PWE Utility Analysis: Approved

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 correct park sector number.

PWE Utility Analysis: Approved

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 correct park sector number.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 03/05/2020
Plat Name: Prose Champions
Developer: Chayn Mousa
Applicant: Terra Associates, Inc.
App No/Type: 2020-0205 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	24.3940	Total Reserve Acreage:	24.3940
Number of Lots:	0	Number of Multifamily Units:	360
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	CY-CHAMP PUD
County	Zip	Key Map ©	City / ETJ
Harris	77066	370F	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

PWE Utility Analysis: approve
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.
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)
Dedicate 15 feet of ROW for Shiloh Church Rd (COH-Chapter 42)
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06)
Limited scope TIA required to determine driveway location, median openings and left turn lane requirements on Shiloh Church Road and Haynes Road before review of site development plan (HC-permit regs, 12.02)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 03/05/2020
Plat Name: Shady Acres Extension no 3 partial replat no 15
Developer: CE Engineers and Development Consultants, Incorporated
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2020-0328 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2486	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
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: 64

Action Date: 03/05/2020

Plat Name: Shady Acres Extension no 3 partial replat no 15

Developer: CE Engineers and Development Consultants, Incorporated

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2020-0328 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

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

Submit applications online at houstonpermittingcenter.org

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

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

Addressing: Please change spelling of BEALLY STREET TO BEALL STREET on plat.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65

Action Date: 03/05/2020

Plat Name: Shadyacres Oaks

Developer: BB Residential

Applicant: Level Up

App No/Type: 2020-0277 C2R

Staff Recommendation:

Defer Traffic Analysis

Total Acreage:	0.1449	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and Requirements for Approval

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

139. Provide for widening of 5' for West 15th and 1/2 street. Commercial uses exist on the same block. (122)

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

Provide site plan showing driveway configuration for each lot with dimensions showing the distance of each driveway to the intersection with West Beall Street.

For Your Information:

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

PWE Traffic: 02/12/2020:

Lot one does not have sufficient frontage along W. 15 1/2 street to provide the required distances for the driveway clearances. The applicant needs to submit a plan sheet showing the proposed driveway placements to insure that they will meet the standard clearances.

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

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

Addressing: Please remove West direction from BEALL STREET on plat. See V8 P28 M.R.H.C.T.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 03/05/2020
Plat Name: South Sunnyside Court partial replat no 1 and extension
Developer: Invesco Commercial
Applicant: Marsh Darcy Partners, Inc.
App No/Type: 2020-0303 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.9936	Total Reserve Acreage:	0.9936
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

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.

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 5' for widening of Knoxville street. (122)

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

For Your Information:

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

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

City Engineer: Detention is required.
Stormwater quality permit is required.
Harris County Flood Control District: Flood Control review - No comments.

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 03/05/2020
Plat Name: Spot on Anderson
Developer: Hwami Builder LLC
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2020-0327 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	4.4564	Total Reserve Acreage:	4.4564
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77053	572S	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.

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67

Action Date: 03/05/2020

Plat Name: Spot on Anderson

Developer: Hwami Builder LLC

Applicant: CE Engineers & Development Consultants, INC

App No/Type: 2020-0327 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Traffic: 02/26/2020:

No comments.

PWE Utility Analysis: APPROVED

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

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

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

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

Plans and plat are to be approved by CIP project manager, Niki Foster (HC-permit regs, 5.06)

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 03/05/2020
Plat Name: Twilight Park
Developer: N/A
Applicant: The Interfield Group
App No/Type: 2020-0363 C2R

Staff Recommendation:
Defer further deed rests
review reqd

Total Acreage:	0.5740	Total Reserve Acreage:	0.5740
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	77008	493A	City

Conditions and Requirements for Approval

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

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

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

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

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

Add the following note: A 15' building line is applicable only if the future development complies with each of the performance standards in the section 42-153, Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less.

For Your Information:

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

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

Parks and Recreation: Add multifamily note.
City Engineer: Detention is required.

Solid Waste: Does not need SWMD review.
Harris County Flood Control District: Flood Control review - No comments.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 03/05/2020
Plat Name: Wavell Park
Developer: McKinney Homes
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2020-0197 C2R

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.1708	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	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)

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

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. (Recd_pkg.doc)

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69

Action Date: 03/05/2020

Plat Name: Wavell Park

Developer: McKinney Homes

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2020-0197 C2R

Staff Recommendation:

Approve the plat subject to the conditions listed

PWE Traffic: 02/26/2020:
No comments.

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

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

City Engineer: Detention may be 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 in notes must match number in chart.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 03/05/2020
Plat Name: Houston Cao Dai Temple at Milroy
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No/Type: 2020-0168 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.3030	Total Reserve Acreage:	5.3030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77066	371K	ETJ

Conditions and Requirements for Approval

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

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

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

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 03/05/2020
Plat Name: Houston Cao Dai Temple at Milroy
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No/Type: 2020-0168 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

PWE Traffic: 02/26/2020:

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.

Addressing: Please change street type of Milroy Street to Milroy Lane on plat (see V12 P39 HCMR).

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

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

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

Houston Planning Commission

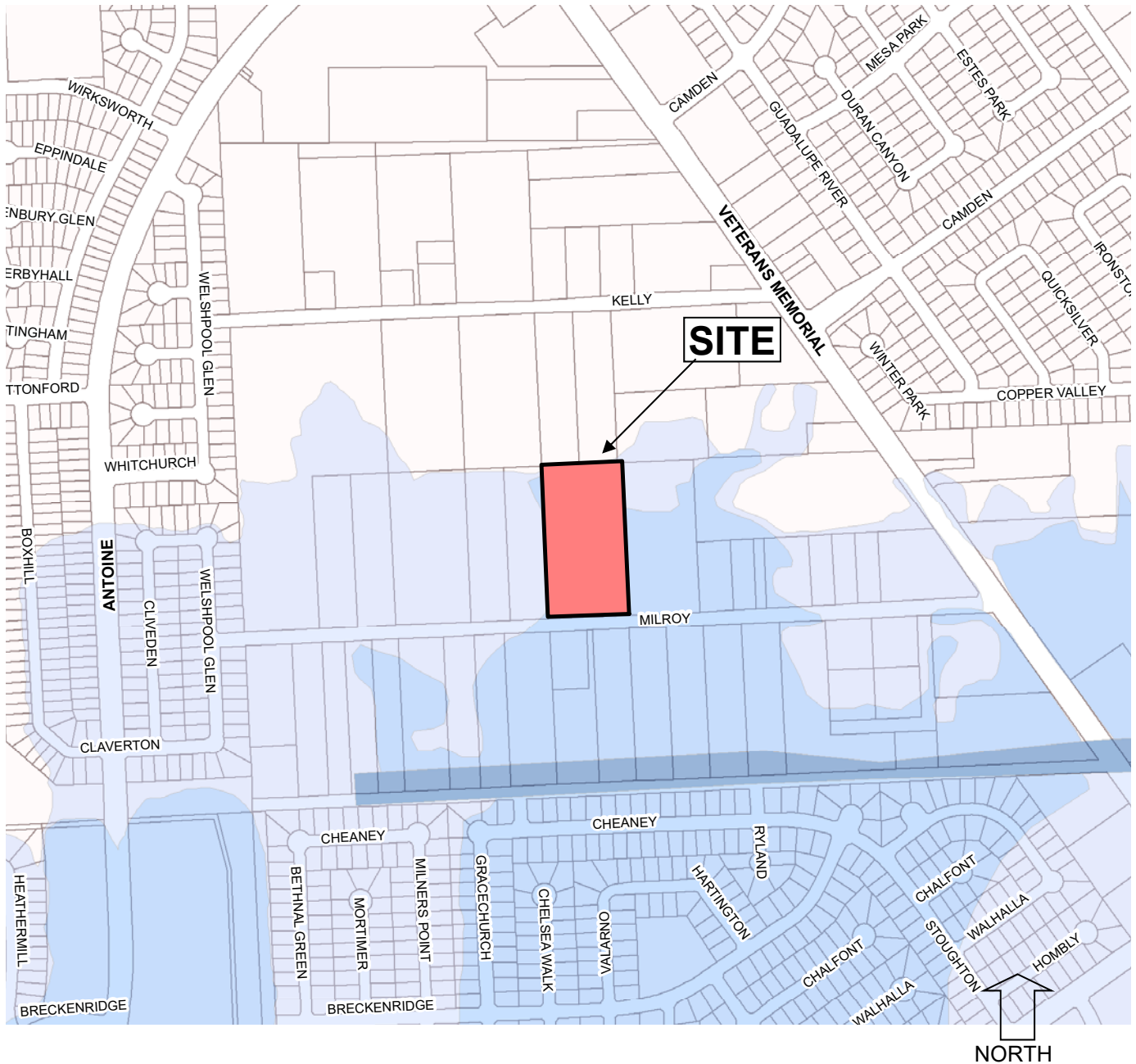
ITEM: 70

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Houston Cao Dai Temple at Milroy

Applicant: Advance Surveying, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

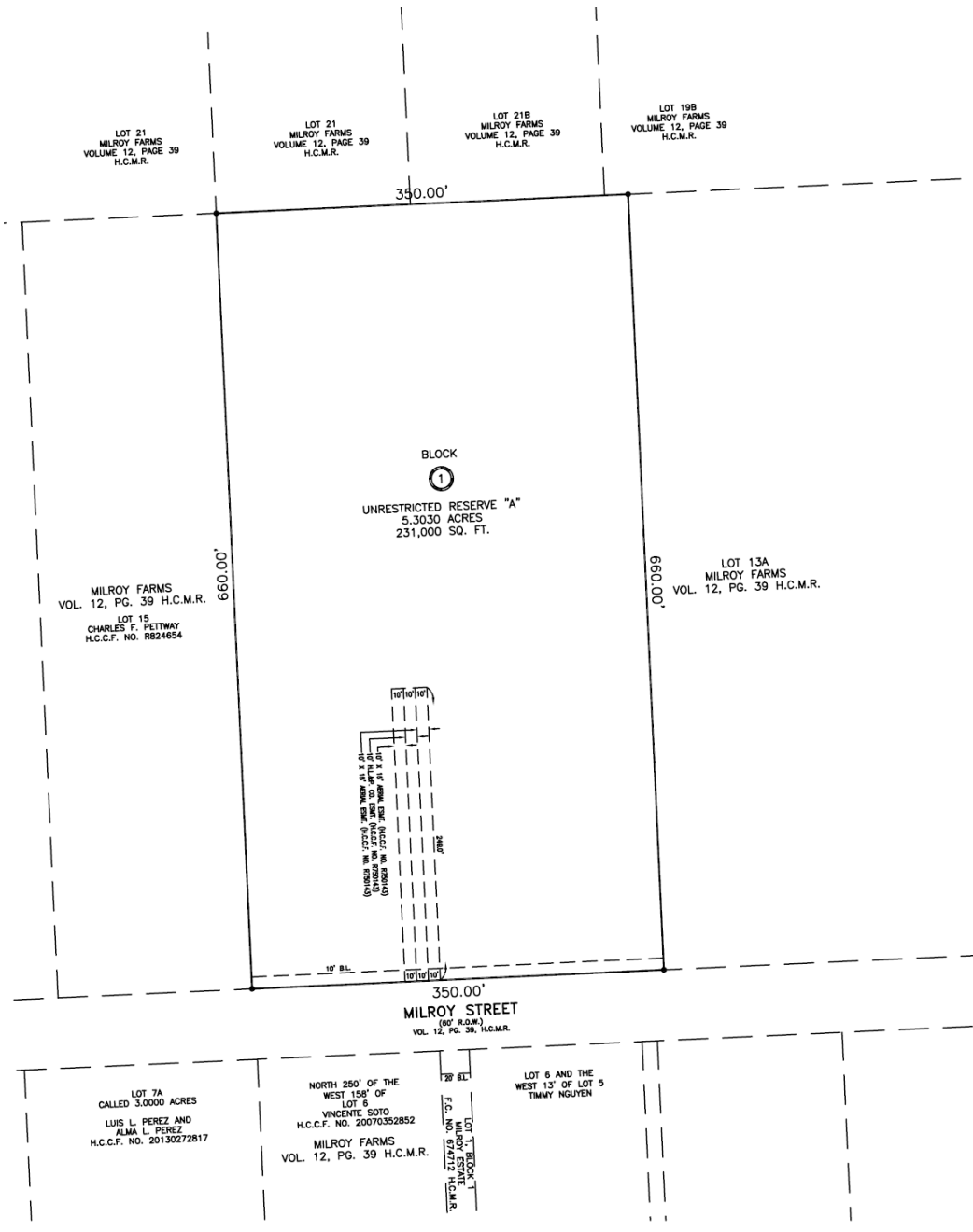
ITEM: 70

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Houston Cao Dai Temple at Milroy

Applicant: Advance Surveying, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 70

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Houston Cao Dai Temple at Milroy

Applicant: Advance Surveying, 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

February 7, 2020

Dear Property Owner:

Reference Number: 2020-0618

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "**Luong Milroy Subdivision and Houston Cao Dai Temple**". This proposal includes the replatting of lots 1 and 2, block 1 of Luong Milroy Subdivision and Reserve A, block 1 of **Cao Dai Temple**, as recorded at Film Code No. 648119 and 689688 respectively of the Harris County Map Records. The new subdivision name is "**Houston Cao Dai Temple at Milroy**".

The property is located at north along Milroy Lane west of Veterans Memorial Drive.

The purpose of the replat is to create one unrestricted reserve. .

The applicant, Josh Griffin, with Advance Surveying, Inc., on behalf of Advance Surveying, can be contacted at 281-530-2939 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, March 5, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information*

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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: 71
Action Date: 03/05/2020
Plat Name: RB Gaut partial replat no 1
Developer: Brazos Presbyterian Homes, Inc.
Applicant: Total Surveyors, Inc.
App No/Type: 2020-0035 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	5.2629	Total Reserve Acreage:	5.2629
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	UPTOWN MGMT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77056	491R	City

Conditions and Requirements for Approval

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.

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

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Park Sector number is blank in notes. Please fill in.

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

Houston Planning Commission

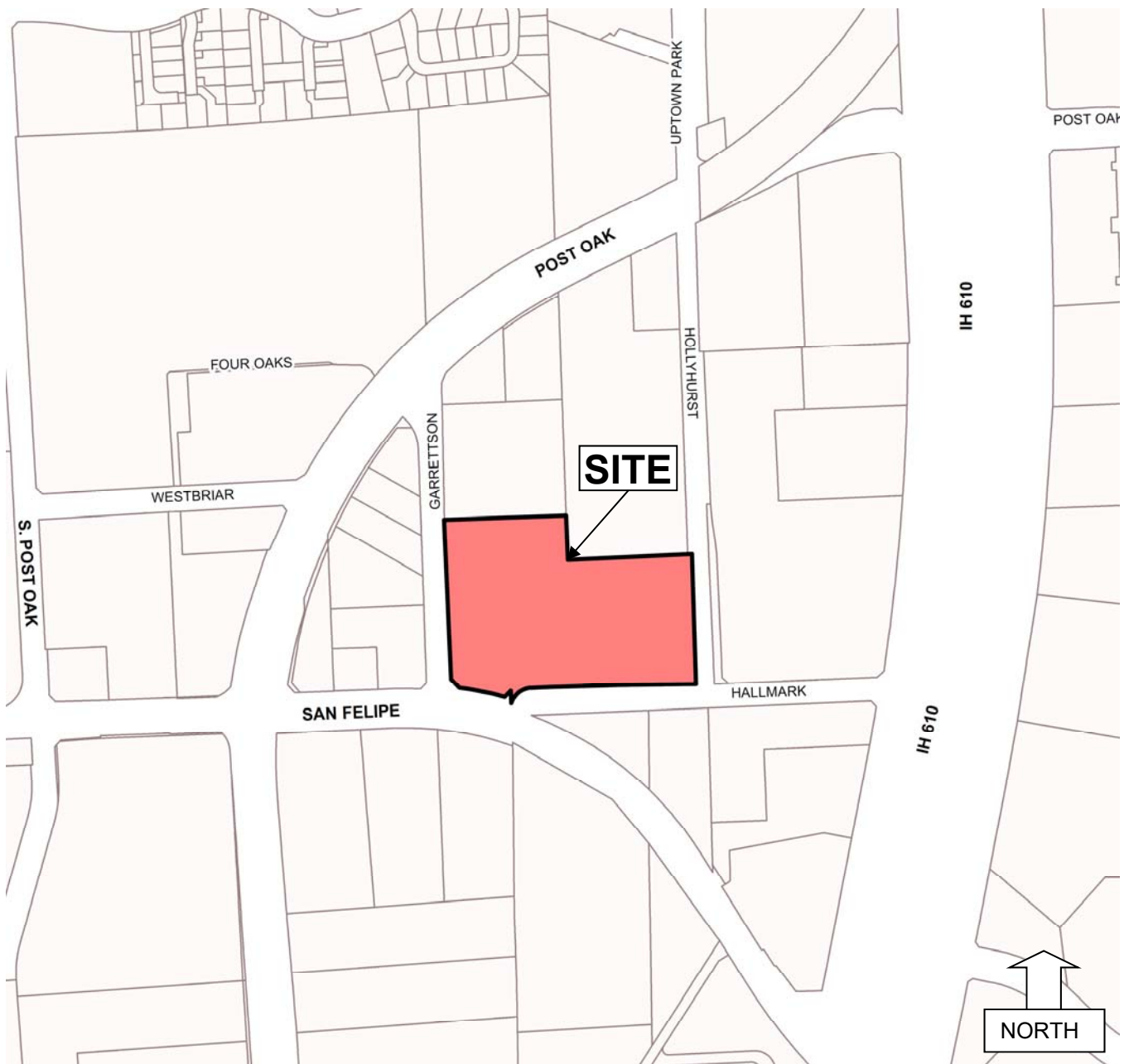
ITEM: 71

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: RB Gaut partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

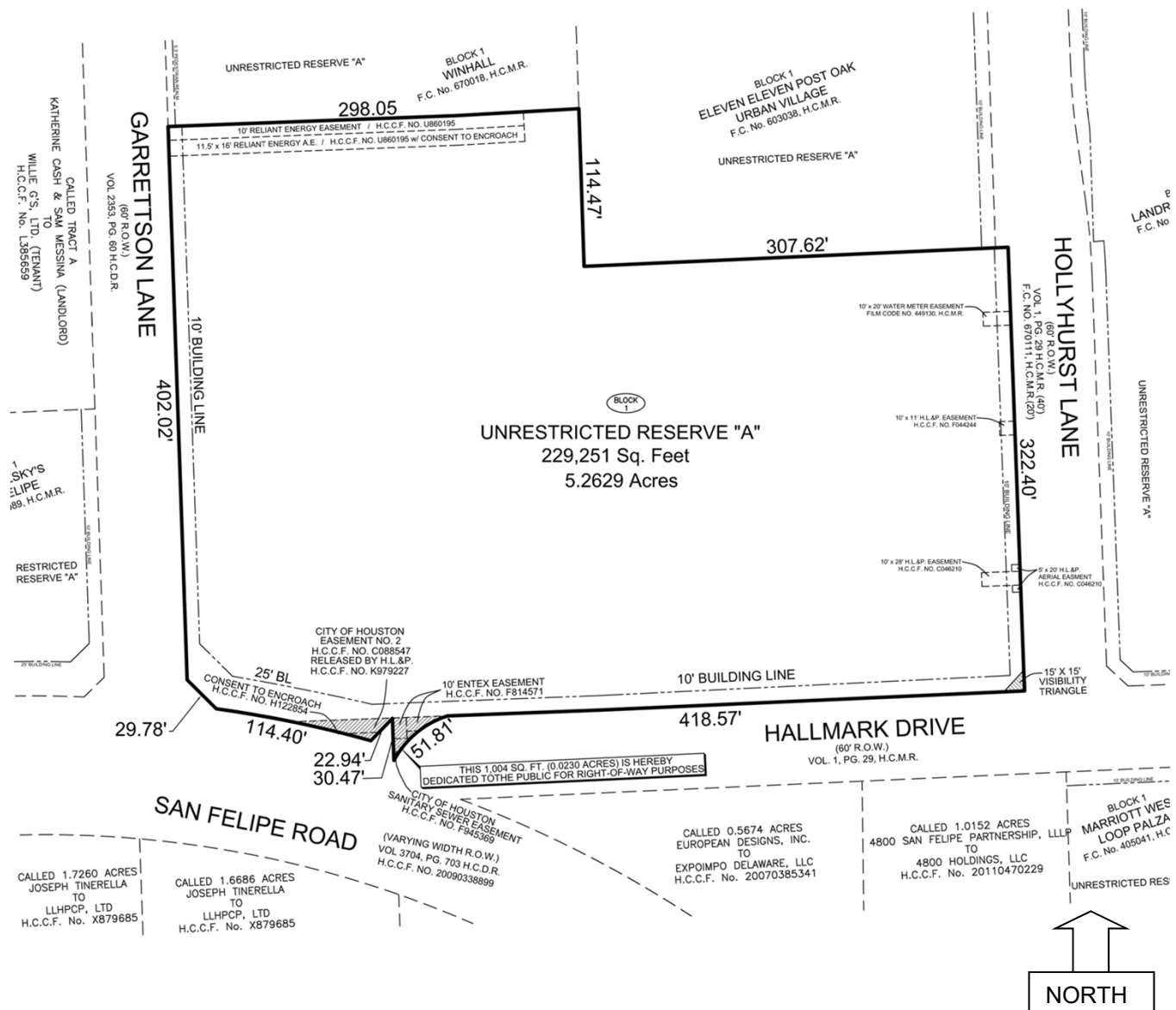
Planning and Development Department

ITEM: 71

Meeting Date: 03/05/2020

Subdivision Name: RB Gaut partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

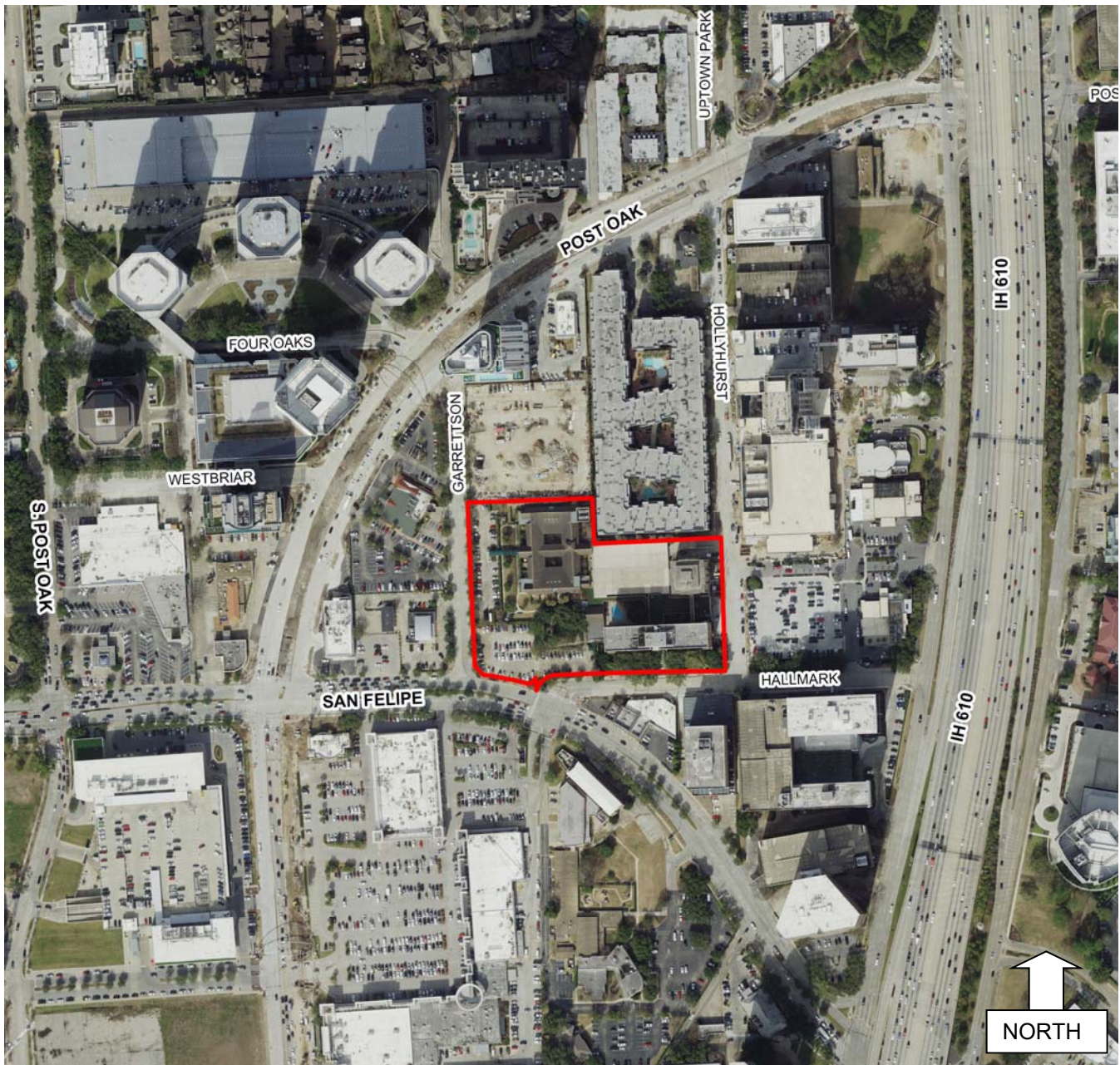
ITEM: 71

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: RB Gaut partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 29, 2020

Dear Property Owner:

Reference Number: 2020-0035

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**RB Gaut Subdivision**". This proposal includes the replatting of a portion of Lot 1, Block D, as recorded in Volume 01, Page 29 of the Harris County Map Records. The new subdivision name is "**RB Gaut partial replat no 1**".

The property is located at the northeast intersection of San Felipe Street and Garrettson lane. East of Post Oak Boulevard and west of IH610.

The purpose of the replat is to create one (1) unrestricted reserve.

The applicant, Kevin Kolb, with Total Surveyors Inc., on behalf of Brazos Presbyterian Homes, Inc., can be contacted at 281-479-7819.

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, February 20th, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information*

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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: 72
Action Date: 03/05/2020
Plat Name: Southgate partial replat no 3
Developer: 1933 Dryden LLC
Applicant: Tetra Surveys
App No/Type: 2020-0064 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.3874	Total Reserve Acreage:	0.3874
Number of Lots:	0	Number of Multifamily Units:	16
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	77030	532H	City

Conditions and Requirements for Approval

For Your Information:

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

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

City Engineer: Detention is required.
In the floodplain, need drainage plan.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Incorrect park sector number.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 72

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Southgate partial replat no 3 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

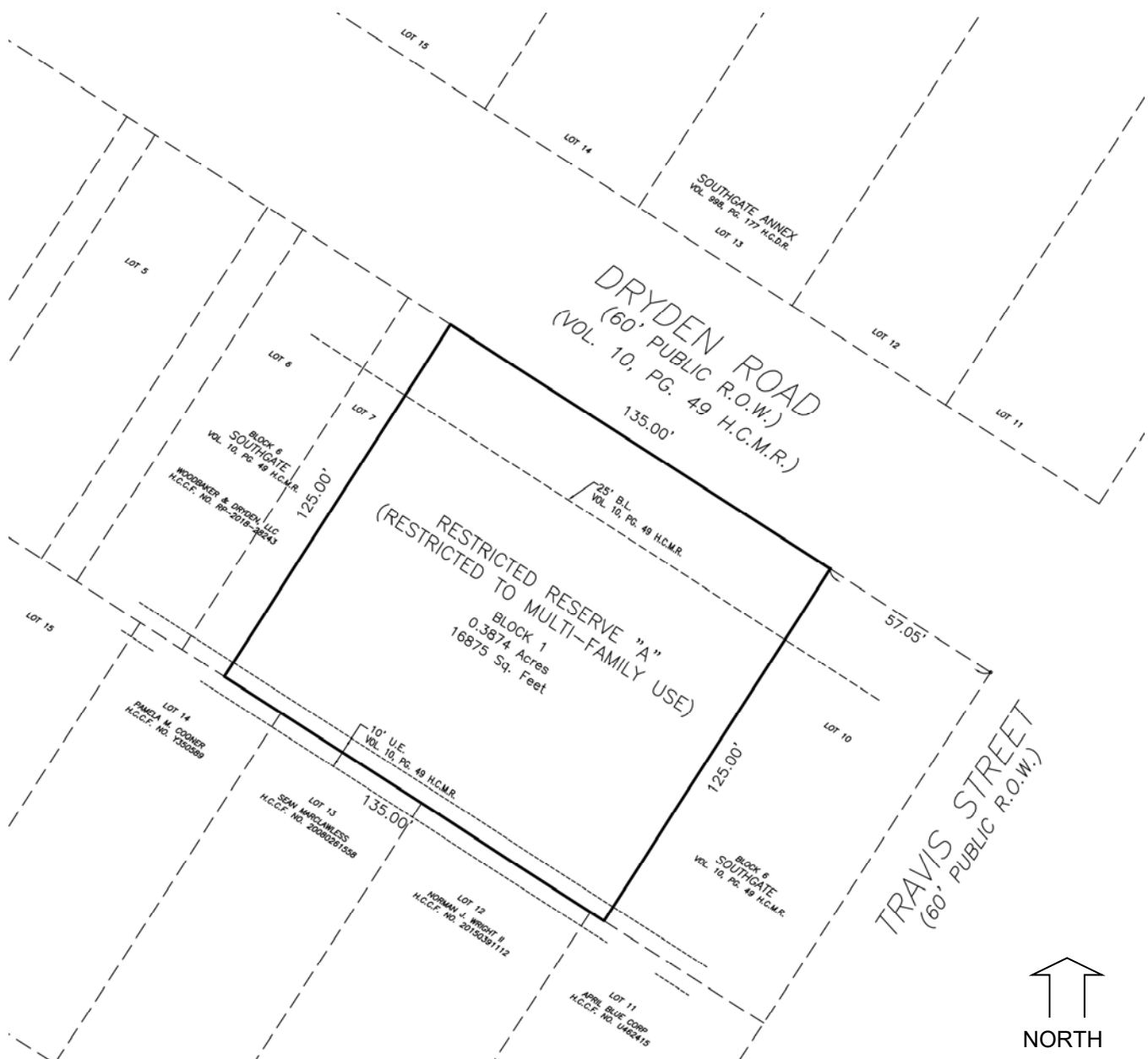
ITEM: 72

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Southgate partial replat no 3 (DEF 1)

Applicant: Tetra Surveys



C – Public Hearings

Subdivision

Houston Planning Commission

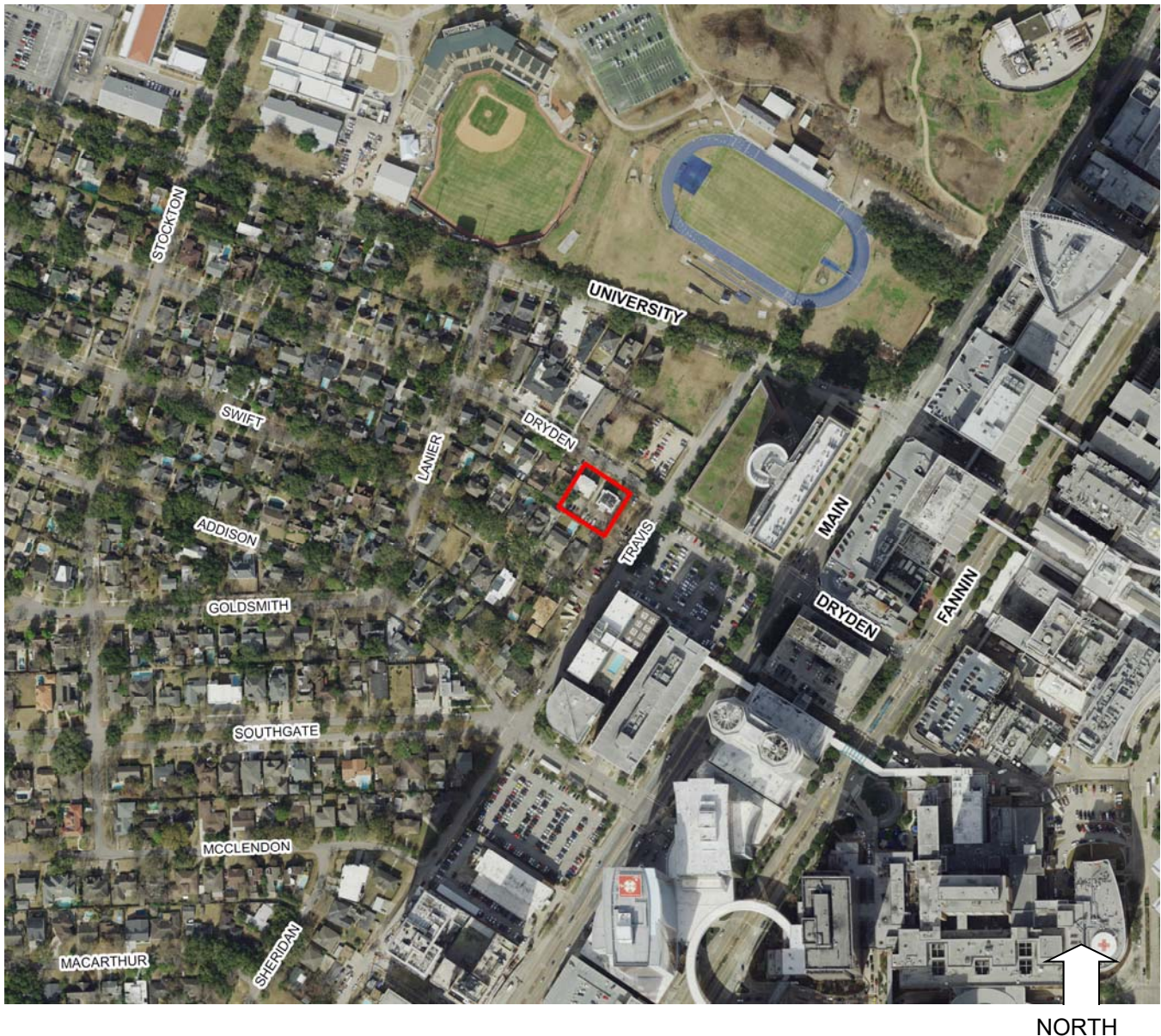
ITEM: 72

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Southgate partial replat no 3 (DEF 1)

Applicant: Tetra Surveys



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

January 28, 2020

Dear Property Owner:

Reference Number: 2020-0064

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Southgate". This proposal includes the replatting of Lots 8,9 and the east 35' of lot 7, Block 6, as recorded in Volume 10 Page 49 of the Harris County Map Records. The new subdivision name is **"Southgate partial replat no 3"**.

The property is located south along Dryden Rd, east of Lanier St and west of Travis St.

The purpose of the replat is to create one reserve restricted to multifamily use.

The applicant, **Paul Coyne**, with Tetra Surveys, on 1933 Dryden LLC, can be contacted at **713-462-6100**.

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, February 20th, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information*

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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: 73
Action Date: 03/05/2020
Plat Name: Stoneworks Mansfield Park
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2020-0045 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	3.3012	Total Reserve Acreage:	0.1222
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	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)

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 amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

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

1. Mansfield Grove Must connect to Burt or provide a turnaround at the 200' mark from Mansfield Road on the Mansfield Creek PAE. (42-232)

2. Correct Parks Table to show true number of existing and proposed dwelling units.

3. Provide record documents for the Burt Street to confirm width. Or include a survey that dimensions the the ROW width, including paved and unpaved widths.

4. Per PWE, provide Proper turnaround/Cul-de-sac as required by 42-134 and 42-131, as well as Ch. 10 PWE-IDM. If Mansfield Grove connects to the Burt Street Cul-de-sac it must connect at 90 degree angle.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 03/05/2020
Plat Name: Stoneworks Mansfield Park
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2020-0045 C3N

Staff Recommendation:
Defer Applicant request

PWE Traffic: 02/13/2020:

Sufficient on-site parking is provided.

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

Submit applications online at houstonpermittingcenter.org

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

City Engineer: Detention is required.

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

Parks and Recreation: Incorrect park sector. Parks Table should have 60 proposed, 1 existing and 59 incremental dwelling units.

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

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

Houston Planning Commission

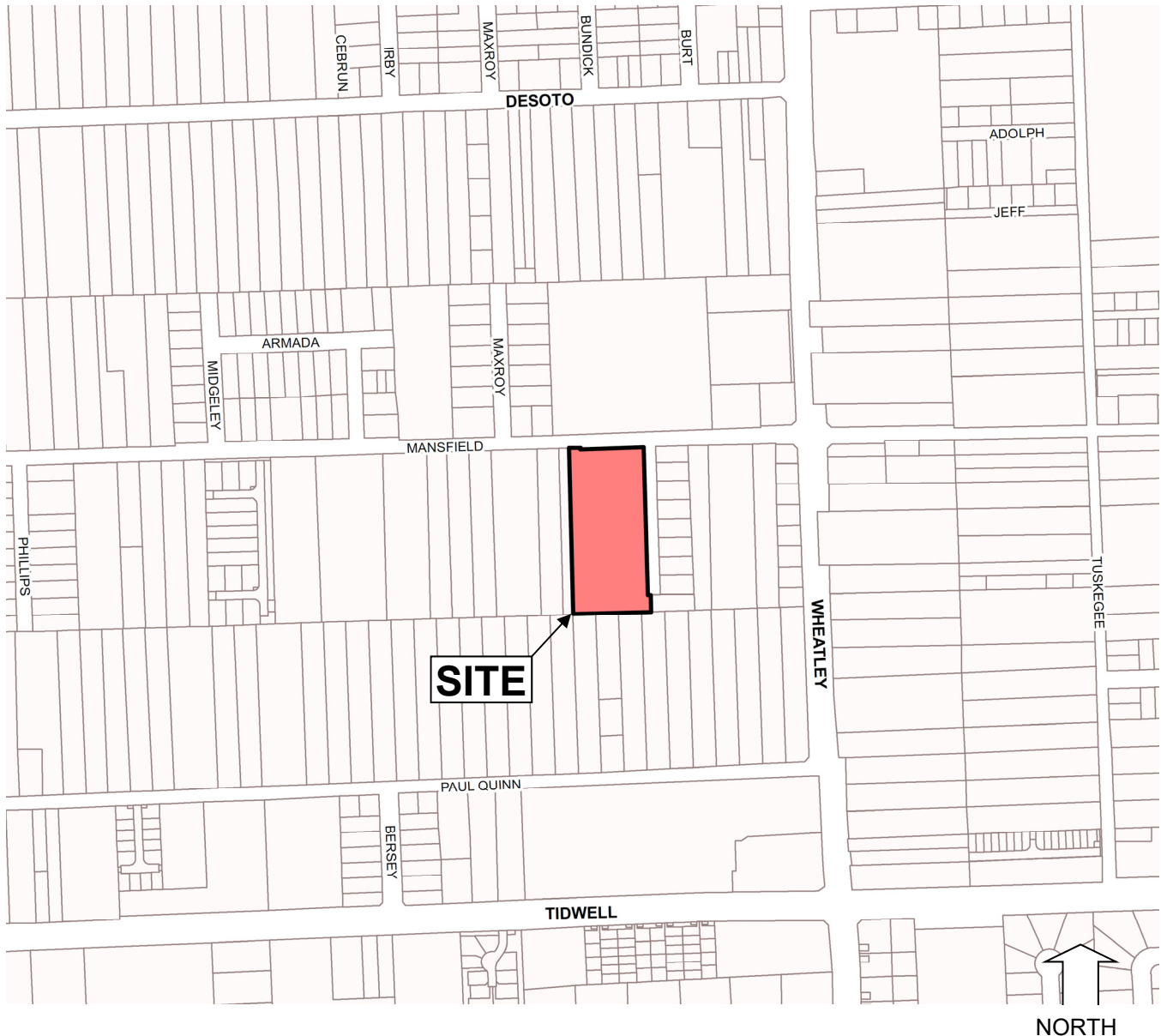
ITEM: 73

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Stoneworks Mansfield Park (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

ITEM: 73

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Stoneworks Mansfield Park (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 24, 2020

Dear Property Owner:

Reference Number: 2020-0045

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Burt Street Addition" and "Highland Heights Annex Addition." This proposal includes the replatting of all of Burt Street Addition, as recorded at Film Code No. 590034 of the Harris County Map Records and a portion of Lot 11, of Highland Heights Annex Addition, as recorded in Vol. 459, Pg. 351 of the Harris County Deed Records. The new subdivision name is **"Stoneworks Mansfield Park"**.

The property is located along and south of Mansfield Street, west of Burt Street and east of Phillips Street. The purpose of the replat is to create sixty (60) single-family residential lots and three (3) reserves. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Stoneworks, LLC, can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing.

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Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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Agenda Item: 74
Action Date: 03/05/2020
Plat Name: Engelke Place
Developer: BAYOU CITY STRATEGIC REALTY INVESTMENTS LLC
Applicant: Bowden Land Services & Consulting
App No/Type: 2020-0286 C2R

Staff Recommendation:
Defer Additional
information reqd

Total Acreage:	0.2170	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494P	City

Conditions and Requirements for Approval

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

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

079. Revise the Lot Size and Coverage Table as indicated on the marked file copy. (Sec 42-184)

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. (Sec 42-151)

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. (Sec 42-161)

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11. (Sec 42-1)

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

Single family residential lots in the city adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 157(b) illustration and notes to the plat.

Revise the variance request form as indicated on the marked file copy.

Dimension all pedestrian improvements on site plan as indicated on the marked file copy.

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74

Action Date: 03/05/2020

Plat Name: Engelke Place

Developer: BAYOU CITY STRATEGIC REALTY INVESTMENTS LLC

Applicant: Bowden Land Services & Consulting

App No/Type: 2020-0286 C2R

Staff Recommendation:

Defer Additional
information reqd

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

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

Parks and Recreation: Must fill in blanks in notes for park sector and dwelling units.

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

Houston Planning Commission

Planning and Development Department

ITEM: 74

Meeting Date: 03/05/2020

Subdivision Name: Engelke Place

Applicant: Bowden Land Services & Consulting



D – Variances

Site Location

Houston Planning Commission

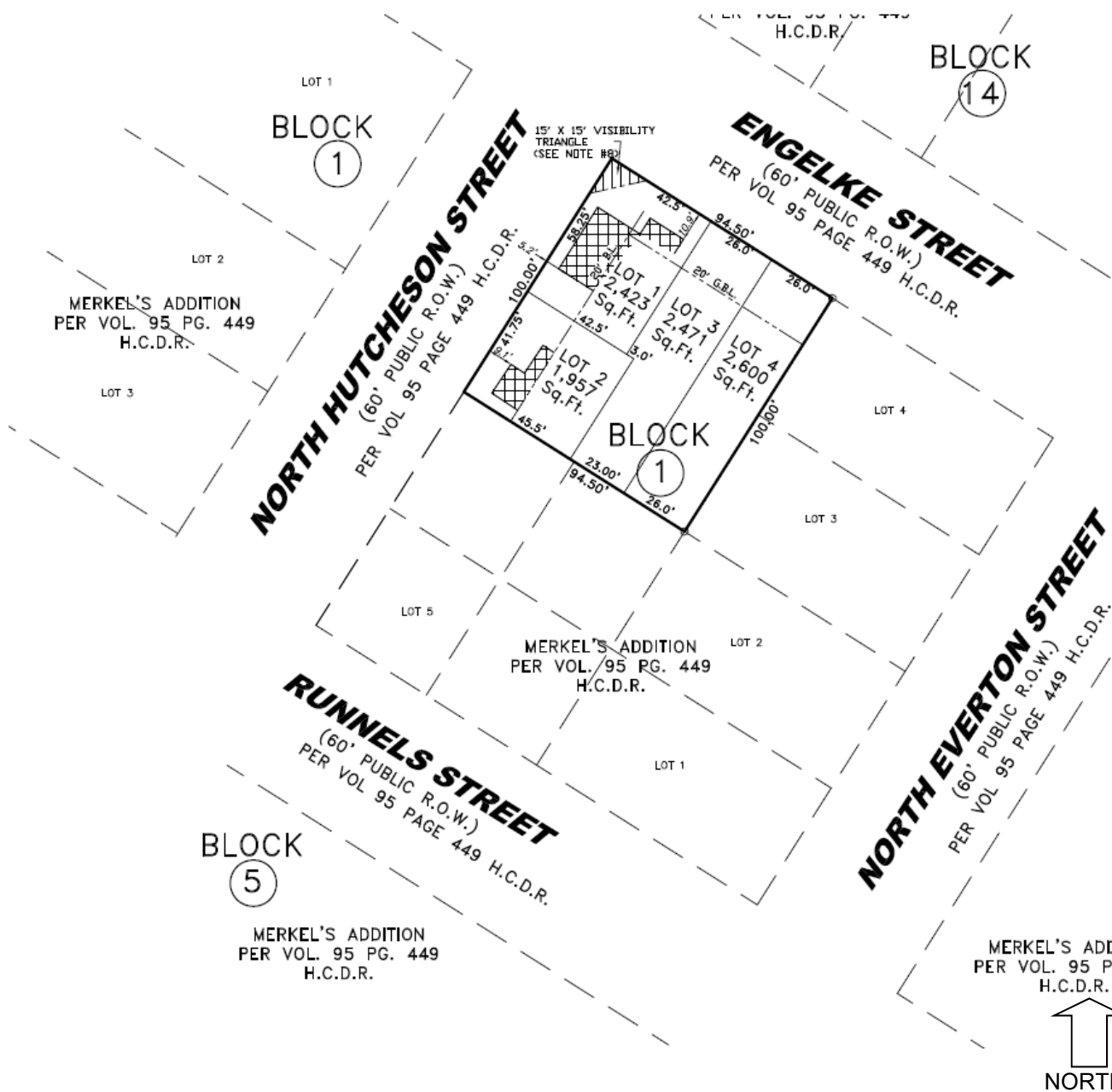
ITEM: 74

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Engelke Place

Applicant: Bowden Land Services & Consulting



D – Variances

Subdivision

Houston Planning Commission

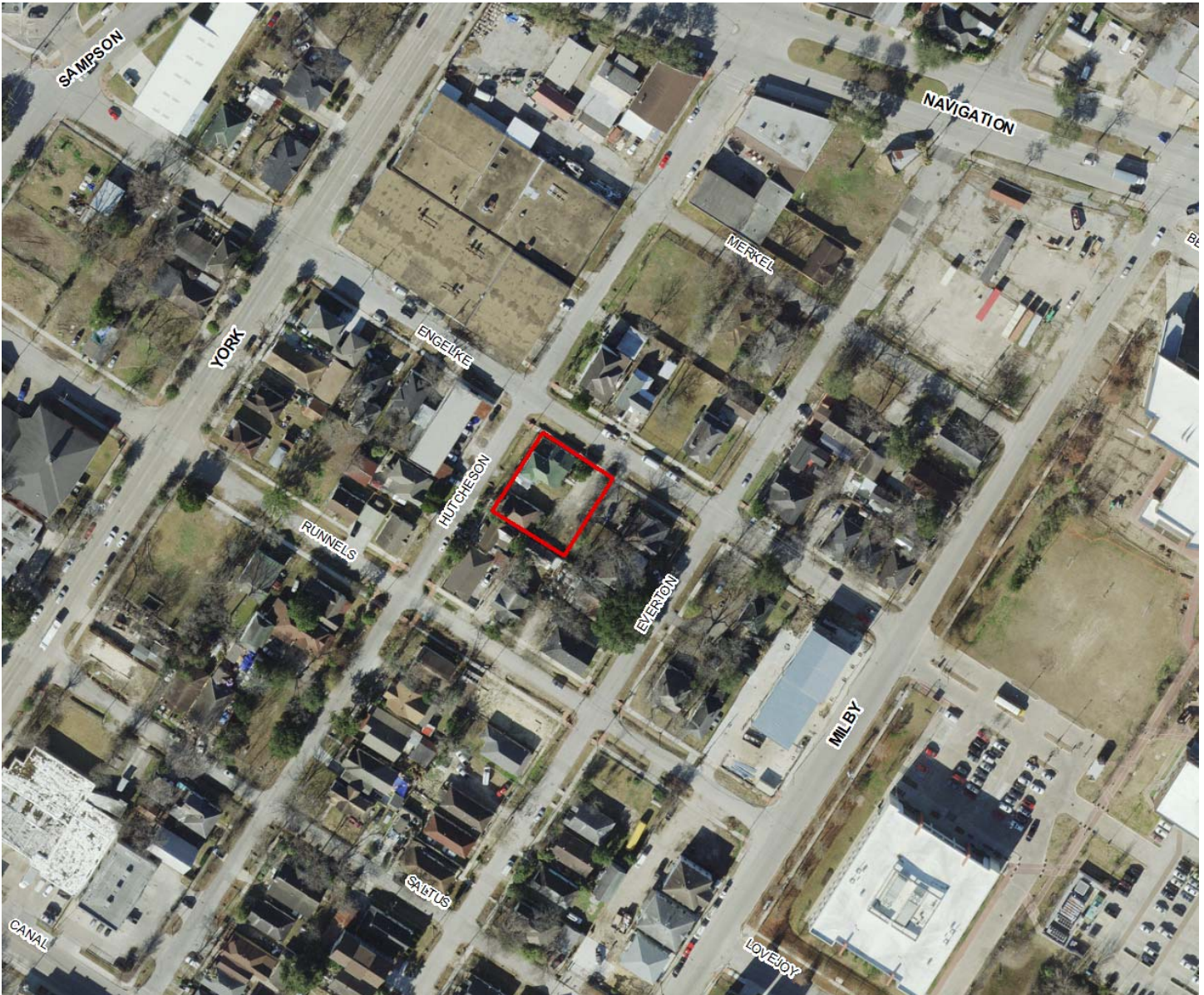
ITEM: 74

Planning and Development Department

Meeting Date: 03/05/2020

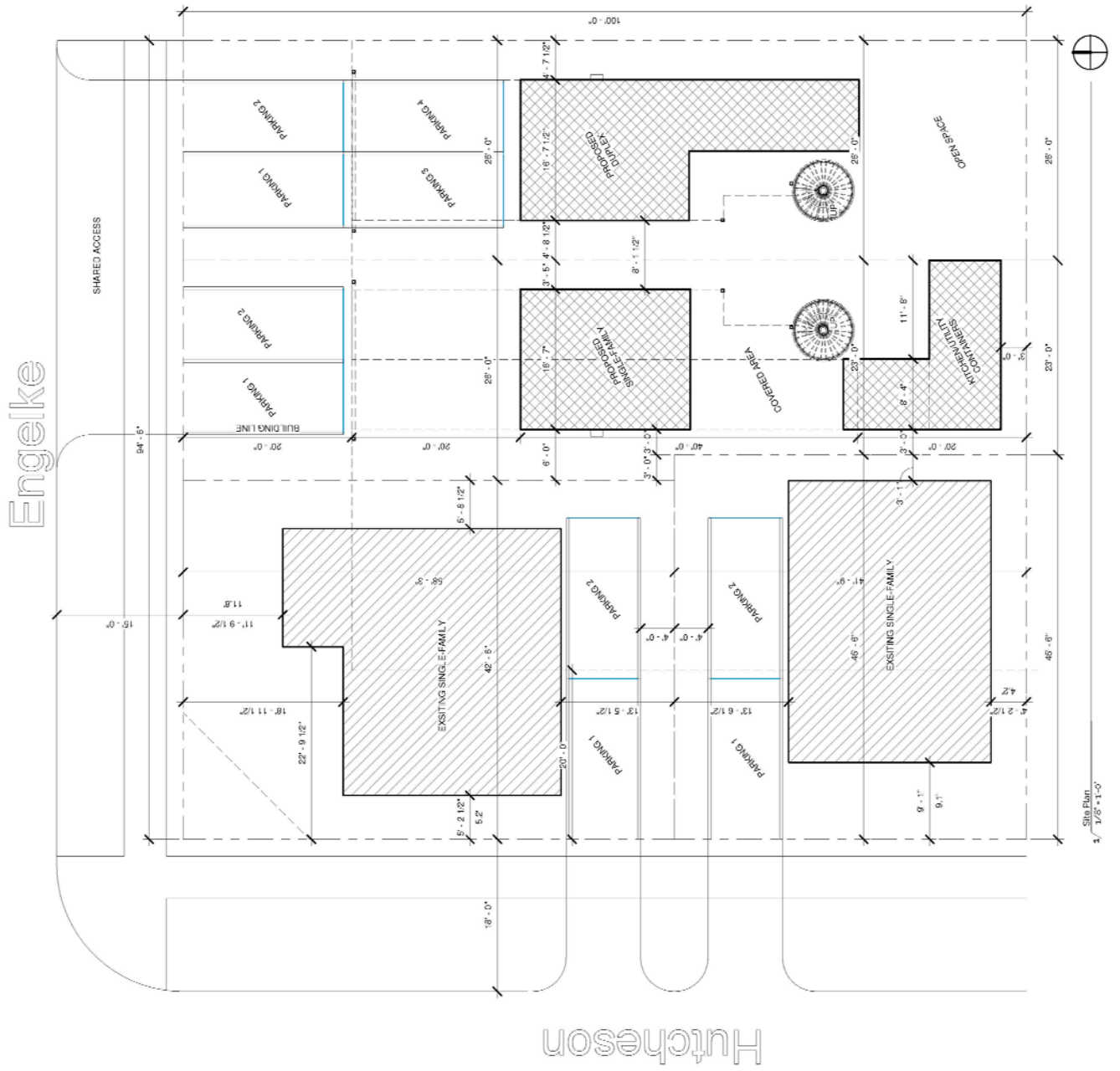
Subdivision Name: Engelke Place

Applicant: Bowden Land Services & Consulting

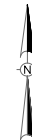


D – Variances

Aerial



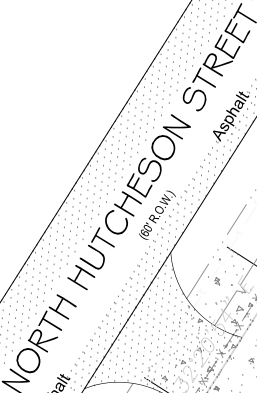
This determination is to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.



LEGEND :

U.E. = Utility Easement
D.E. = Drillage Easement
B.L. = Building Line
G.E. = Guy Easement
I.R. = Iron Rod
I.P. = Iron Pipe
P.I.P. = Pinch Iron Pipe
C.M. = Control Monument
S.M.S.E. = Storm Sewer Easement
S.N.S.E. = Sanitary Sewer Easement
H.C.C.F.No. = Harris County Clerk File Number

— = Wood Fence
— = Chain Link
— = Barbed Wire
— = Wrought Iron
PF = Power Pole
— = Overhead Powerline



Notes :


- Basis for Bearings: Texas State Plane Coordinate System, South Central Zone No. 4204; NAD83.
- Distances shown are ground distances.
- All abstracting done by the company.
- All S.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- Dimension lines from Improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants or ownership file evidence.



Barry D. Adkins 12/10/2019
BARRY D. ADKINS, R.P.L.S. No. 6137
This survey is certified for this transaction only. It is not transferable to additional transactions or subsequent owners. If this survey does not bear an original OLS and is a build and sell

LETA	7 & 8	BLOCK	2	SECTION	MERKEL'S			SECTION	1
REGISTRATION	VOLUME 95, PAGE 449 OF THE DEED RECORDS							COUNTY	HARRIS
ADDRESS	3609 ENGELKE STREET				CITY	HOUSTON	STATE	TEXAS	DP ID# 77003

This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.


David M. Engineers, Inc.
 11020 Westchase Parkway, Suite 300
 Houston, Texas 77042
 281-469-9900
 www.dme.com

Michael Gill
 Dallas, TX
 214-343-1111



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0286

Plat Name: Elgin Smith

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 01/10/2020

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:

Request for a dual building to allow existing structures to remain within the platted building line for the life of the structures

Chapter 42 Section: 156

Chapter 42 Reference:

Sec. 42-156. - Collector and local streets- Single Family residential

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Subject property is located within the City limits of the City of Houston at the corner of Engelke St. and N. Hutcheson St. south of Navigation Blvd., north of Canal St., east of N. York St. and west of N. Milby St. Subject property is situated in lots 7 & 8 Block 2 of Merkel's Section 1 as recorded in Volume 95 Page 449 of the deed records of Harris County in 1897. The existing structures were built in 1930 and currently encroaching into the 20-foot building line as mandated by 42-156 along N. Hutchinson St. a 60' foot wide public ROW as platted in the above referenced deed record. The distance from the edge of pavement to the property line is 18 ft. The existing home on Lot 7 sits 9.1 feet away from the property line for a total distance of 28.1 feet from the edge of pavement. Lot 8 also has a distance of 18 feet from the edge of pavement and the existing home is situated 4.2 feet from the property line for a total distance of 22.2 feet from the edge of pavement. The optional performance standards allow for a 10' foot building line and 17' garage building line, therefore the existing home on lot 7 is encroaching the current 10-foot building by 0.9 feet. The existing home on Lot 8 is encroaching into the current 10-foot building line at 5.8 feet. However, the encroachment has existed for 90 years and both homes have been encroaching since 1930 which predates the current ordinance standards. Neither home has a garage encroachment and the plat is compliant in all other aspects. The structures were recently reviewed and approved for remodeling and we have provided the approved site plans along with the permit proving the encroachment was not an issue previously due to no platted building lines on the current plat. The replat, will require the development to be approved according to today's standards applying the required building therefore causing the encroachment into the building line per the current ordinance requirements. The current condition of each home is fair however each structure is 90 years old and we respectfully request that the structures be allowed to remain at their current location with a condition that the building line will revert back to the current standards once the structures are no longer habitable and removed allowing the current owner to prevent a cloud on the title and have the ability to permit the encroached area as well as convey the property without concern the encroachment will prevent either action.

(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 adopted plan for Midtown calls for the creation of pedestrian-friendly streetscapes, which require variances from the city-wide usual standards as well as extra/enhanced elements within the pedestrian realm. The fact that Midtown is a proposed pilot area for the recent Walkable Places Committee efforts reinforces the guidelines behind the Midtown Plan.

(3) The intent and general purposes of this chapter will be preserved and maintained;

One of the purposes of chapter 42 is to support unique neighborhood character/area plans, which can be done by requesting variances from the standard requirements as is appropriate in this circumstance. One of the purposes of chapter 42 is to support unique neighborhood character/area plans, which can be done by requesting variances from the standard requirements as is appropriate in this circumstance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Bringing buildings up closer to the street promotes walkability, transit use, and pedestrian safety. These things preserve public health, safety, and welfare. The only access and curb cut to the property occurs on Smith Street, thus limiting pedestrian/vehicle conflicts significantly.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the creation of a pedestrian-friendly environment in accordance with the plan for Midtown and the proposed guidelines from the Walkable Places Subcommittee.



Application No: 2020-0286

Agenda Item: 74

PC Action Date: 03/05/2020

Plat Name: Engelke Place

Applicant: Bowden Land Services & Consulting

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 156

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[Request for a dual building to allow existing structures to remain within the new platted building line for the life of the structures;](#)

Basis of Recommendation:

[The site is located at the southeast of N Hutcheson Street and Engelke Street, south of Navigation Boulevard and east of N York Street.](#)

[The applicant is requesting a variance to allow a dual building line for an existing residential building along Hutcheson Street.](#)

[Staff's recommendation is to defer the plat to allow the applicant to provide revised information by noon next Wednesday.](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

February 26, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Engelke Place

REFERENCE NUMBER: 2020-0286

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property southeast intersection of North Hutchenson Street and Engelke 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.

Bowden Land Services and Consulting, the applicant, has filed the request on behalf of Bayou City Strategic Realty Investments LLC, the developer of the subject site. The applicant is requesting a variance to allow a dual B.L for an existing structure to encroach into the platted B.L along North Hutcheson Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the 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, March 5th, 2020, 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 **Nichole Bowden** with **Bowden Land Services & Consulting** at **832.540.8843**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 75
Action Date: 03/05/2020
Plat Name: Modulate Motor Sports
Developer: Alejandro Elizondo
Applicant: Hovis Surveying Company Inc.
App No/Type: 2020-0300 C2R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	1.0000	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:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	417R	ETJ

Conditions and Requirements for Approval

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

For Your Information:

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

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

City Engineer: Proposed plat has no access frontage. Detention maybe required subject to impervious cover more than 65%.

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
County has no objections to variance

Houston Planning Commission

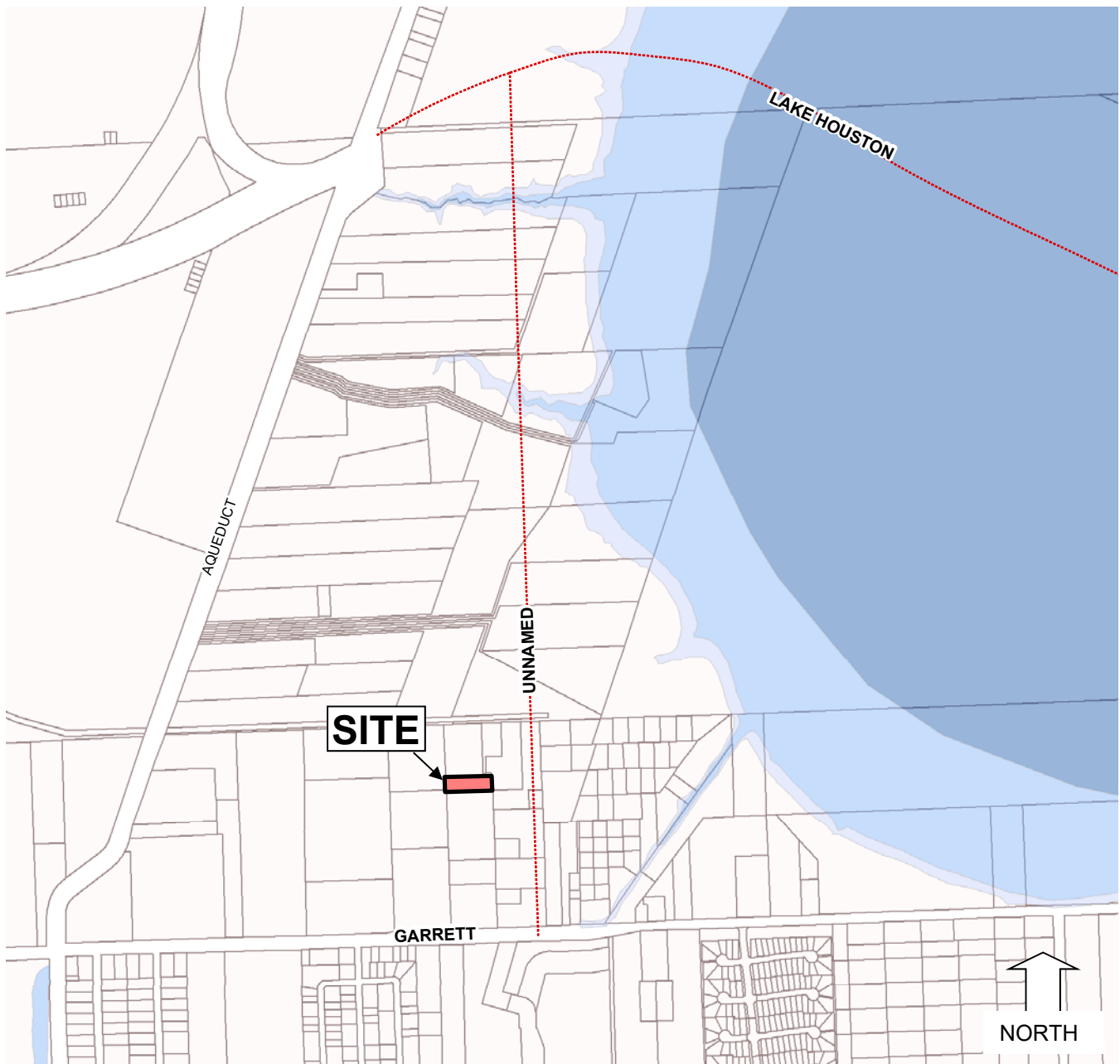
ITEM: 75

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Modulate Motor Sports (DEF 1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Site Location

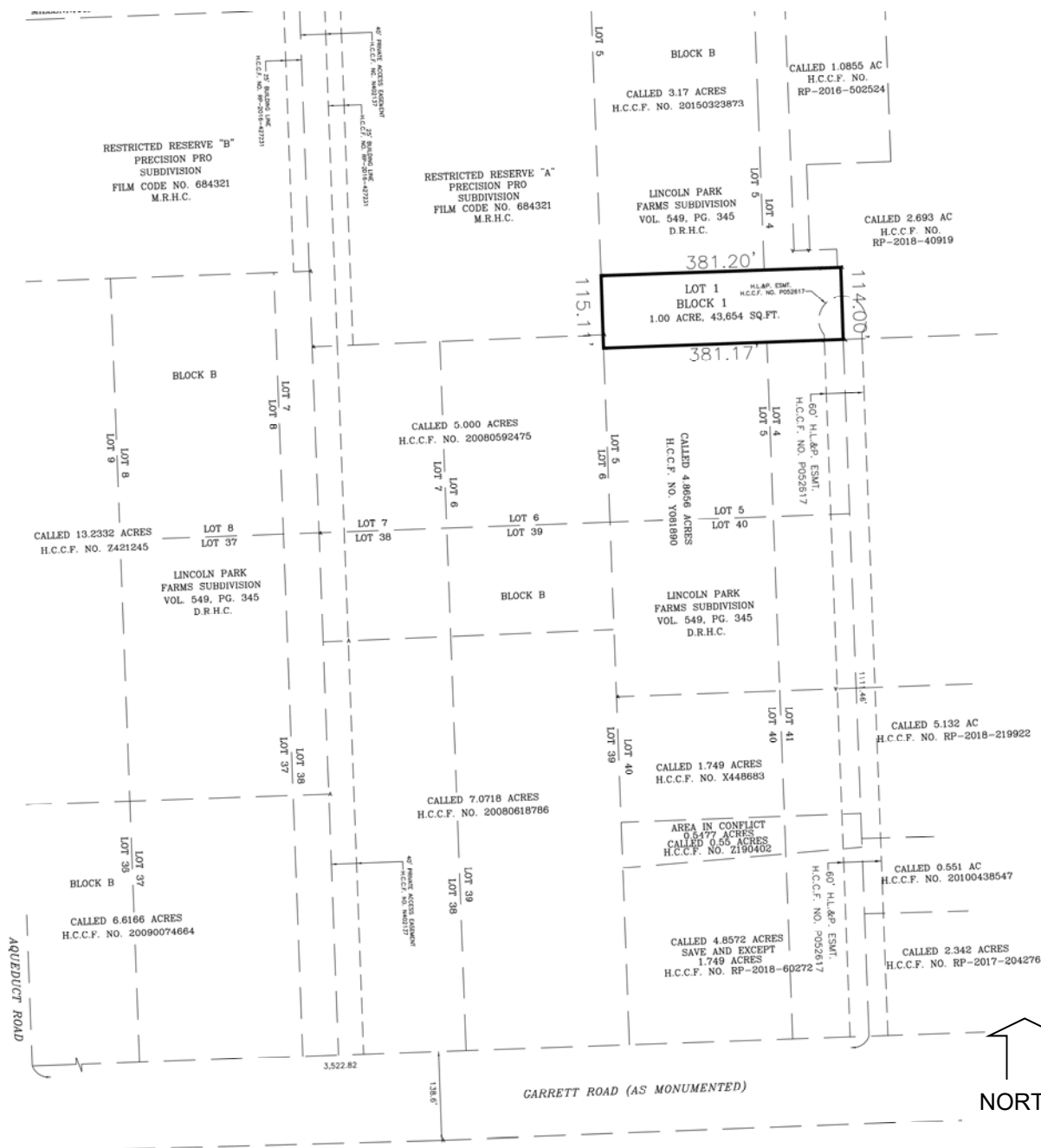
ITEM: 75

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Modulate Motor Sports (DEF 1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Modulate Motor Sports (DEF 1)

Applicant: Hovis Surveying Company Inc.



D – Variances

Aerial



Application Number: 2020-0300

Plat Name: Modulate Motor Sports

Applicant: Hovis Surveying Company Inc.

Date Submitted: 02/10/2020

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 residential lot to take access to a 60 foot access easement instead of the required public street.

Chapter 42 Section: 188

Chapter 42 Reference:

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual subject to the limitations of this section.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This 1.00 acre lot is out of Lots 4 and 5, Block B of Lincoln Park Farms, a subdivision as shown on map or plat recorded under Volume 549, Page 345 of the Deed Records of Harris County, Texas. It is located 1,111.46 feet North of Garrett Road. There is an existing gravel drive that extends from Garrett Road. The gravel drive is located within an existing 60' Houston Lighting & Power Company Easement. There was an Access Easement Agreement between all of the adjacent property owners recorded June 29, 2013 under Harris County Clerk's File Number 20130437153, however, the exhibit mentioned in the document was not attached. These tracts have been using this 60 foot access easement as access since the tracts were created. Lincoln Park Farms which was recorded in October of 1923 did not provide any North South or East West Streets.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant because these existing conditions were in existence prior to the purchase and development of this tract. All of the properties to the South of this development go to the centerline of the 60 foot access and utility easement and are owned by multiple property owners. The 60 foot access easement allows for access to and from this proposed lot.

(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 access to the lot from existing Garrett Road via the 60 foot access easement.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare because the access easement and Garrett Road allow for access to this lot and the adjacent properties for emergency vehicles and the general public

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance because these conditions have been in place for over 20 years and these tracts have been accessing Garrett Road from the gravel drive and access easement since they were created



Application No: 2020-0300

Agenda Item: 75

PC Action Date: 03/05/2020

Plat Name: Modulate Motor Sports

Applicant: Hovis Surveying Company Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 188

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a residential lot to take access to a 60 foot access easement instead of the required public street.;

Basis of Recommendation:

The site is located in in the ETJ of Harris County, North along Garrett road and east of Aqueduct road.

The applicant is requesting a variance to allow a single-family residential lot to take access from a 60' wide access easement.

Staff is in support of this request.

The site is a replat of a portion of lots 4 and 5 out of the Lincoln Park Farms subdivision recorded in 1923. The owner intends to build a structure on the property to store personal items. One home currently exist on the lot which takes access from an existing 60' wide access easement. The easement was recorded in 2013 with an agreement between property owners who all own property to the centerline of the easement.

The area is mainly low density with the majority of the tracts being over one acre in size. The need for a public roadway is not necessary in order to provide access to so few tracts. There's an un-named MTF proposed east of the site showing a connection to Lake Houston Pkwy. It's planned to be removed from the MTFP, in addition to Aqueduct road to the west being upgraded to a collector street.

The condition of lot access by easement is common in the area and has existed ever since lots where first platted without any street frontage. Similar request have been granted in the nearby area and Harris County engineering office has voiced no objection to the request.

Therefore staffs recommendation is to approve the plat subject to the cpc 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This property consist of a portion of two lots, the majority of the lots in the replat did not have street frontage. This variance request would be required for any type commercial or residential use.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The lots in the subdivision were platted without street frontage. Since there is no formal r.o.w dedication, residents agreed upon an access easement to get access to Garret Road.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The need for a public roadway is not necessary in order to provide access to the lots. Only 12 lots share this access easement and the area is low density. There will be a future amendment to remove the unnamed MTF from the freeway plan and upgrade a nearby Aqueduct street that's better suited to carry vehicular traffic.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

There is limited traffic along the access easement and does not extend any further than the subject tract. The easement will only serve 11-12 homes and has been an existing condition the residents are familiar with.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, the property already has a recorded agreement to use the access easement.



Agenda Item: 76
Action Date: 03/05/2020
Plat Name: New Caney ISD High School no 3
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No/Type: 2019-2310 C3R

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	62.5770	Total Reserve Acreage:	62.5770
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	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
Montgomery	77339	335H	City

Conditions and Requirements for Approval

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

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.

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

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

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

1) A G.P must be submitted prior to or simultaneously with the final 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 Traffic: 02/04/2020:
No comments.

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

City Engineer: Detention is required.

Houston Planning Commission

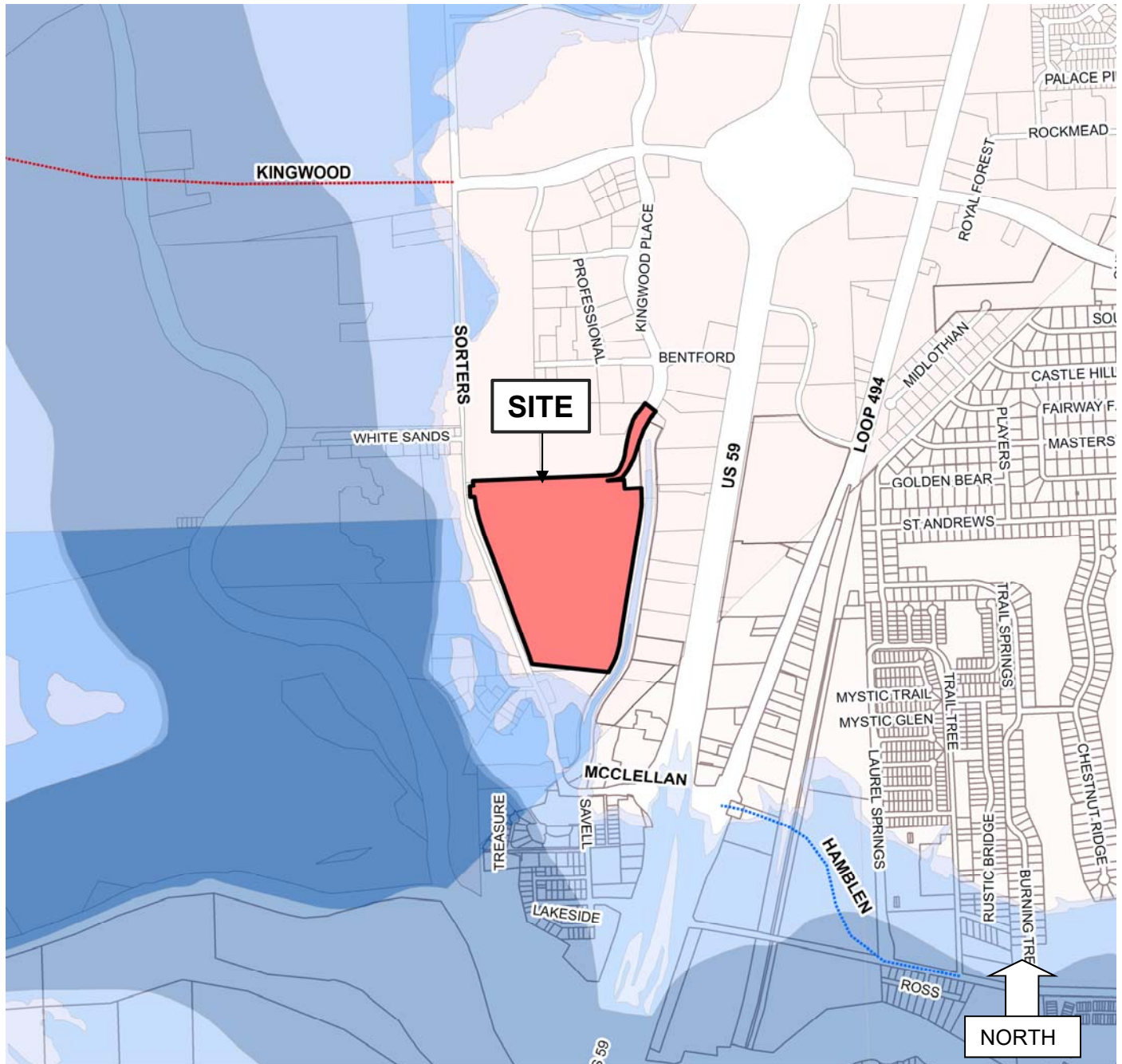
ITEM: 76

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: New Caney ISD High School No 3 (DEF 2)

Applicant: West Belt Surveying, Inc.



D – Variances

Site Location

Subdivision

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: New Caney ISD High School No 3 (DEF 2)

Applicant: West Belt Surveying, Inc.



D – Variances

Aerial



NEW CANEY ISD

March 4, 2020

Martha L. Stein, Chair
Planning Commission
City of Houston

RE: New Caney ISD New High School #3
180 Sorters McClellan Road
Kingwood, Texas 77339

Attn: Ms. Stein,

Regarding the proposed New High School #3, New Caney ISD is committed to constructing the extension of Kingwood Place Drive from its current termination point to Sorters Road, as per the included exhibit. The plat for the property will show the dedication of the proposed Kingwood Place Drive right of way to be dedicated to the City of Houston. With this, New Caney ISD is no longer requesting a variance on the cross street spacing requirement. The roadway and associated storm and water infrastructure will be constructed concurrently with the proposed High School. The construction of the project is scheduled to start in May, 2020 with final completion in May of 2022.

If you have any questions, please contact me at 281-577-8622 or rgates@newcaneyisd.org.

Sincerely,

Richard Gates
Director of Construction

C: Dave Martin
Chief Pena
Stan Sarman
Dee Price
Matt Calvert



Application Number: 2019-2310

Plat Name: New Caney ISD High School No 3

Applicant: West Belt Surveying, Inc.

Date Submitted: 12/21/2019

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:

Specific variance is being sought and extent of condition is not to provide a east/west and north/south public street through the subject tract and exceed 2,600' intersection spacing along Sorters Road.

Chapter 42 Section: 127(a)

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;

New Caney Independent School District High School No 3 is located just in Montgomery County just north of the Harris County and Montgomery County line. In regard to the matter of providing a north/south public street through the subject tract, please note the following: There is a 120' wide drainage easement, owned by Harris County Flood Control District located on the easterly property line of said subject tract and the property to the east of the Harris County Flood Control District have already been platted. It is unlikely that a bridge would be constructed in this location. Interstate 69 is also located along the east property lines of the platted properties to the east of the subject tract. Interstate 69 is controlled access. With the idea that we established there is no apparent need for a cross street within subject tract, we further would like to note that the through street would most likely not connect further to the west, due to the West Fork San Jacinto River. A through street in this location would not serve a great purpose to the property owners in the general area of subject tract.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external and existing conditions surrounding subject property

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to planned internal drives and surrounding streets having an adequate traffic pattern and flow.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety.

(5) Economic hardship is not the sole justification of the variance.

Justification of the variance is based on existing conditions of the subject tract and surrounding properties.



Application No: 2019-2310

Agenda Item: 76

PC Action Date: 03/05/2020

Plat Name: New Caney ISD High School no 3

Applicant: West Belt Surveying, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127(a)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being requested exceed 2600' intersection spacing along MTF Sorters road.;

Basis of Recommendation:

The site is located along Sorter road, south of Kingwood Drive, West of US 59, in the city limits, within Mont. County. The applicant is requesting a variance exceed 2600' intersection spacing along MTF Sorters Road. Staff is in support of the request.

The applicant proposes to develop a high school on the 58-acre reserve. The current intersection spacing along Sorters road is about 6300', this distance requires two east-west street in order to satisfy intersection spacing from Kingwood Drive to Sorters McClellan Road.

Kingwood Medical Drive currently stubs into an acreage tract and will be extended in the future to meet one of the required East-West streets requirements. Even with Kingwood Medical Drive extending to Sorters Road, a second east-west street is still required. Requiring the street to be provided exactly at 2600' will cause for the public right-of-way to bisect the middle of the school site. During the deferral period, the applicant coordinated with the property owner to the north and acquired additional land to provide a street connection that will provide a second point of access to the proposed school site. This second point of access was also shown as a connection in the current TIA discussed with Public Works Traffic Division.

Additionally, per TIRZ 10 and Fire Chief, a fire station is planned on a tract of land north of this replat, this tract currently does not have any access to a R.O.W. With the current proposal, a street connection will occur from Kingwood Place Drive to Sorters Road. This will give the fire station proper access and provide a second point of access to the school site. Since most of the property West of the school including Sorters Road is in the flood plain, providing additional access from Kingwood Place drive will allow alternatives during a flooding scenario. Staff will require a general plan to be submitted prior to the final plat, which the applicant has agreed to.

Thus, staff's recommendation is to grant the requested variance to exceed 2600' intersection subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The current intersection spacing along Sorters road is about 6300', this distance requires two east-west street in order to satisfy intersection spacing from Kingwood Drive to Sorters McClellan Road. The applicant acquired additional land to the north to provide one street connection that would provide a second point of access to the proposed school site.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The site is a partial replat of a platted Golf Course first recorded in 1944. Since then, the site has not been redeveloped or used for any other uses. At this time, the subject site is being re-platted to accommodate a school and two street connections are required per the ordinance. The applicant is proposing one street connection between Sorters Road and Kingwood Place Drive that would provide another point of access to the school without disrupting the day-to day activities of a high school.

(3) The intent and general purposes of this chapter will be preserved and maintained;

With the current proposal, the proposed school would have another point of access, which would help to preserve and maintain the intent of the ordinance. Additionally, most of the property West of the school including Sorters Road is in the flood plain, providing additional access from Kingwood Place drive will allow alternatives during a flooding scenario.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

With the current proposal, the street connection will provide adequate access to the school site and adjacent properties.

(5) Economic hardship is not the sole justification of the variance.

Based on the latest site plan layout, a public street will be dedicated between Sorters Road and Kingwood Place Drive while maximizing the school uses. An additional access point will be provided to the school while satisfying connectivity in the area.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

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January 29, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: New Caney ISD High School no 3

REFERENCE NUMBER: 2019-2310

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located east along Sorters Road between Kingwood Drive and Sorters McClellan Rd. 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.

West Belt Surveying, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting to exceed 2600' intersection spacing along Sorters Rd. by not providing an East-West Street.

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, February 6th, 2020, 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 Abraham Nimroozi, of West Belt Surveying, Inc. at 281-902-3179. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	77	Staff Recommendation:	Defer for further study and review
Action Date:	03/05/2020		
Plat Name:	North Harris County Regional Water Authority Regional Pump Station		
Developer:	North Harris County Regional Water Authority		
Applicant:	Dannenbaum Engineering Corporation		
App No/Type:	2020-0314 C2		

Total Acreage:	30.6300	Total Reserve Acreage:	30.6300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	370S	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)

207.1. Staff requests a two week deferral for further study and review of the access easement recorded documents.

For Your Information:

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

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at houstonpermittingcenter.org
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

City Engineer: Detention is required.
Stormwater quality permit 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

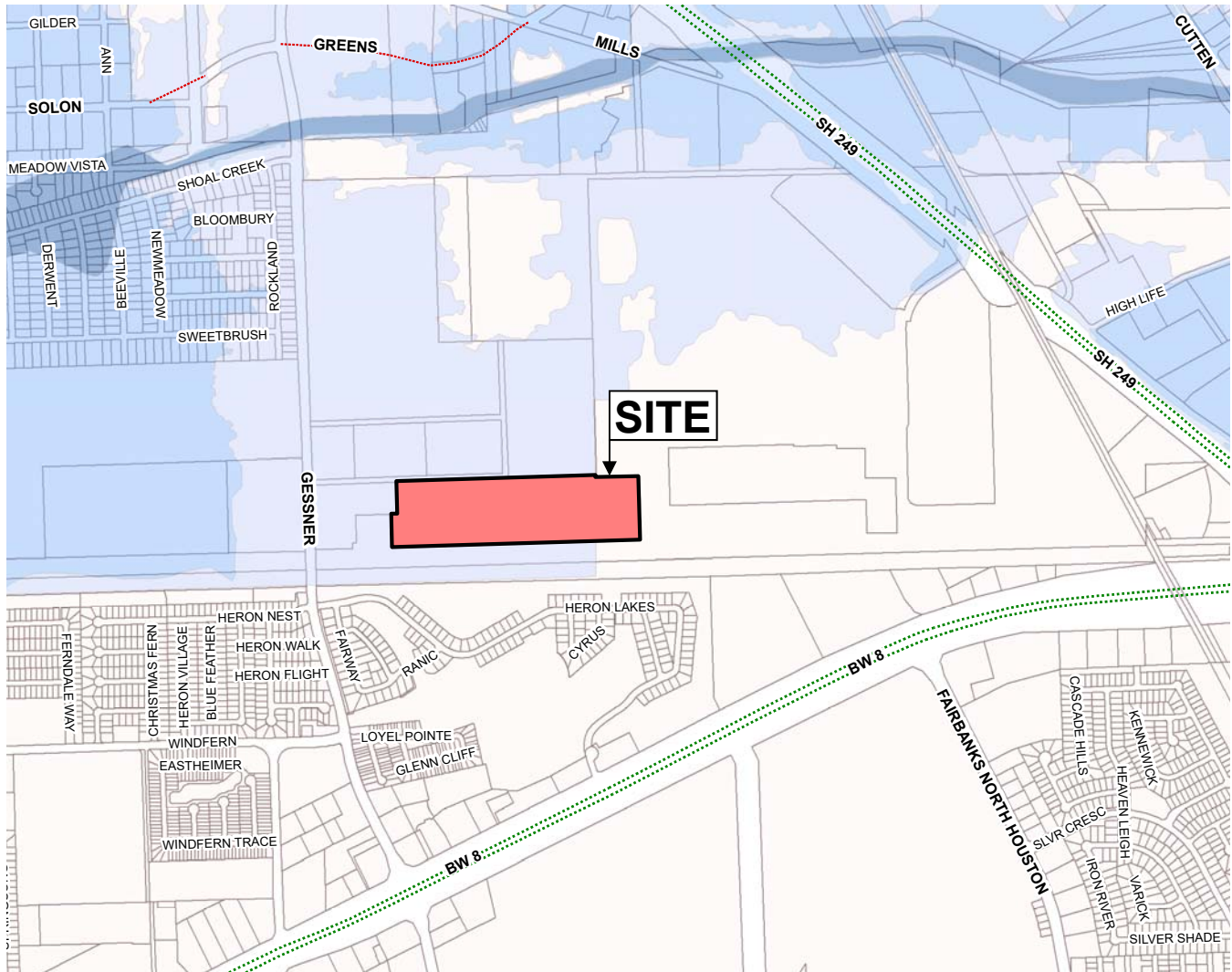
ITEM: 77

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: North Harris County Regional Water Authority
Regional Pump Station

Applicant: Dannenbaum Engineering Corporation



D – Variances

Site Location

Houston Planning Commission

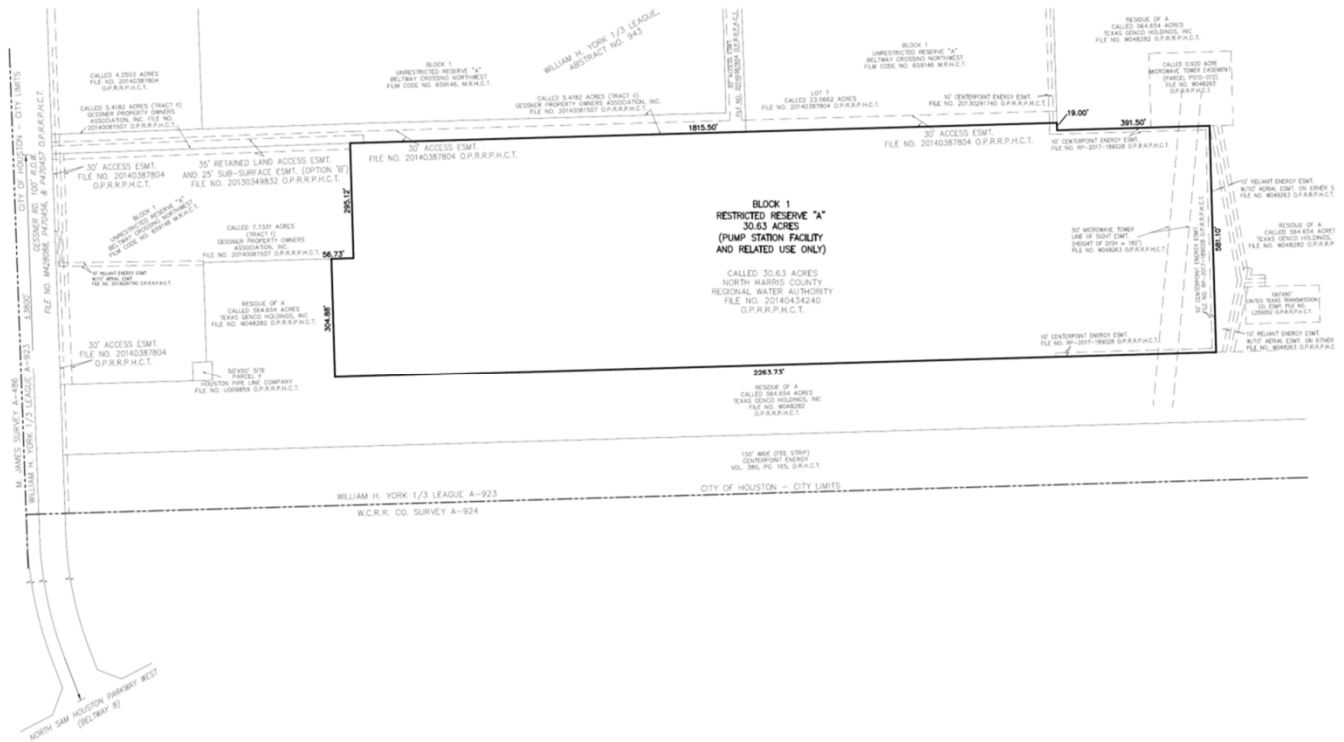
ITEM: 77

Planning and Development Department

Meeting Date: 03/05/2020

**Subdivision Name: North Harris County Regional Water Authority
Regional Pump Station**

Applicant: Dannenbaum Engineering Corporation



D – Variances

Subdivision

Houston Planning Commission

ITEM: 77

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: North Harris County Regional Water Authority
Regional Pump Station

Applicant: Dannenbaum Engineering Corporation



D – Variances

Aerial



Application Number: 2020-0314

Plat Name: North Harris County Regional Water Authority Regional Pump Station

Applicant: Dannenbaum Engineering Corporation

Date Submitted: 02/21/2020

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:

Public Street Access, Chapter 42-190 (c)

Chapter 42 Section: 190-c

Chapter 42 Reference:

The NHCRWA requests a variance of Chapter 42-190 (c): requirement of minimum frontage of a public street or type 1 permanent access easement of 50 feet width and 20 foot street frontage for access to the plat site. Access via accessible, compliant easement and pavement is on site. (See attachment "A")

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The Existing Access Easement will provide access to the site/plat will provide the minimum access to plant operators and agency personnel.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The location of this plat site is in a "landlocked" area without contiguous access to public right-of-way and bounded by the recorded plat of BELTWAY CROSSING NORTHWEST (F.C. No. 659146 M.R.H.C.T.) on the north and west, by Texas Genco Holdings, Inc. (W048282 O.P.R.R.P.H.C.T.) and CenterPoint Energy Fee Strip (Vol. 380, Pg. 165, D.R.H.C.T.) on the south and east. The available and existing access easements as recorded: 35' Retained Land Access Easement as indicated by a recorded instrument (20130349832 O.P.R.R.P.H.C.T.) and by a 30' Access Easement as indicated by a recorded instrument (20140387804 O.P.R.R.P.H.C.T.), with a connection to Gessner Road, to the west of this plat.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

North Harris County Regional Water Authority, owner of this plat, will operate the site as a regional pump station. Plat site access is through the aforementioned access easements mentioned above in section (1a), via an all-weather access driveway through developed commercial acreage. The adjacent acreage use is limited to private commercial businesses.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The provided access, via recorded access easements, to the plat site shall be maintained and by the owners.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of variance will not affect, in a negative way, the public. The existing access is limited to only traffic with specific needs to access the plat site. The access to this site is limited to North Harris County Regional Water Authority, operators and compliance agency personnel.

(5) Economic hardship is not the sole justification of the variance.

The sole justification of the requested variance is the North Harris County Regional Authority's interest by providing water by obtaining compliance with the local agencies, City and County, regarding dedication of the plat with access per Chapter 42-192 (b).



Application No: 2020-0314

Agenda Item: 77

PC Action Date: 03/05/2020

Plat Name: North Harris County Regional Water Authority Regional Pump Station

Applicant: Dannenbaum Engineering Corporation

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 190-c

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The NHCRWA requests a variance of Chapter 42-190 (c), Public Street Access. Access via accessible, compliant easement and pavement is on site. ;

Basis of Recommendation:

The site is located in Houston's city limits, east of Gessner Road, south of future Greens Road and north of Beltway 8.

The applicant is requesting a variance to allow a proposed reserve, restricted to pump station and related uses, to have access and frontage via an access easement instead of the required public street.

Staff's recommendation is to defer the plat for further study and review of the access easement recorded documents.

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

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February 26, 2020

VAR

NOTICE OF VARIANCE REQUEST

PROJECT NAME: North Harris County Regional Water Authority Regional Pump Station

REFERENCE NUMBER: 2020-0314

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of North Sam Houston Parkway W., and east of Gessner Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Dannenbaum Engineering Corporation, the applicant, has filed the request on behalf of North Harris County Regional Water Authority, the developer of the subject site. The applicant is requesting a variance to allow a proposed pump station facility to provide access via an access easement in lieu of having access and frontage from a public street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 5th, 2020, 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 Robert Pina with Dannenbaum Engineering Corporation at 713-520-9570. You may also contact Eric Pietsch with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call 832-393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 03/05/2020
Plat Name: Residence at Oakmont
Developer: Ashton Gray Development
Applicant: Jones|Carter - Woodlands Office
App No/Type: 2020-0326 C3P

Staff Recommendation:
Defer for further study and review

Total Acreage:	6.6680	Total Reserve Acreage:	1.3460
Number of Lots:	74	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	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)

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

Submit applications online at houstonpermittingcenter.org

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

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

City Engineer: Master W.M. is required. Stormwater quality permit is required.

Parks and Recreation: Park sector does not match. Incorrect dwelling unit written in notes.

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

Houston Planning Commission

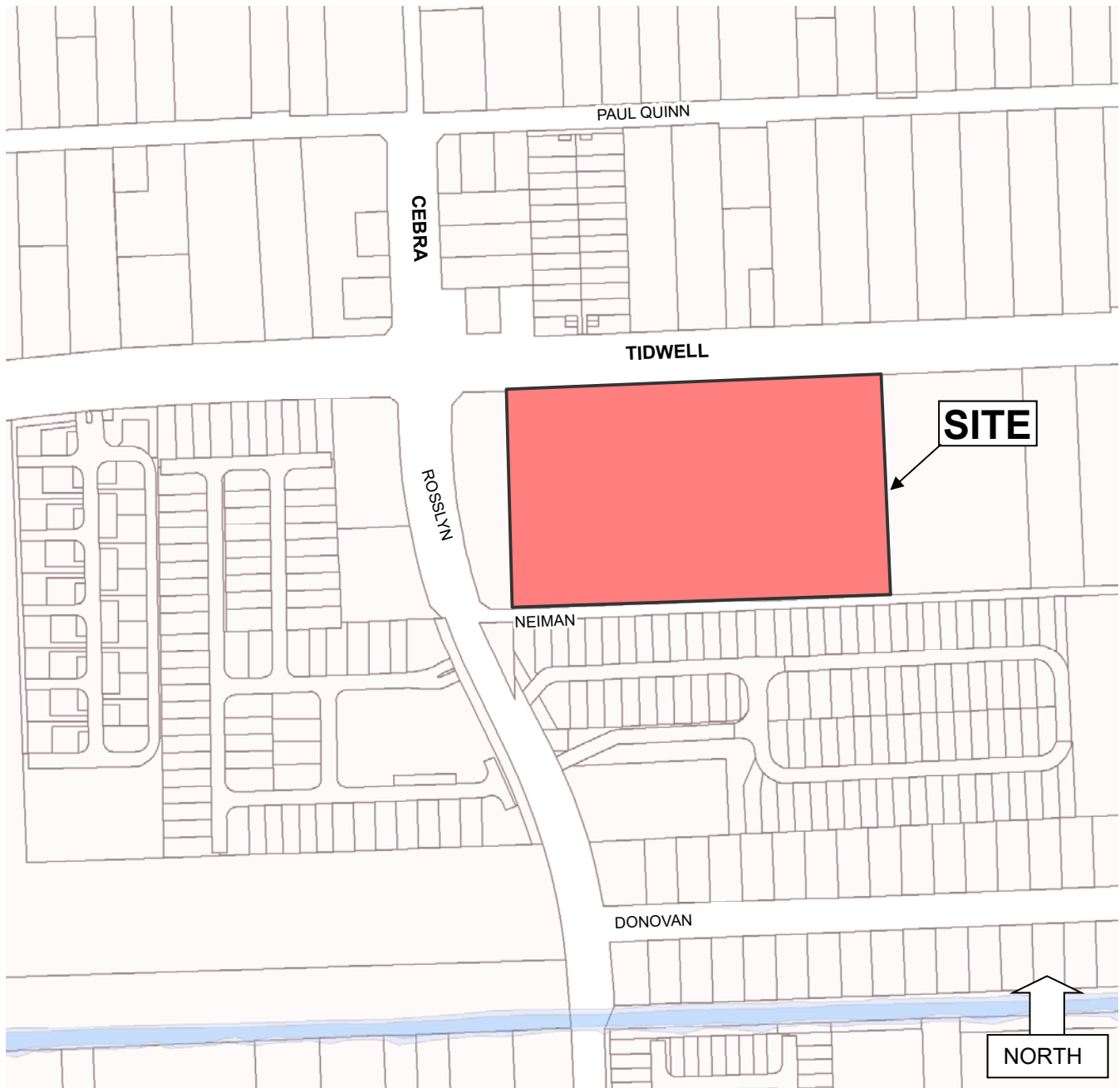
ITEM: 78

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Residence at Oakmont

Applicant: Jones|Carter



D – Variances

Site Location

Houston Planning Commission

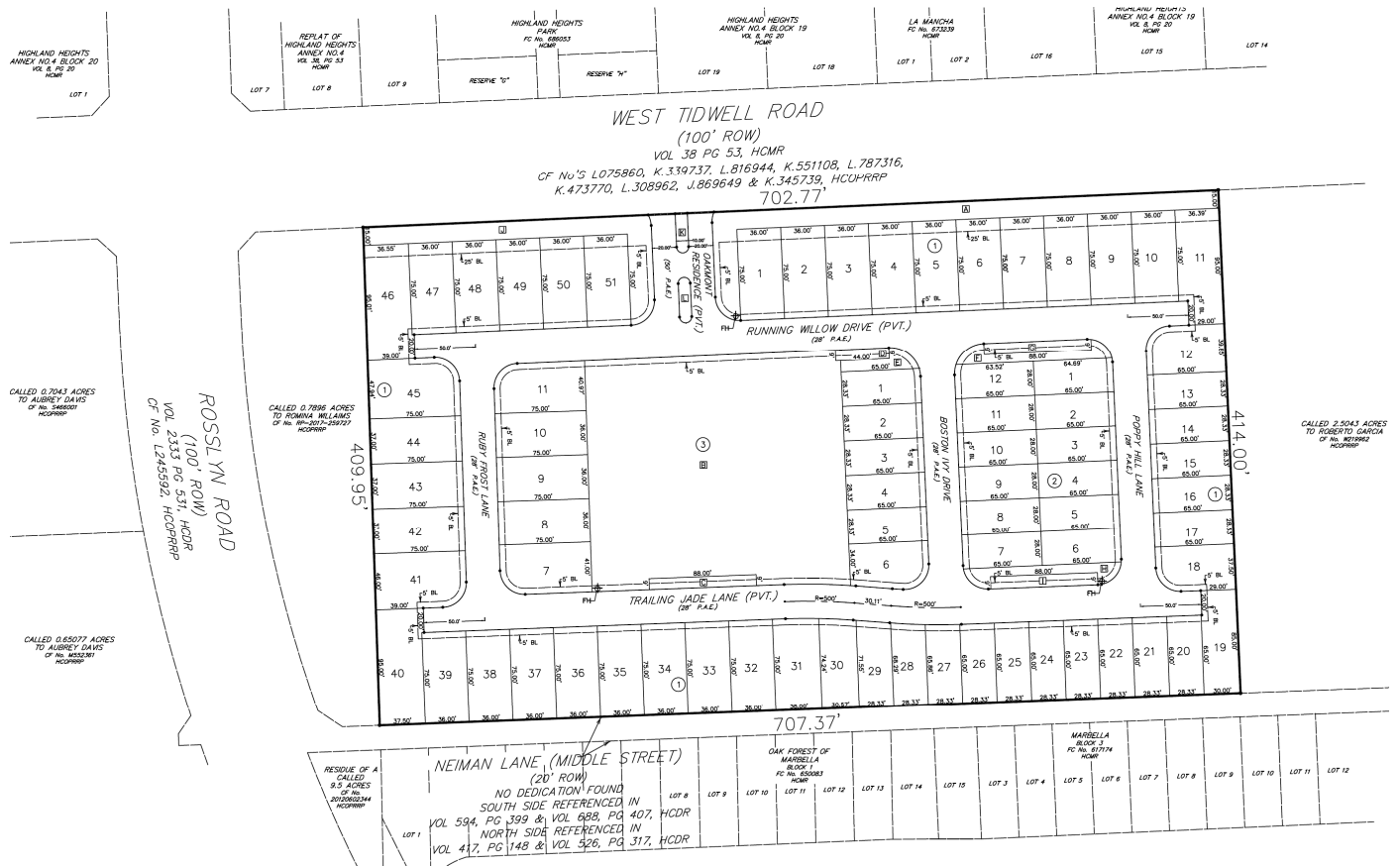
ITEM: 78

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Residence at Oakmont

Applicant: Jones|Carter



D – Variances

Subdivision

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Residence at Oakmont

Applicant: Jones|Carter



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-0326

Plat Name: Residence at Oakmont

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 02/23/2020

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 dedicate 20' of right-of-way widening for (unimproved) Neiman Lane.

Chapter 42 Section: 42-122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets (1) 50 feet if adjacent to exclusively single-family residential lots;

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;

Neiman Road is an unimproved 20' right-of-way (ROW) with no recorded dedication to the City or County. The ROW was created by the owners of the original parent tract when they sold tracts to the north and south of it. In 2012, the subdivision to the south- Oak Forest of Marbella – was granted a variance to not dedicate ROW for the widening of Neiman, and was subsequently recorded with a plat note denying direct driveway to the adjacent lots (Lot 1-15, Block 1). Current aerial photos show that some of the adjacent lots have fence lines that extend into the unimproved ROW. Requiring this development to dedicate ROW widening to the unimproved ROW is impractical. Neiman Road is not needed for interception spacing nor does it provide vehicular access to adjacent tracts. Further, the granting of the variance to the adjacent development, Oak Forest of Marbella – signifies that the Planning Department has already evaluated there is no need for widening of the ROW.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Neiman Road is an unimproved 20' right-of-way (ROW) with no recorded dedication to the City or County. The ROW was created by the owners of the original parent tract when they sold tracts to the north and south of it. In 2012, the subdivision to the south- Oak Forest of Marbella – was granted a variance to not dedicate ROW for the widening of Neiman, and was subsequently recorded with a plat note denying direct driveway to the adjacent lots (Lot 1-15, Block 1). Requiring this development to dedicate ROW widening to the unimproved ROW is impractical.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Neiman Road is not needed for interception spacing nor does it provide vehicular access to adjacent tracts. The unimproved 20' ROW was created by the owners of the original parent tract when they sold tracts to the north and south of it, and was never dedicated to the City or County

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public health, safety or welfare. Neiman Road is not needed for interception spacing nor does it provide vehicular access to adjacent tracts. Further, the granting of the variance to the

adjacent development, Oak Forest of Marbella – signifies that the Planning Department has already evaluated there is no need for widening of the ROW.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the existing physical conditions. Neiman Road is not needed for interception spacing nor does it provide vehicular access to adjacent tracts. The existing street pattern in the overall area addresses traffic circulation and distribution.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-0326

Agenda Item: 78

PC Action Date: 03/05/2020

Plat Name: Residence at Oakmont

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 42-122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not dedicate 20' of right-of-way widening for (unimproved) Neiman Lane.;

Basis of Recommendation:

The site is located within the city limits at the intersection of Tidwell and Cebra. The applicant is proposing a subdivision with private streets and requesting a variance to not dedicate 20 feet of right of way to Neiman Lane. Staff recommendation is to defer the plat for two weeks 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

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February 27, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Residence at Oakmont

REFERENCE NUMBER: 2020-0326

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along West Tidwell Road east of Rosslyn Road and north of Creekmont Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Jones-Carter, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate 15' of land to Neiman Lane; a 20' wide undeveloped right-of-way. Enclosed are copies of the variance request, the proposed subdivision plat, and the 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, March 5, 2020, 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 Mikalla Hodges with Jones-Carter at 281-363-4039. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 03/05/2020
Plat Name: Rustic Ranch
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2020-0338 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

Total Acreage:	4.0006	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77484	282F	ETJ

Conditions and Requirements for Approval

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

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

085. The minimum acceptable lot width shall be 20 feet. (Sec 42-185)

088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (Sec 42-190)

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

214. Subdivision plat is out of a greater sized tract. Submit a GP for the entire tract. Or revise the plat boundary to include the out-tract. Both tracts must meet Chapter 42 minimum frontage requirements. (Sec 42-24, 185, 190)

Provide ROW document to verify the ROW width for Knebel Road. Knebel Road appears to be 70' wide.

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 79
Action Date: 03/05/2020
Plat Name: Rustic Ranch
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No/Type: 2020-0338 C2

Staff Recommendation:
Defer Chapter 42 planning
standards

PWE Utility Analysis: Approve

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

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

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

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

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

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
County has no objections to variance.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department 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: 79

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Rustic Ranch

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

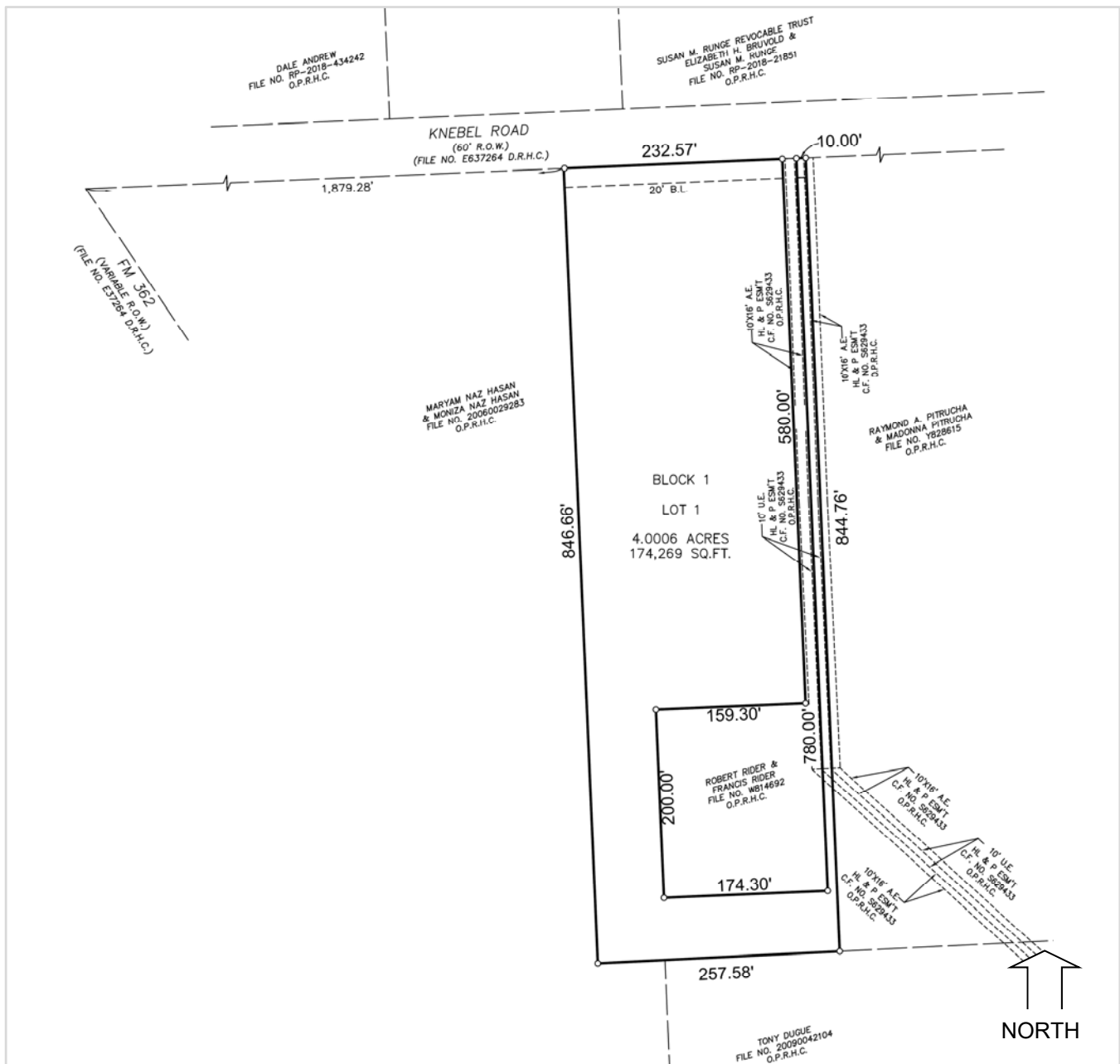
ITEM: 79

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Rustic Ranch

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Rustic Ranch

Applicant: Survey 1, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0338

Plat Name: Rustic Ranch

Applicant: Survey 1, Inc.

Date Submitted: 02/24/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The variance that is being requested is for the block length for intersection spacing along local streets. The proposed property is located approximately 1,940 feet from the centerline of FM 362 to the most northwest corner of said property.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 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;

The applicant is requesting a variance to have an intersection spacing exceed the maximum length of 1,400 feet along a local street to maintain reasonable development of the proposed Rustic Ranch plat. The proposed property is a single, 4-acre lot, located along the south right of way line of Knebel Road. It is located approximately 1,900 feet east of FM 362 (a major thoroughfare) and approximately 2,700 feet west of Fields Store Road (a minor/collector street). By imposing the 1,400-foot block length rule would place the north/south road approximately 500 feet to the west of the proposed property or approximately 1,300 feet to the east of the proposed property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This variance would not create a hardship by the applicant; however, it will allow for the property owners the use of their land without creating an impractical development. The area of the property in question consists of multiple large acreage tracts with a majority of them being inhabited.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the variance would preserve and maintain the rules of this chapter. Allowing the approval of the variance will not have any negative impact on traffic flow

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property as is. This property has an existing acre cut-out located in the middle of the property that currently has an existing structure and is inhabited and owned by another individual. Said acre cut-out is accessed from Knebel Road by a strip of land that is with 580 feet in length and 15 feet wide.

(5) Economic hardship is not the sole justification of the variance.

The circumstances supporting the variance for maximum block length are not the result of a hardship created or imposed by the applicant. The requirement to not have a north/south dedicated road is the reason for the variance.



Application No: 2020-0338

Agenda Item: 79

PC Action Date: 03/05/2020

Plat Name: Rustic Ranch

Applicant: Survey 1, Inc.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The variance that is being requested is for the block length for intersection spacing along local streets. The proposed property is located approximately 1,940 feet from the centerline of FM 362 to the most northwest corner of said property. ;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, along and south of Knebel Road, east of FM 362 and north of US 290.

The applicant is requesting a variance to exceed minimum 1400' intersection spacing requirement by not providing a north-south public street through the subject site.

Staff's recommendation is to defer the plat per Chapter 42 requirements and to allow the applicant to provide additional information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a



Agenda Item: 80
Action Date: 03/05/2020
Plat Name: TC Jester Place
Developer: JCM&RC Ventures, LLC
Applicant: Morales Engineering Associates, LLC
App No/Type: 2020-0219 C1

Staff Recommendation:
 Defer Additional
 information reqd

Total Acreage:	0.2577	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452X	City

Conditions and Requirements for Approval

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

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

Provide the following during the deferral period:

1. Detailed cross section and plan drawings with dimensions for each component of the pedestrian realm (distance between back of curb and property line, distance between back of curb and proposed encroachment, width of buffer between sidewalk and curb, and width of the proposed sidewalk).
2. Revise variance request form to clarify the scope of work on the existing structure. Submitted form states that the project will involve a renovation but the drawings indicate that it is an entirely new structure. If existing house does not qualify for grandfathering, the variance form will need to be revised accordingly.
3. Staff to perform a site visit to evaluate if fence must be included in variance request.

For Your Information:

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

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

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

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

Parks and Recreation: Must add "No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston..." to notes.

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

Houston Planning Commission

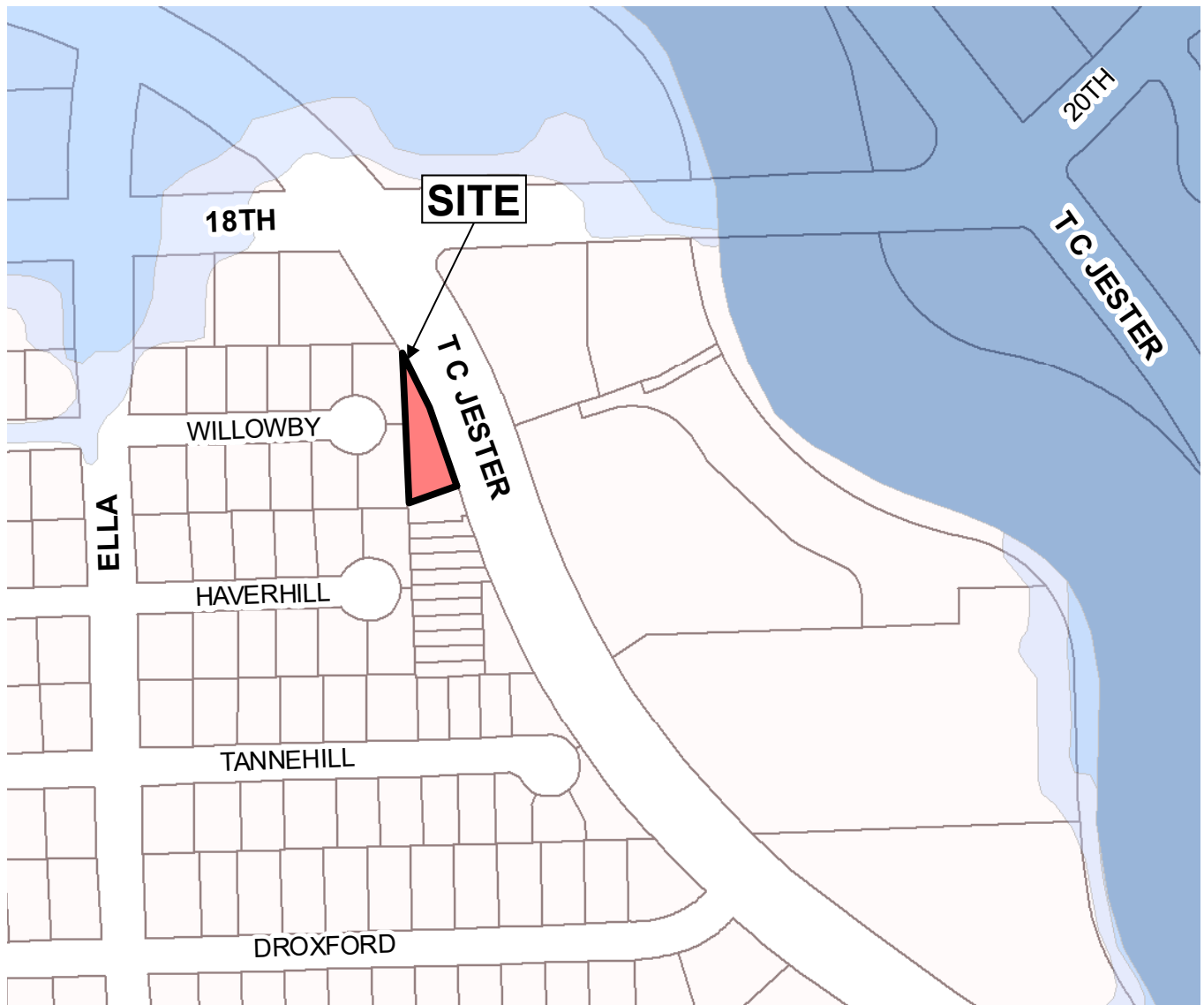
ITEM: 80

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC



D – Variances

Site Location

Houston Planning Commission

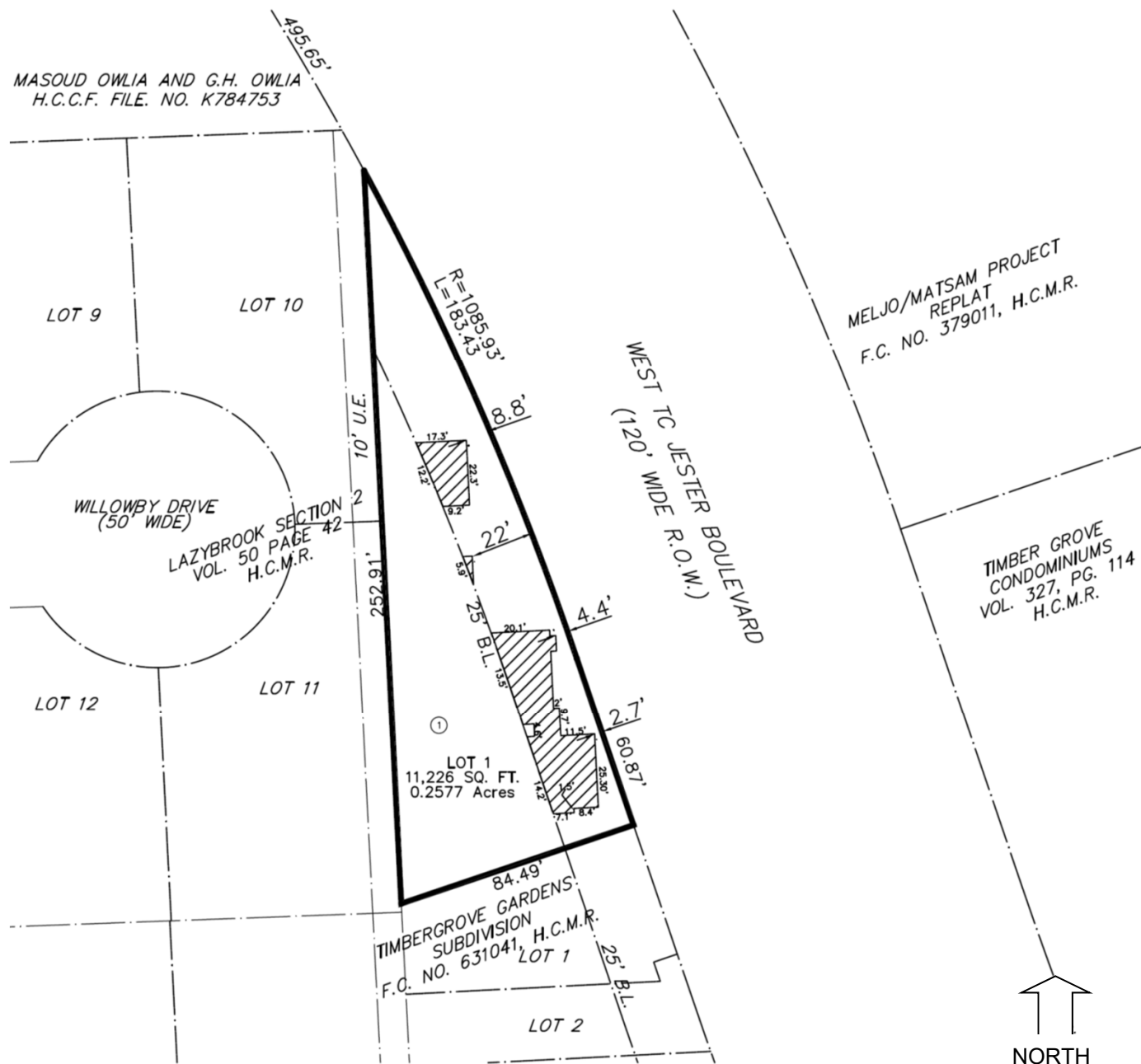
ITEM: 80

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 03/05/2020

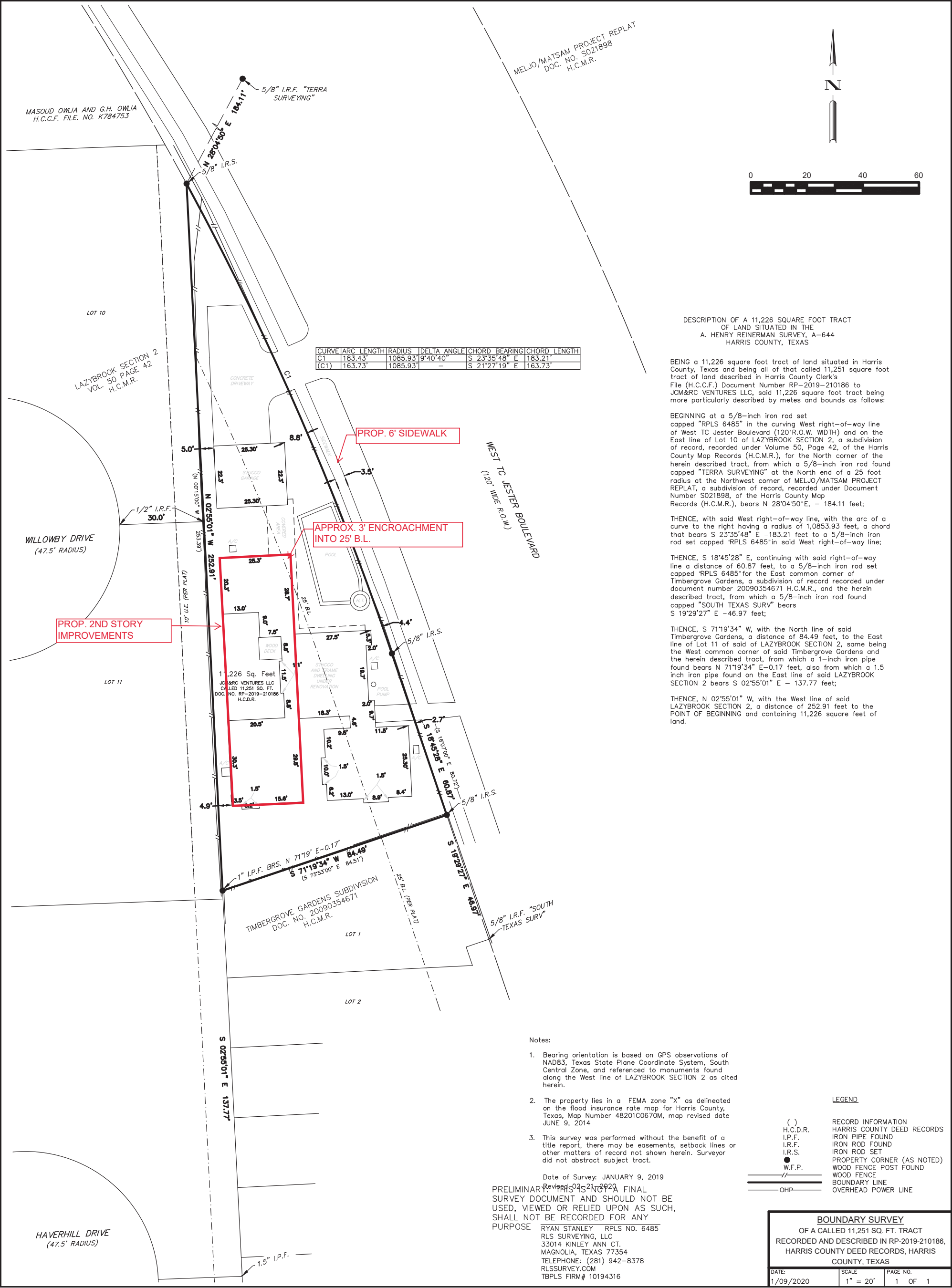
Subdivision Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC



D – Variances

Aerial





Application Number: 2020-0219

Plat Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC

Date Submitted: 02/09/2020

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 request variance to allow for new construction within existing 25' building line along TC Jester Blvd.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. Building line requirements along major thoroughfares. (a) The portion of a lot or tract this is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The property owner intends to remodel the existing single-family residence. Building permits will not be able to be obtained for proposed remodeling improvements. Imposition of the terms, rules, conditions, policies, and standards will prevent any remodeling improvements that require permits and the existing residence will continue to further deteriorate. Proposed remodel will require for demolition of the existing structure to the slab. New construction will use existing concrete slab. A second story will be added as part of the remodel. The property owner is proposing a remodel design that would minimize 2nd story improvements to minimally encroach into the 25' building line while still utilizing the existing slab. The proposed second story will not encroach into the 25' building line except for a 3' encroachment on the northeast corner of the improvements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are due to the existing conditions and existing single-family residence constructed prior to 1995, before the current property owner purchased the property and not the result of a hardship created or imposed by the current property owner.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Yes, sufficient distance between back of curb and proposed improvements will still exist.

(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, but rather the public will benefit from the proposed widening of the sidewalk adjacent to the property. The property owner proposes to be widened the sidewalk from 3.5' to 6' for the benefit of public safety.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The property owner desires to improve the existing structure, which would increase property value and provide a more aesthetic view of the single-family residence from the major thoroughfare. Building permits will not be able to be obtained for any future improvements without the requested variances being granted, thus leading to further deterioration of the existing improvements and diminished property value. The lot will become undevelopable due to minimal available developable property beyond the 25' building line.



Application Number: 2020-0219

Plat Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC

Date Submitted: 02/09/2020

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 request variance for minimum lot size requirement

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The property owner intends to remodel the existing single-family residence and must plat the property in order to obtain the required building permits. Building permits will not be able to be obtained for proposed remodeling improvements under the current conditions. Imposition of the terms, rules, conditions, policies, and standards will prevent any significant remodeling improvements and the existing residence will continue to further deteriorate. Proposed remodel will require demolition of existing structure to the slab. New construction will use existing concrete slab.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are due to the existing conditions and existing single-family residence constructed prior to 1995, before the current property owner purchased the property and not the result of a hardship created or imposed by the current property owner.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A vehicle turnaround has been provided within the driveway to prevent vehicles from backing into W TC Jester Blvd.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Providing the vehicle turnaround within the driveway will prevent vehicles from backing into W TC Jester Blvd. and would help ensure public safety.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The property owner desires to improve the existing structure, which would increase property value and provide a more aesthetic view of the single-family residence from the major thoroughfare. Building permits will not be able to be obtained for any future improvements without the requested variances being granted, thus leading to further deterioration of the existing improvements and diminished property value.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0219

Agenda Item: 80

PC Action Date: 03/05/2020

Plat Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [188](#); [152](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[To request variance for minimum lot size requirement;](#)

[To request variance to allow for new construction within existing 25' building line along TC Jester Blvd. ;](#)

Basis of Recommendation:

[Defer to allow the applicant time to submit revised materials by noon next Wednesday.](#)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[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;

[NA](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[NA](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[NA](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[NA](#)

(5) Economic hardship is not the sole justification of the variance.

[NA](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

February 26, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: TC Jester Place

REFERENCE NUMBER: 2020-0219

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and west of TC Jester Boulevard between W 18 Street and Droxford Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Morales Engineering Associates, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to allow for a new construction to encroach into the 25' building line along TC Jester Blvd and (2) to allow a lot to be less than one acre in size and to take vehicular access to a major thoroughfare. Enclosed are copies of the variance request, the proposed subdivision plat, and the 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, March 5th, 2020, 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 Enrique Morales with Morales Engineering Associates, LLC at 281-497-6272. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item:	81	Staff Recommendation:	Grant the requested variance(s) and Approve the plat subject to the conditions listed
Action Date:	03/05/2020		
Plat Name:	Twenty One Hundred Memorial		
Developer:	The Housing Authority of the City of Houston, a Texas housing authority		
Applicant:	Marsh Darcy Partners, Inc.		
Ann No/Type:	2020-0098 C2		

Total Acreage:	1.5610	Total Reserve Acreage:	1.5610
Number of Lots:	0	Number of Multifamily Units:	197
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493K	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)
- 127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81

Action Date: 03/05/2020

Plat Name: Twenty One Hundred Memorial

Developer: The Housing Authority of the City of Houston, a Texas housing authority

Applicant: Marsh Darcy Partners, Inc.

App No/Type: 2020-0098 C2

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

Metro: Coordination is required with METRO, contact METRO at busstops@ridemetro.org. After final approval, two weeks prior to project site mobilization, coordination with METRO is required for any changes or removal of existing bus stop Bus Stop ID 11249 and any transit amenities and for any impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.

City Engineer: Detention is required.

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

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

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Houston Planning Commission

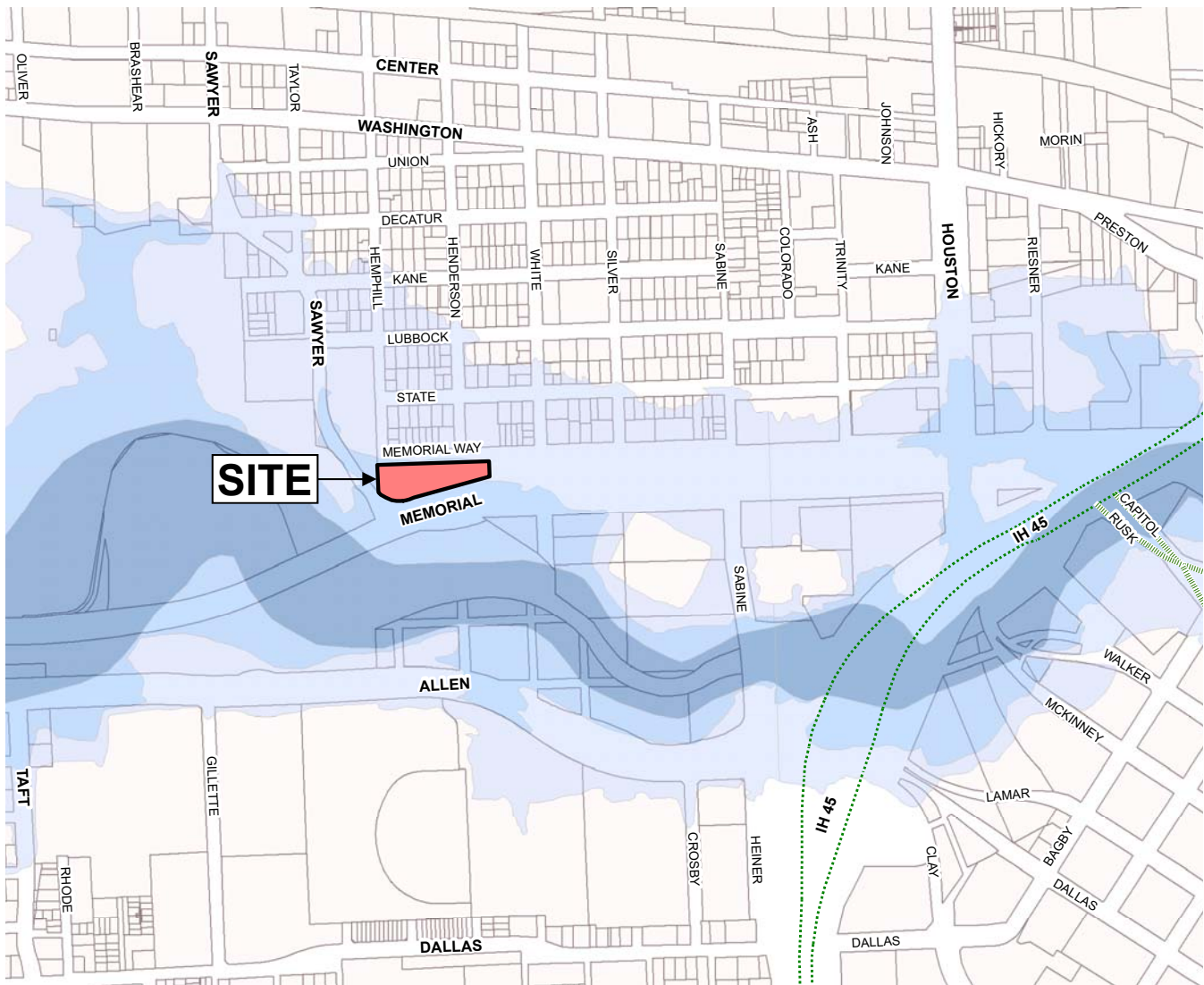
ITEM: 81

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Twenty One Hundred Memorial (DEF 1)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 81

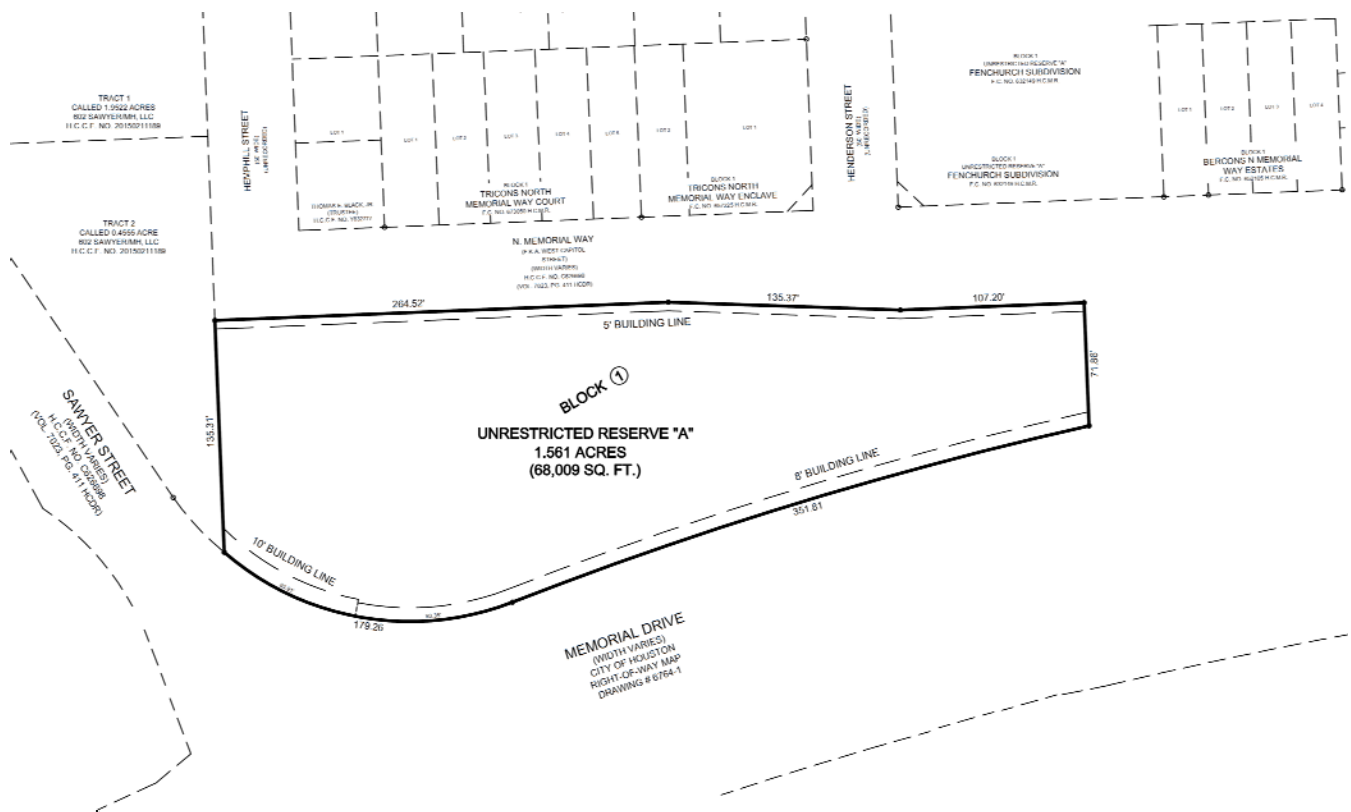
Planning and Development Department Meeting Date: 03/05/2020

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Twenty One Hundred Memorial (DEF 1)

Applicant: Marsh Darcy Partners, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 03/05/2020

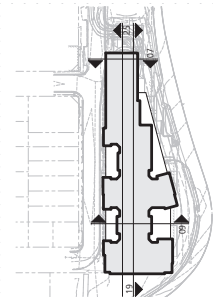
Subdivision Name: Twenty One Hundred Memorial (DEF 1)

Applicant: Marsh Darcy Partners, Inc.

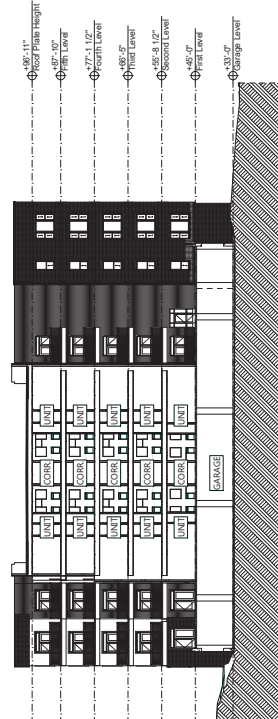


D – Variances

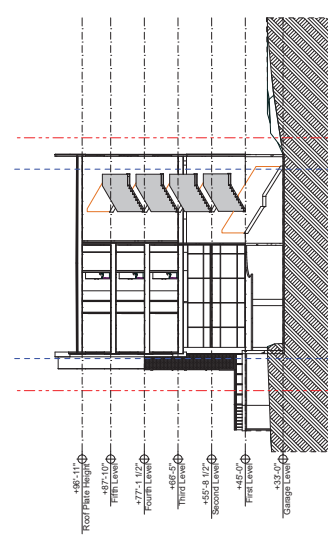
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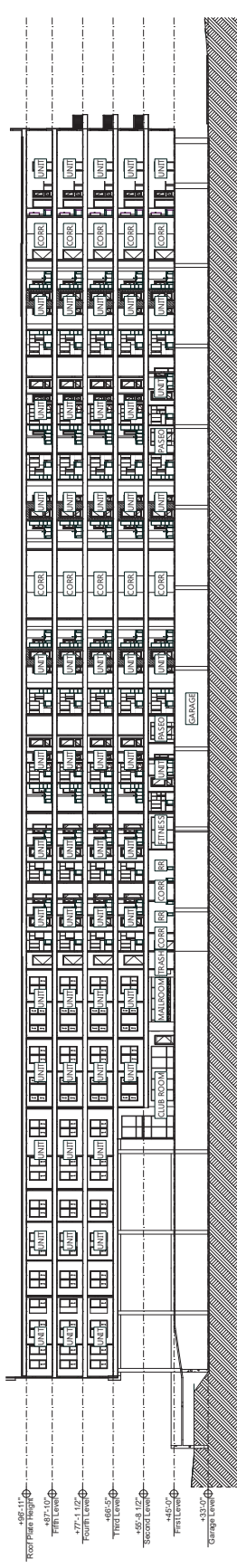
Key Plan



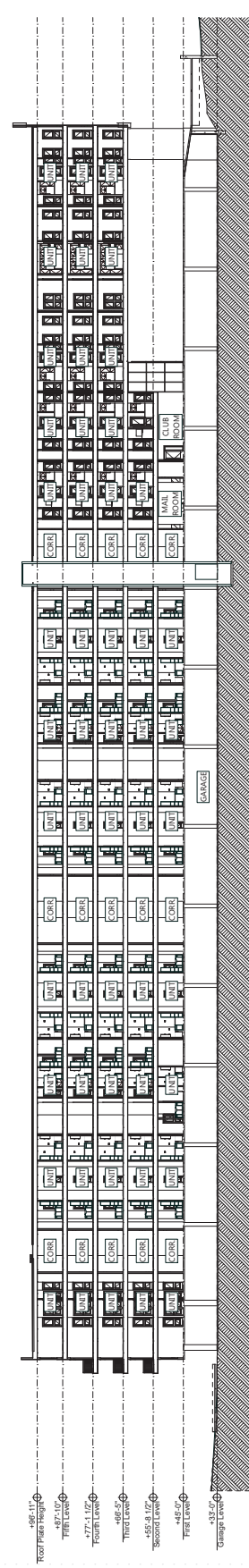
9 BLDG Bldg Section B



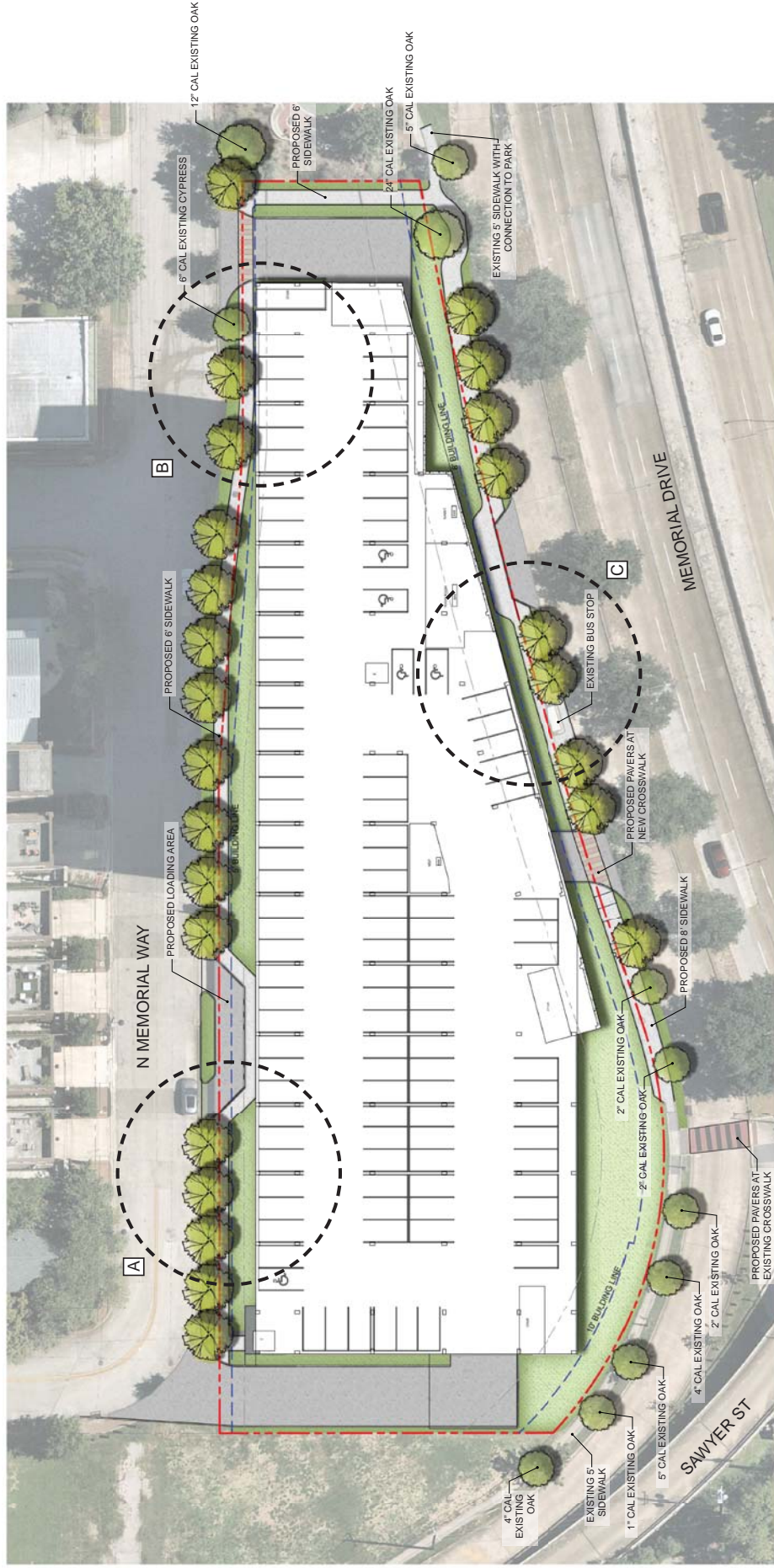
07 BLDG Bldg Section C



9 Bldg Section D



BLDG Bldg Section A



LEGEND

- EXISTING TREE (SEE PLAN FOR SIZES)
- PROPOSED 3" LIVE OAK
- PROPOSED BUILDING LINE
- PROPERTY LINE

EXISTING ON-STREET PARKING: ±13 SPACES
 PROPOSED ON-STREET PARKING: ±12 SPACES

Scale: 1" = 20'-0"

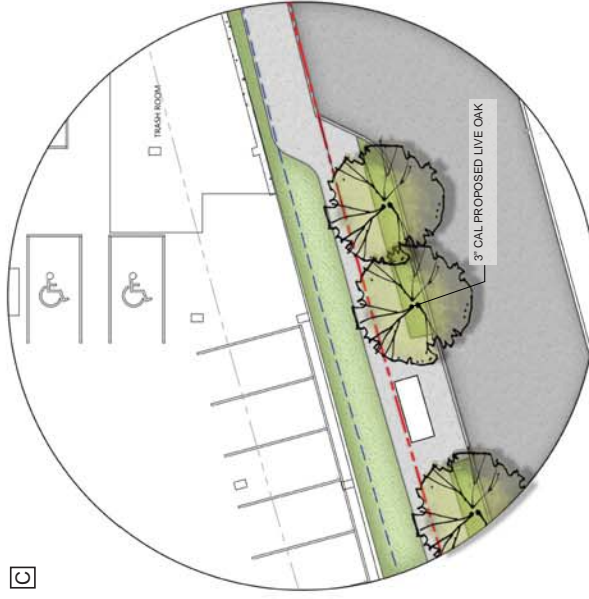
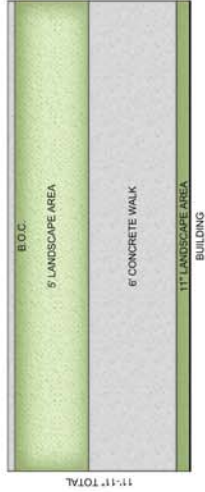
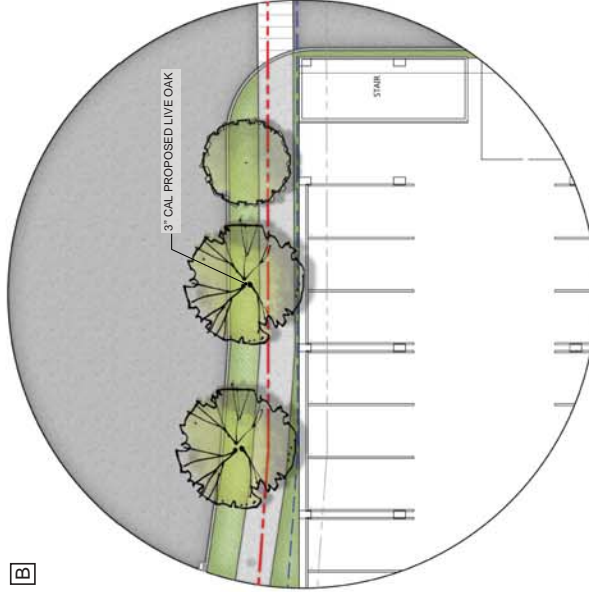
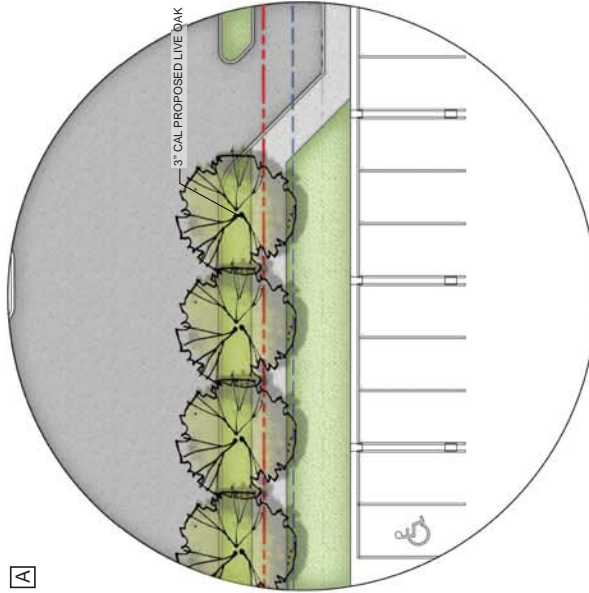
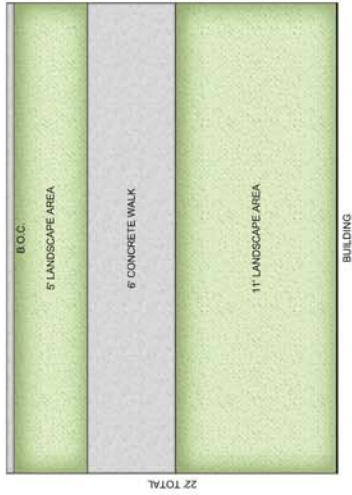
North arrow pointing up.

Kimley»Horn

11700 Katy Freeway
 Suite 600
 Houston, Texas 77079
 281-597-5300
 State of Texas Registration No. F-628

2100 MEMORIAL

Houston, Texas
 January 2020



2100 MEMORIAL

Houston, Texas
January 2020

Kimley»Horn

11700 Katy Freeway
Suite 600
Houston, Texas 77079
281-597-5300
State of Texas Registration No. F-528

NOTES: THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF KIMLEY-HORN.

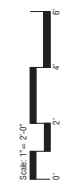
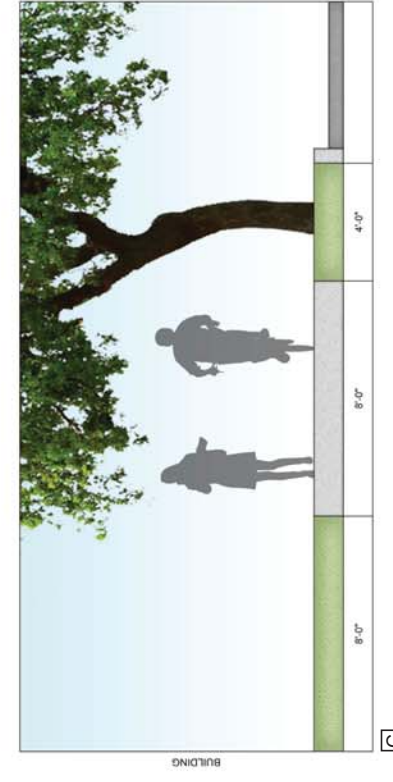
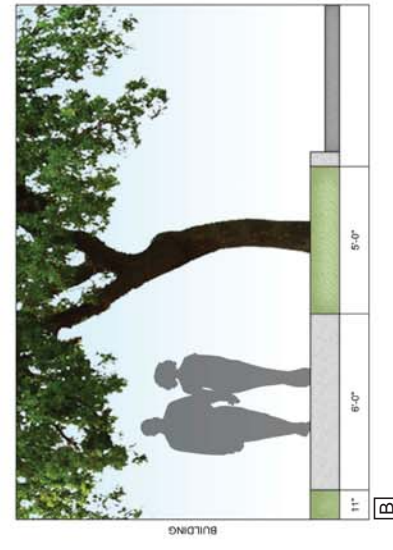
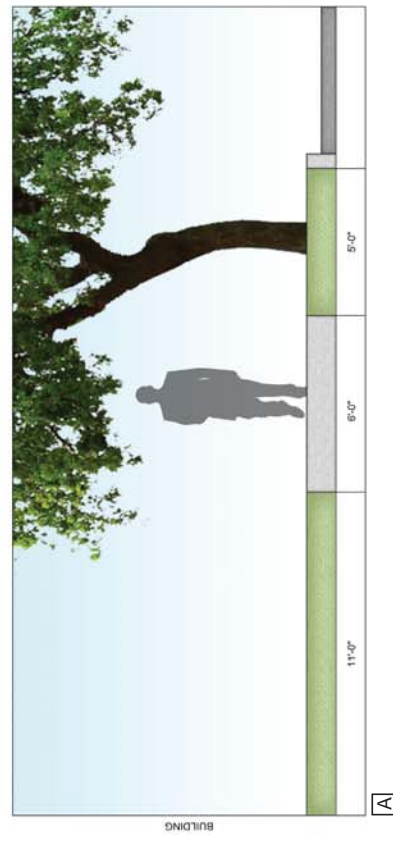
2100 MEMORIAL

Houston, Texas
January 2020

2100 MEMORIAL COLLEGE AND MEMORIAL UNIVERSITY, HOUSTON, TEXAS
DESIGNED BY KIMLEY-HORN

Kimley»Horn
11700 Katy Freeway
Suite 800
Houston, Texas 77079
281-557-9300
State of Texas Registration No. F-528

MEMORIAL UNIVERSITY, HOUSTON, TEXAS
DESIGNED BY KIMLEY-HORN





CITY OF HOUSTON

Housing & Community Development Department

Sylvester Turner

Mayor

Tom McCasland
Director
2100 Travis St., 9th Floor
Houston, TX 77002

T. (832) 394-6200
F. (832) 395-9662
www.houstontx.gov/housing

August 27, 2019

Houston Housing Authority
Tory Gunsolley
2640 Fountain View Dr.
Houston, TX 77057

Re: 2100 Memorial

Dear Mr. Gunsolley,

In response to your request for loan financing for 2100 Memorial Drive Redevelopment ("the Property" or "Project"), we are pleased to notify you your application was selected to receive a recommendation of award by the City of Houston Housing and Community Development Department ("HCDD") to provide construction and permanent financing. This letter is an outline of the proposed terms.

Note that receiving a recommendation from HCDD does not constitute a commitment. The financing request is subject to approval from the Mayor to place the financing request on the agenda of City Council and approval of the financing request by City Council. These requests will be made subject to HCDD's completion of underwriting. Based on the information you have provided in your application HCDD will underwrite the transaction on the following terms.

BORROWER:	Houston Housing Authority (the "Borrower").
ADDRESS:	2100 Memorial Drive Houston, TX 77007
PROJECT DESCRIPTION:	The new construction of a Senior affordable housing development. The unit design includes a mix of one, two, and three bedroom units that will be affordable to tenants at 30%, 50%, and 60% of area median income ("AMI"). T
LOAN AMOUNT:	The loan is estimated to be \$25,000,000. HCDD reserves the right to revise its award during its gap analysis completed through underwriting.

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Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
Controller: Chris Brown

PROCEEDS TYPE	The source its financing for this transaction will be provided by its allocation of CDBG 2017 Disaster Recovery funds from its multifamily program.
AFFORDABILITY COVENANTS:	<p>Based on the information provided in the application and the funds allocated to this Project, HCDD will require 70 units (51% of the total units in the Project) of the total units restricted at 60% AMI or below, however, no less than:</p> <ul style="list-style-type: none"> 10 units will be restricted to households at rents at 30% AMI 30 units will be restricted to households at rents at 50% AMI 30 units will be restricted to households at rents at 60% AMI
PURPOSE:	To partially finance the demolition, site work, and construction of the Property. Permanent financing will also be provided.
TYPE OF LOANS:	A non-revolving, advancing new construction loan and permanent loan (sometimes referred to as the "Loan").
MATURITY DATE:	Total loan term is to be 42 years. Construction term is to be 24 months. The permanent term and affordability period will be to be 40 years that will commence when the construction period is completed. Loan will be a non-amortizing throughout the construction and permanent period. The loan will include optionality for loan forgiveness that may be applied at the end of the term provided the property meets affordability restrictions.
PRINCIPAL AND INTEREST PAYMENT:	Loan commitments become due and payable in full in the event of noncompliance or default over the life of the agreement, otherwise will be forgiven at maturity. Interest will be payable as herein set forth. Loans with a 20-year permanent term will be subject to repayment under a partial recapture agreement with HCDD during an event of sale or a cash-out refinance of up to 50% of the net proceeds. Loans with an extended 40-year loan term will not be subject to the partial recapture agreement.
LOAN PAYMENTS and INTEREST RATE:	<p>Throughout the 24-month construction term, payments are not required and interest will not be accrued except in case of default. During the permanent term, Borrower will be required to pay the lesser of 1.00% annually on the outstanding balance of the loan until maturity of 50% of net cash flow proceeds, provided that default rate interest of 10% will accrue in the event of default. Payments will be subject to available cash flow for the property.</p> <p>Interest shall be calculated utilizing a 360-day basis for the actual number of days principal is outstanding.</p>
EXPENSES:	<p>Borrower will be responsible for all third-party expenses whether or not the loan closes. HCDD may be issued reliance on reports issued for lenders and investors. The following is an estimation of the costs to be accounted for at closing, but not limited to the following:</p> <ul style="list-style-type: none"> • HCDD third-party attorney \$49,000 • Appraisal \$5,000 • Plan and cost review \$5,000

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	<ul style="list-style-type: none"> Monthly construction inspections \$1,000 each throughout the construction period
COMPLIANCE MONITORING FEE:	A Compliance Monitoring Fee of \$30 per HCDD restricted unit will be due annually and subject to change annually.
MODIFICATION FEE	Any changes to HCDD's loan terms, financing parties, Borrower structure, or ownership of the property after closing that requires the Director or city council approval will require a fee of no less than \$25,000, but determined at the time of request.
CLOSING and CONSTRUCTION COMMENCEMENT:	Financing to close by no later than June 30, 2020. If an applicant has not closed by this date, HCDD reserves the right to reallocate an applicant's award to a separate transaction. Demolition to commence within 30 days after the close date.
COMPLETION DATE:	To be determined, however, it is anticipated that construction completion will occur within 24 months of the date of close, subject to force majeure not to exceed 60 days.
GUARANTEES OF COMPLETION:	HCDD will have full recourse to the Guarantor, identified as New Affordable Housing Partners and SDK Interests II, LLC under a performance guaranty.
CAPACITY:	Borrower to demonstrate adequate capacity for Project scope or secure a consultant experienced with completing renovations and lease up of commercial property of similar size and has shared space.
COLLATERAL:	HCDD's Land Use Restriction Agreement for its restricted units will be placed in a superior position above all financing. HCDD to hold a junior lien deed of trust on land and improvements (as fee simple interest or leasehold).
HTC EQUITY and OTHER SOURCES OF FINANCING:	<p>Equity to come from the sale of Housing Tax Credits (HTCs) to an equity investor to be disclosed and is expected to total approximately \$11,992,332. The additional funding sources are as follows:</p> <ul style="list-style-type: none"> Senior lender (TBD), Senior loan amount of approximately \$8,143,000; loan maturity 15 years; amortized over 35 years; 5.50% interest rate FEMA Recovery Grant of approximately \$4,942,847.00
HCDD BUILDING STANDARDS:	<p>Borrower will be required to construct the Property to standards that meet the Property and Construction Standards outlined in the multifamily Disaster Recovery Guidelines. These standards include but are not limited to:</p> <ul style="list-style-type: none"> HCDD Minimum Property Standards Energy Efficiency Standards (Energy Star; LEED; Enterprise Green ICC-700; HUD CPD Green Building Checklist [rebabs only]) ADA and visibility standards Installation of broadband infrastructure

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CONTINGENCY:	HCDD requires the minimum of a 5% hard cost contingency and 5% soft cost contingency within the budget. During underwriting based on plan and cost review, additional contingency may be required.
THIRD PARTY REPORTS:	Borrower is required to supply a market study, appraisal, plan and cost review and/ or other reports required during underwriting. HCDD will accept these reports ordered by other financing parties with a reliance letter. Borrower is required to provide periodic monitoring reports on the Affordability Covenants on HCDD forms as well as periodic financial statements.
ADVANCES:	Construction loan funding will be made no more frequently than monthly, with the construction loan funding based upon the percentage-of-completion for actual work-in-place as approved by HCDD and its construction consultant and meets all compliance requirements. Funds will be advanced towards eligible costs related to property acquisition and direct construction costs. Retainage of 10% will be held back until 30 days after completion of construction.
COMPLIANCE STANDARDS:	Borrower acknowledges the required federal and local compliance obligations (Davis Bacon, Section 3 and MWSBE) outlined in the NOFA.
WORKFORCE PROTECTION STANDARDS:	<p>Borrower acknowledges the required Workforce Protection standards outlined in the Letter of Clarification 3 dated March 25, 2019. These additional standards included:</p> <ul style="list-style-type: none"> • Minimum pay standards of \$15 per hour of Federal prevailing wage for all individuals • All individuals performing Project work have received OSHA 10 certification and at least one (1) on-site supervisor with OSHA 30 certification • Workers' compensation coverage provided covering all site employees • 10% of all work hours to be performed by apprentices sourced from a program certified by the Department of Labor • 10% of all work hours to be performed by Section 3 residents • Section 3 and apprenticeship level employees to be covered under the Pay of Play program • Section 3 and apprenticeship level employees must be directly employed by a Project contractor
PAYMENT AND PERFORMANCE BONDS OR BONDS:	It is anticipated that the Contractor will provide payment and performance bonds during construction and a maintenance bond, provided by a surety with at least an AM best rating of "A," acceptable to HCDD in its sole discretion.
BUSINESS CONDITIONS PRECEDENT TO CLOSING:	Appropriate and customary conditions precedent to close for this type of transaction is listed in Schedule I as an addendum to this letter.

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Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
Controller: Chris Brown

EXPIRATION DATE:

This letter shall be accepted and signed within seven (7) business days of the date of the letter. After this time, the offer and terms of this letter shall become null and void. Acceptance is to be indicated by the return of a fully executed counterpart of this letter to HCDD.

It is my sincere pleasure to make this financing proposal to you. We look forward to your acceptance and to our developing relationship.

Sincerely,



Ray S. Miller
Assistant Director

Agreed and Accepted on 8-28, 2019

By (Signature)



Printed Name

Tony Gussolay

Title

President & CEO

Firm Name

Hawthorne Housing Authority

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 Brown

SCHEDULE I

CONDITIONS TO CLOSING

Customary for transactions of this nature and appropriate for this particular transaction, including but not limited to:

- All due diligence information and underwriting is subject to final review and approval by HCDD.
- A Phase I environmental survey dated within six months of the anticipated closing date. At the sole discretion of the HCDD, additional environmental due diligence may be required, including but not limited to a Phase II, asbestos and/or lead paint tests; HCDD will consider using an updated version of existing Phase I if acceptable to HCDD in-house environmental risk manager. Closing will not occur until HUD has issued its Authority to Use Grant Funds after a 30-day comment period has expired.
- Management plan from Columbia Residential
- Commitment for Title Insurance, issued by a title company acceptable to HCDD, covering the Project, together with the payment of premiums necessary for the title company to issue a Mortgagee's Policy of Title Insurance, with respect thereto, in the amount of the Loan, together with all endorsements thereto as required by HCDD;
- A market and feasibility study for the proposed construction of the Project prepared by an approved market consultant;
- A recent (within 30 days prior to closing) UCC search indicating that the Project is free and clear of all security interests (or will be at the time of closing);
- Borrower's amended and restated partnership agreement (or operating agreement, if applicable) and all notes, guarantees, and other instruments and agreements issued pursuant thereto, and all amendments and modifications thereto and thereof;
- Pro-forma operating statement for the Project;
- Survey of the Project;
- Evidence of fire, hazard, flood (as applicable), builder's risk, workman's compensation, and all other insurance as will be required by the HCDD's loan documents, each naming HCDD as loss payee or mortgagee;
- Receipt and review by HCDD of a final construction budget, a construction schedule and a draw schedule, together with a third-party plan and cost review performed by a third party acceptable to HCDD which shall, among other things, verify cost reasonableness and adequacy of the construction budget;
- Evidence of Borrower's and its general partner's and each Guarantor's due formation, organization, good standing, authorization to enter into the transaction contemplated by this letter and the HCDD's loan documents, and all other organizational documents and other items and matters required by the HCDD's loan documents;

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- If applicable, a copy of the purchase agreement or ground lease of the Project and all landlord estoppel letters as may be required by HCDD;
- Opinions of counsel for Borrower, Guarantors, and such other persons and entities required by HCDD, and covering such matters as HCDD shall deem reasonably necessary or desirable in connection with the credit support transaction and as provided in the HCDD's loan documents;
- Current plans and specifications for the Project;
- The Architect's Contract, between Borrower and the Project's architect, together with an agreement from such architect, consenting to the assignment of the plans and specifications prepared by the architect to HCDD and providing for the subordination of all statutory and contractual liens and claims of the architect against the Project;
- General Construction Contract between Borrower and the Project's general contractor ("Contractor") (which shall be a fixed price/stipulated sum or guaranteed maximum price contract consistent with the budget approved by HCDD), together with an agreement from Contractor, consenting to the assignment of the general contract to HCDD, and providing for the subordination of all statutory and contractual liens and claims of the Contractor against the Project;
- Project Management Agreement between Borrower and the Project manager for the Project;
- A complete list of costs for the Project, enumerated on the appropriate AIA document(s), to include all hard (direct) costs. A Sources and Uses and/or flow of funds including all hard (direct) costs and all anticipated soft (indirect) costs. The cost breakdown should clearly indicate those line items to be funded by the Investor's equity and the timing thereof;
- All management contracts, operating agreements, franchise agreements, or other contractual arrangements affecting the operation of the Project. HCDD reserves the right to require that all such contracts and agreements be conditionally assigned by Borrower to HCDD, and to further, at the option of HCDD, require that such assignments be acknowledged by the contracting third parties;
- Evidence in the form of letters from the appropriate provider or from the Project engineer, that public water, sanitary and storm sewer, electricity, gas, and other required utilities are available to the Project (as clearly identified in said letters) and in quantities sufficient for the successful operation of the Project. All utility lines must enter the Project through adjoining public streets or, if passing through adjoining private land, do so in accordance with recorded public or private easements satisfactory in form and content to HCDD;
- Evidence that the Project and all planned improvements and intended uses will fully comply with all applicable deed restrictions, laws, regulations and copies of all building and grading permits, operating permits, licenses, consents and approvals, which building and grading permits, operating permits, licenses, consents and approvals;
- Review of the Borrower's Tenant Selection Policy, Actual Lease with Addendum, Affirmative Marketing Plan and Relocation Plan (if applicable);
- HCDD's loan documents executed and delivered by Borrower, guarantor and other required parties;

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros
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- If a conduit structure is utilized, Borrower must loan the funds to the Project owner and collaterally assign to HCDD, the Note, Deed of Trust and other documents relating to such loan and the Project owner must join in the documents.
- Such other financial information and other documents as shall be required by the HCDD's loan documents; and
- Each of the foregoing conditions precedent and all other conditions precedent set forth in the HCDD's loan documents shall be fully satisfied on or before closing.

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 Brown



Transforming Lives & Communities

2640 Fountain View Drive ■ Houston, Texas 77057 ■ 713.260.0500 P ■ 713.260.0547 TTY ■ www.housingforhouston.com

February 27, 2020

Mr. Homero Guajardo Alegria
Planner
Development Services Division
Planning & Development Department
City of Houston
611 Walker, 6th Floor
Houston, Texas 77002

RE: Twenty One Hundred Memorial

Dear Mr. Alegria:

On behalf of the Houston Housing Authority ("HHA") and its development partner Columbia Residential, we are pleased to provide additional information regarding the request that the City of Houston Planning Commission grant a variance to lower the total number of parking spaces required for the redevelopment of the affordable senior living community commonly known as "Twenty One Hundred Memorial" or, alternately, "2100 Memorial" in Houston's historic Old Six Ward Neighborhood.

The variance requests that the total number of parking spaces required using the "Retirement Community (with kitchen facilities)" classification to 0.57 spaces per unit (113 spaces) in total.

Although HHA and Columbia Residential are mindful that the best possible reference would be historical information from the 2100 Memorial's prior operation, almost all of the community's residents were displaced by Hurricane Harvey and many of the property's records were destroyed by the storm waters. However, from the property manager, we have been able to glean the following information:

There were three types of parking at the site; Reserved Handicap, Reserved General and Opening Parking. A monthly fee was paid by a resident using a Reserved space. All vehicles required a Parking Permit.

Although the June 2017 parking log for the building only shows 33 cars permitted for the site, it is believed this number understates the actual number of cars owned by residents living at 2100 Memorial.

Recognizing the data and information from 2100 Memorial is, at best, incomplete, our Authority has obtained parking availability, vehicle ownership and usage data regarding three of our other affordable senior housing communities in the City of Houston: 7225 Bellerive, 75 Lyerly and 6000 Telephone Road.

That data is reflected on the attachment, "Summary, Existing Parking including PROPOSED 2100 Memorial REDEVELOPMENT, Affordable Senior Communities owned and operated by the Houston Housing Authority."

These three communities, all of similar size and resident profile to 2100 Memorial, have parking ratios of 0.37, 0.55 and 0.56 cars per unit.

Based on anecdotal information including on-site visits by our staff members and the attached aerial photography flown on four different dates downloaded from GOOGLE Earth, the parking ratios for Lyerly (0.55) and Telephone Road (0.56) appear to be adequate and, under most circumstances and usage, abundant. The parking ratio for Bellerive (0.37), however, is low and often results in, especially, visitors to the building having to use adjacent street parking. The parking ratios for Lyerly and Telephone Road are consistent with the proposed parking ratio, with the requested variance, for 2100 Memorial (0.52).

Although nearby residents have expressed a concern that Columbia Residential's experience with the other 25 affordable senior communities it has developed, owns and/or operates in Florida, Georgia and Louisiana may not be representative, it may nonetheless be noteworthy that the three communities believed by Columbia Residential to be most similar have parking ratios approximating or less than the ratio requested.

=====

Tenth & Juniper, Atlanta, Georgia	0.22 spaces per unit
Scott Boulevard, Decatur, Georgia*	0.61 spaces per unit
City Lights, Atlanta, Georgia	0.56 spaces per unit
Heritage at Columbia Parc,	
New Orleans, Louisiana	0.55 spaces per unit
*under construction	

=====

Finally, community leaders and nearby residents have asked HHA and Columbia Residential to ensure that the parking standards for the redevelopment of Twenty One Hundred Memorial comply with "Best Practices" found in other communities.

Although the data obtained from this research yielded a wide range of parking requirements in communities throughout the United States, from 0.5 or less per unit to 1.0 per unit, the consistent correlations referenced in analysis of parking by land use, studies of parking requirement impacts on housing affordability, and best practices for increasing housing affordability and achieving smart growth include;

- lower income households, especially low-income senior households, tend to own fewer vehicles than wealthier, younger households, and
- trip generation rates are lower for households with fewer cars. (Data suggests that trip rates are typically one-third higher for households with two or more vehicles than one vehicle households. Trip generation rates are also lower for lower income households, and a higher percentage of those trips are via transit).

Beyond the Planning Commission's staff and commissioners' consideration of this specific variance request, we encourage a more robust engagement with this issue toward acknowledging, as other cities often have done, specific classifications for senior communities and, especially, affordable communities.

Data further suggests "generous parking requirements reduce housing affordability" and, as they relate to lower income households may be regressive. Substantial precedent exists in other communities where specific housing types, for example, housing for seniors, housing for special needs population and housing for low-income and very low-income people, are allowed to be developed and operate with reduced parking minimums, typically, 0.5 parking spaces per unit. These reduced requirements are often conditioned upon proximity of transit, as is the case with 2100 Memorial. (METRO Route 30 Clinton/Ella provides a frequent level of service to 2100 Memorial).

We are hopeful this information is helpful in securing not only the support of the Planning Commissioners for this request but, most importantly, the support of the community, especially proximate neighbors, and their elected officials.

Of course, should you or others to whom this letter is copied have any further questions or concerns, please call or e-mail either our consultant, Kent Marsh or me.

Sincerely,



Mark Thiele
Interim President and CEO

cc: Councilmember Karla Cisneros, City of Houston
Honorable LaRence Snowden, Houston Housing Authority
Jeremy Crain, City of Houston
Dipti Mathur, City of Houston
Danni Sabota, Old Sixth Ward Neighborhood Association
Cody Roskelley, Houston Housing Authority
Ray Kuniarsky, Columbia Residential
Ben King, Columbia Residential
J. Kent Marsh, marshdarcy

SUMMARY, Existing Parking
including PROPOSED 2100 Memorial REDEVELOPMENT
Affordable Senior Communities
owned and operated by Houston Housing Authority
created February 26, 2020

					PROPOSED-PROJECTED
	Bellerive	Lyerly	Telephone Rd	TOTALS	2100 Memorial
# of Units	210	200	200	610	197
Unit Breakdown					
1 Bedroom	200	199	180	579	177
2 Bedrooms	10	1	20	31	20
Total Bedrooms	220	201	220	641	217
Total ACTUAL Number of Residents	209	203	190	602	217
# of Parking Spaces excluding Handicap	60	99	101	260	60
Handicap	18	10	11	39	18
Total Parking Spaces	78	109	112	299	113
Parking Ratio / Unit	0.37	0.55	0.56	0.49	0.57
Parking Ratio / Bedroom	0.35	0.54	0.51	0.47	0.52
Parking Ratio / Resident	0.37	0.54	0.59	0.50	0.52
Total ACTUAL Number Owned Cars	50.00	56	98	204	69
Total Number Owned Cars / Unit	0.23	0.28	0.45	0.32	0.35
Total Number Owned Cars / Resident	0.24	0.28	0.52	0.34	0.32
METRO	9 Gulfton/Holman 700 feet	56 Airline/Montrose adjacent	40 Telephone/Heights adjacent		30 Clinton/Ella adjacent
Bike Racks	No	No	No		Yes



Application Number: 2020-0098

Plat Name: Twenty One Hundred Memorial

Applicant: Marsh Darcy Partners, Inc.

Date Submitted: 01/24/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an 8 feet building line along Memorial Drive in place of the required 25 feet building line and a 5 feet building line along N. Memorial Way in place of the required 10 feet building line.

Chapter 42 Section: 152,155

Chapter 42 Reference:

42-152 (a) Building line requirement along major thoroughfares - The portion of a lot or tract adjacent to a major thoroughfare shall have a building line of 25 feet unless otherwise authorized by this chapter. 42-155 (a) Collector and local streets - Uses other than single-family residential - 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 and that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

This property is owned by the Houston Housing Authority of the City of Houston, a Texas housing authority, and is an existing affordable senior living structure, built in approximately 1969 (according to HCAD records), that was severely damaged during Hurricane Harvey. Options were explored for repair or replacement of the existing structure and it was determined that replacement of the existing 196 senior living one hundred percent affordable units would be the best alternative. Replacement of the existing structure(s) (a parking garage and a separate housing tower) would necessitate the compliance with newer building and safety codes – especially to raise the minimum living floor elevation above the 500-year flood elevation. Essentially, the first floor will be a limited to parking and non-habitable uses and living quarters will begin on the second floor. To minimize structure height and visual impact to the surrounding neighborhood but keep the same number of living units, the new structure would approximate the footprint of the existing structure. However, newer mandated criteria necessitated some portions of the new building envelope to extend into current minimum building setbacks, even though the existing building currently encroaches into those same minimum building setbacks. While the proposed building does not encroach into the building setbacks along the entire setback length, to maintain flexibility for the construction, the option of requesting a variance for a complete setback reduction was determined to be the most appropriate course of action. Therefore, to accommodate the proposed building, the owner is requesting an 8 feet setback along Memorial Drive in place of the standard major-thoroughfare setback of 25 feet and a 5 feet setback along N. Memorial Way in place of the standard local street setback of 10 feet. The owner has entered into a long-term agreement with Columbia Residential through Columbia Memorial, LLC, to design and construct the project and has retained JHP architects to design the project with Kimley-Horn being retained for civil engineering. All of these firms have a solid reputation for high-quality work. The City of Houston Traffic Department has reviewed the proposed plan, including driveway access, and supports the project plan. Vehicular entrance into the building is available only from N. Memorial Way. A single exit-only driveway will allow vehicles to exit onto the Memorial Drive/Sawyer Drive deceleration

lane and not the main lanes of Memorial Drive. The property owner conducted a public meeting of the neighborhood on Tuesday, January 21, 2020 to coordinate with any neighborhood input. The owner reported that the meeting participants generally supported the project, using the south side of the building for trash dumpster location, due to the hours of pick up and noise, and the lower building height. The owner will provide 8-foot wide sidewalks along the Memorial Drive frontage (4 feet off the existing curb) including a sidewalk access easement on private property if required for this location criteria. Additionally, on-street parallel parking spaces will be provided along the N. Memorial Way frontage (with a new 6 feet wide sidewalk located 4 feet from the curb including a private property public sidewalk easement, if necessary, and additional tree planting between the sidewalk and the building. Additionally, the civil engineer will further investigate any appropriate improvements on the private side for the existing pedestrian crossing of Sawyer at Memorial Drive and we will coordinate the site sidewalk connection along Memorial Drive with the existing access for the existing park adjacent to the eastern boundary of the project. Also, as living units will not be allowed on the first floor due to the potential flooding issue, only parking will occur on the first floor. To enhance the pedestrian visual character, the parking garage will be screened at the ground floor level. The property shape is not rectangular but is narrower at the eastern portion and wider at the western portion. This prevents an efficient rectangular building pad. In order to achieve as much efficiency as possible the proposed building will encroach into the existing building setback lines. The existing physical configuration of the property will make efficient use of the property impossible without the granting of these variances. Without the variances, the building design will contain fewer units or will be taller to provide the same number of units. Additional height to be building would be a negative impact to the existing residential neighborhood to the north of the property. Granting of these variances will allow replacement of the same number of affordable senior housing units with the most efficient use of the irregular-shaped property. The Houston Housing Authority is in full support of the project and the variances required.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This property was originally a Holiday Inn hotel and was converted to senior housing. The existing building was in place at the time of conversion. To minimize cost and keep the units affordable, the existing structure was used. The location of the existing structure, when converted, along with the existing residential portion of the existing structure being within the floodplain is the hardship – created before this current affordable senior housing use was established.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of providing appropriate building line setbacks will be maintained in light of the intended use of the proposed structure. The additional setback, even a reduced setback with the granted variance, created by the deceleration lane adjacent to the main lanes of Memorial Drive will provide a larger building setback than would occur if only the main lanes, essentially the "major thoroughfare", were within the right-of-way. The reduced setback along N. Memorial Way will preserve the intent of the local street setback by providing an enhanced visual character with parallel parking, wider sidewalks and street trees. Traffic on N. Memorial Way is generally significantly lower than that found on a typical through local street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of these variances will enhance public health, safety, and welfare by allowing a currently unusable structure to be replaced with the same number of affordable senior housing units in a new, healthy, safely elevated and affordable manner for senior citizens of Houston.

(5) Economic hardship is not the sole justification of the variance.

CDBG (Community Development Block Grant) funds will be used in this reconstruction. The intent is to use public funds in a wise and efficient manner without economic hardship to the new tenants (the existing but relocated tenants have the ability to return to the new development after re-construction) of this badly needed use of affordable senior housing.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0098

Agenda Item: 81

PC Action Date: 03/05/2020

Plat Name: Twenty One Hundred Memorial

Applicant: Marsh Darcy Partners, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152,155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an 8 feet building line along Memorial Drive in place of the required 25 feet building line and a 5 feet building line along N. Memorial Way in place of the required 10 feet building line.;

Basis of Recommendation:

Both items were deferred last planning commission. The site is located along Memorial Drive south of Washington Avenue. The applicant is proposing an unrestricted reserve and requesting two variances. Variance one, to allow reduced building lines of eight and five feet along Memorial Drive and North Memorial Way instead of the required 25 and 10 feet by the ordinance. Variance two, to allow a reduction on the parking requirements of 26 percent. Staff is in support of both variances.

Houston Housing Authority (HHA) is planning to replace the existing 13 story affordable senior living building that was affected during hurricane Harvey with a 6-story building that will provide the same 197 units that currently exist. The new building will remain as an affordable senior living development. The parking garage will be on the first floor. The habitable space will begin on the second floor through the sixth floor. The parking garage will be built within the 100-year flood plain. The habitable space will be built two feet above the 500-year base flood elevation as required by Chapter 19. Under the parking garage a 100 thousand cubic foot vault will be provided for detention and flood plain mitigation as required by code. Access to the parking garage will be located at the intersection of North Memorial and Hemphill Street. An only exit will be located along Memorial Drive. Vehicular access to the habitable area in the second floor will be provided through a ramp on the north -east corner of the development. This ramp will allow emergency services to access the building quickly in case of an emergency and to be able to drop off residents. In addition to this, there will be a pedestrian access along North Memorial Way with a stair and elevator that will connect the street level with the second floor. The applicant will provide a pedestrian realm along North Memorial Way that ranges from 22 to 12 feet with a six-foot unobstructed sidewalk and a five-foot safety buffer with three-inch caliper street trees. Currently there is no sidewalk or trees along North Memorial Way. Along Memorial Drive, a 20-foot pedestrian realm will be provided with an eight-foot unobstructed sidewalk and a four-foot safety buffer with three-inch caliper trees. Currently there is a four-foot sidewalk. The granting of this variance will provide for a safer and more comfortable pedestrian Infrastructure around the building for residents and people from the neighborhood.

For the parking requirements, strict application of the ordinance requires 0.75 parking spaces per unit, plus one parking space per employee on the largest shift. With 197 units being proposed and six employees, a total of 154 parking spaces are required. The applicant is providing 113 parking spaces which is a 26.6 percent reduction or the equivalent to 0.57 parking spaces per unit. Staff has received protests from the neighborhood with concerns regarding to this variance. The applicant and Houston Housing Authority have met and provided information to the Sixth Ward neighborhood to alleviate any concerns regarding to this matter. Part of the information provided to staff and the neighborhood include examples of similar developments outside and inside the city that have similar parking ratios to what is being proposed with this development. For the examples outside the City the applicant provided information of four senior communities with parking ratios that ranges from 0.22 to 0.61. For the examples within the city the applicant provided information of three senior communities Lyerly, Bellerive and Telephone. The three existing developments have over 197 units and similar parking ratios to what is being proposed ranging from 0.37 to 0.56 parking spaces per unit. However, the actual ownership of cars per unit ratio ranges from 0.23 to 0.45. The three existing developments and the proposed one have access to METRO bus Routes. The proposed development is in a more urban environment in comparison to the other three developments which are in a suburban area. Finally, the applicant will provide screening for the parking garage along North Memorial Way to not affect the neighbors across the street.

Based on the study provided by Houston Housing Authority showing the parking ratios of the other senior communities and the actual number of cars utilize per unit on each development, which is less than the number of parking spaces provided, and that the proposed building will continue to be an affordable senior living place, staff is in support of the parking variance. We recognize the efforts made by the applicant, Houston Housing Authority and other people involve

with this project to reach out to the Sixth Ward community to hear their concerns and answer their questions.

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 existing building on the site was built back in 1969 when there were no requirements for buildings within the flood plain. This new development will meet the floodplain requirements for buildings within the 100-year flood plain. Allowing a reduce set back will allow for the new building to have the same number of units than the previous one while maintaining its classification as affordable senior living.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The proposed building will remain as an affordable senior living place. By allowing reduce set back the project can provide the same number of units that exist in the existing building. This will help to not decrease the number of affordable units that the City has.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is improving the pedestrian realms along North Memorial Way and Memorial Drive. A pedestrian realm that ranges from 22 to 12 feet along North Memorial Way with a six-foot sidewalk and a five-foot safety buffer with three-inch caliper trees. Currently, the street doesn't have a sidewalk nor trees. Along Memorial Drive the applicant is providing a 20-foot pedestrian realm with eight-foot unobstructed sidewalk and four-foot safety buffer with three-inch caliper trees. Currently, there is a four-foot sidewalk that provides a path for pedestrians. This improvements will keep the intent of the ordinance by providing safer and comfortable areas for people to walk.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

In addition to the improvements to the pedestrian realms along North Memorial Way and Memorial Drive, there will be a vehicular access to the habitable area in the second floor through a ramp on the north -east corner of the development. This ramp will allow emergency services to access the building quickly in case of an emergency and to be able to drop off residents. A pedestrian access will be provided along North Memorial with stairs and elevator that will connect the street level with the second floor.

(5) Economic hardship is not the sole justification of the variance.

Granting the reduced setbacks along North Memorial Way and Memorial Drive will allow for a better affordable senior living development by the Houston Housing Authority. The reduce setbacks will enable to provide the same number of units (197) of the existing building on the new development while maintaining 6 floors instead of the existing 13 floors.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

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January 31, 2020

NOTICE OF VARIANCE REQUEST

PROJECT ADDRESS: 2100 Memorial Drive

PROJECT NAME: Twenty One Hundred Memorial

REFERENCE NUMBER: 2020-0098

PARKING/VAR

Dear Property Owner:

The Planning and Development Department has received a variance request to the off-street parking standards outlined in Chapter 26 of the City of Houston's Code of Ordinances and a subdivision plat application with a variance request for a property located at 2100 Memorial Drive, bounded by Memorial Drive to the south, Sawyer Street to the west, and N Memorial Way to the north. 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 Chapters 42 and 26 required notification area adjacent to this variance request.

Marsh Darcy Partners, Inc., the applicant, has filed the request on behalf of The Housing Authority of the City of Houston, the developer of the subject site. The purpose of the variance request is to allow 113 parking spaces on site in lieu of the required 154 parking spaces for a new senior multifamily building and to allow reduced building lines along Memorial Drive and N. Memorial Way. Enclosed are copies of the variance requests, the proposed subdivision plat, and the 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, February 20th, 2020, 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 Kent Marsh with Marsh Darcy Partners, Inc. at 713-647-9880. You may also contact Jose Mendoza or Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission

meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **CHAPTER 26:** Commonly called the "Off-Street Parking Ordinance", it is the portion of the City of Houston's Code of Ordinances that describes the rules and regulations for off-street parking within the corporate limits.
- **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: 82
Action Date: 03/05/2020
Plat Name: Werrington Park Sec 6
Developer: Werrington Interests, LTD.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2020-0208 C3P

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Total Acreage:	11.1560	Total Reserve Acreage:	2.7234
Number of Lots:	96	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	TIMBER LANE UD
County	Zip	Key Map ©	City / ETJ
Harris	77073	333K	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
023. Single family residential lots outside the city can have a reduced front BL of 10' with 20' garage BL. (Sec 42-156(b))
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

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: 82
Action Date: 03/05/2020
Plat Name: Werrington Park Sec 6
Developer: Werrington Interests, LTD.
Applicant: Van De Wiele & Vogler, Inc.
App No/Type: 2020-0208 C3P

Staff Recommendation:
Grant the requested
special exception(s) and
Approve the plat subject to
the conditions listed

Addressing: "MADALIEF" street name sounds similar to already existing "MADALEY STREET". This may be confusing in emergencies, please choose a more unique name.

"OTTEM" street name sounds similar to already existing "ODOM". This may be confusing in emergencies, please choose a more unique name.

PWE Utility Analysis: Approve

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

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

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

UVE should be checked at Mamba Way and Aldine Westfield Road (Chapter 10-COH geometric design guidelines, 10-23)

Shared driveway exhibit will need to be approved before plan approval

Lot width for lot 78-block 1 needs to be at least 21 feet or driveway will need to be designed on north section of lot

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

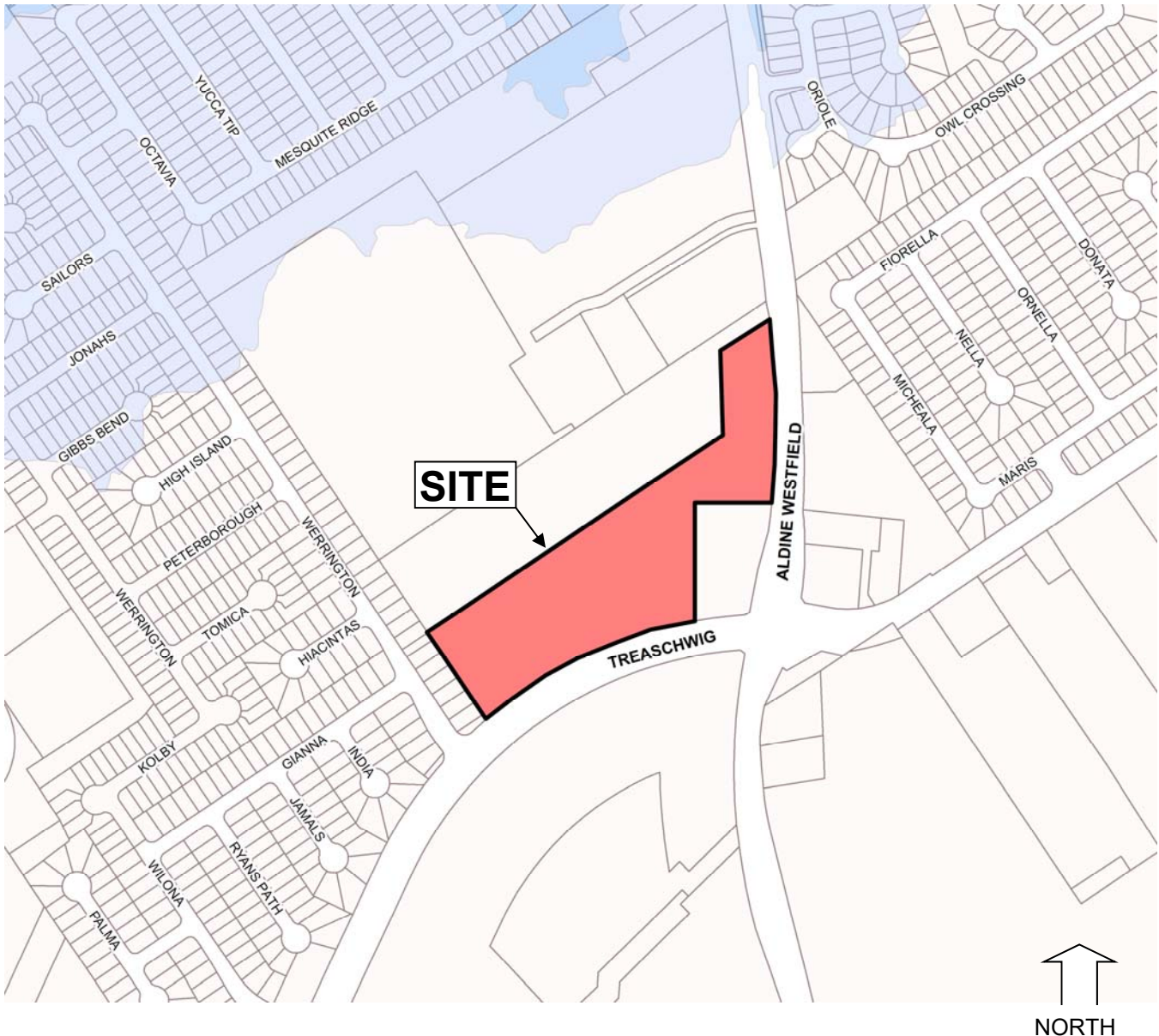
ITEM: 82

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Werrington Park Sec 6 (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Site Location

Houston Planning Commission

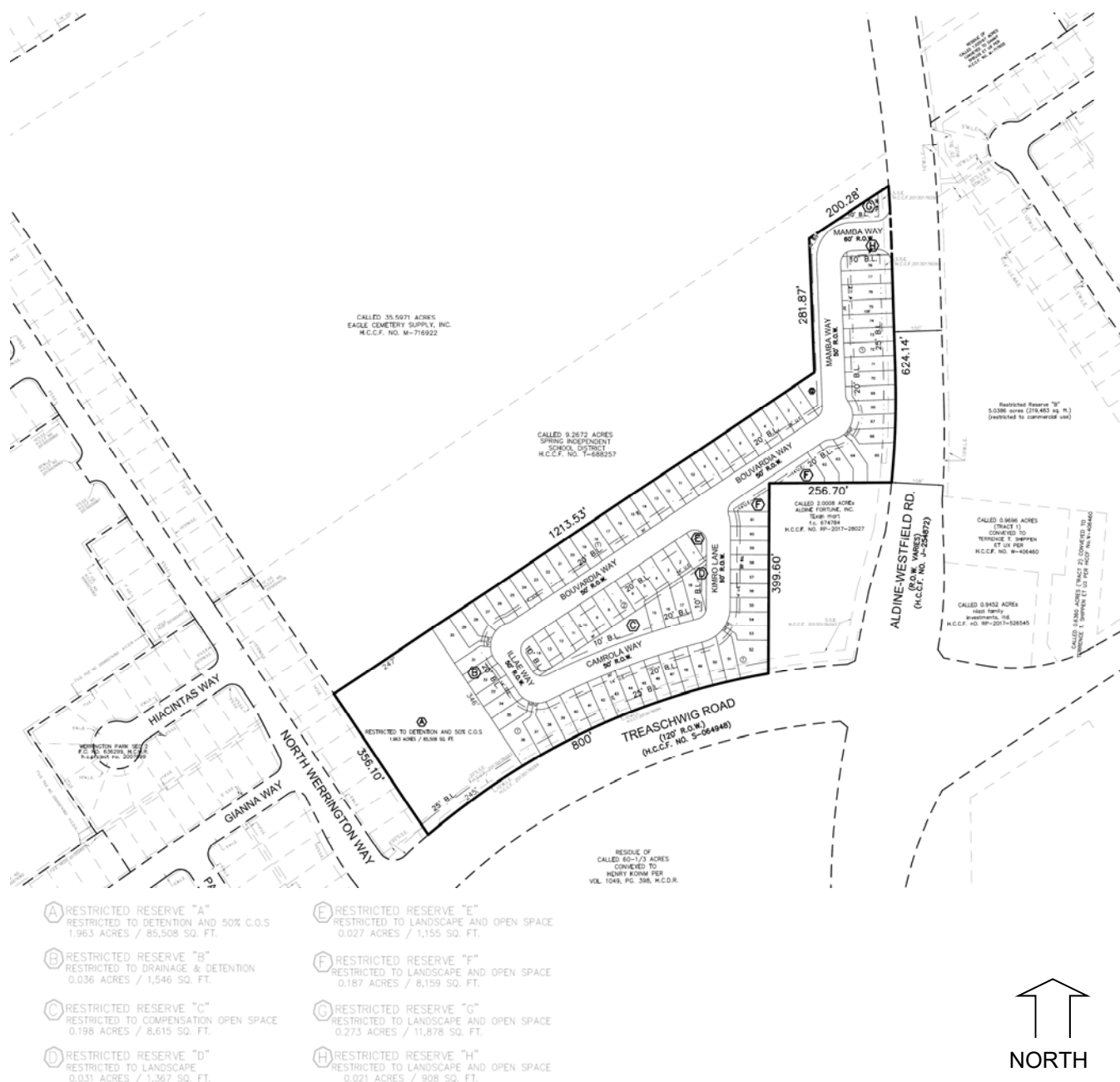
ITEM: 82

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Werrington Park Sec 6 (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Subdivision

Houston Planning Commission

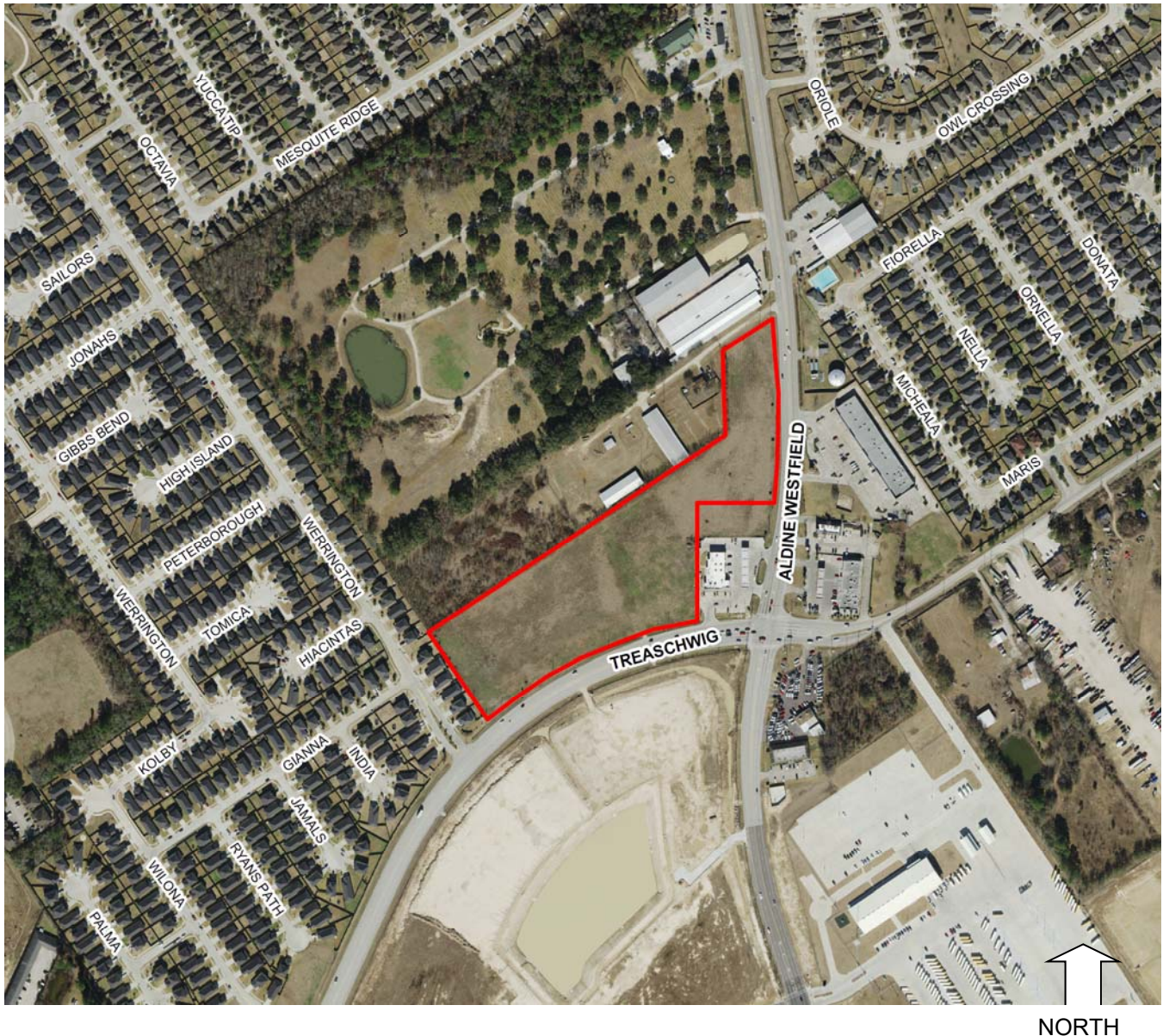
ITEM: 82

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Werrington Park Sec 6 (DEF 1)

Applicant: Van De Wiele & Vogler, Inc.



E – Special Exceptions

Aerial



Application Number: 2020-0208

Plat Name: Werrington Park Sec 6

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 02/07/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To exceed 1400' intersection spacing between Aldine Westfield Road and North Werrington Way

Chapter 42 Section: 128

Chapter 42 Reference:

42-128(a) (1) Each local street shall intersect with a street that meets the requirements of subsection b at least every 1400 feet

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The tract is wider at the northern boundary than the southern boundary because North Werrington Way and Aldine-Westfield Road are diverging. If the northern boundary line measuring 1213' is extended to Aldine Westfield Road, that width is 1414 feet. At the southern boundary, the tract is 800' wide. The block length requirement is met along the southern boundary (Treaschwig Road) with a distance of 900 feet between North Werrington Way and Aldine-Westfield Drive. The existence of the Burger King commercial tract at the hard corner is a hinderance to the development of this tract because it creates an odd shaped tract with very narrow areas.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

There is an existing cemetery to the north, so a north headed street is not needed for traffic circulation.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The tract width of 1414' is only a 1% excursion above the maximum of 1400' block length.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Being so close to 2 major roads, Aldine Westfield and Treaschwig, the residents do not have far to travel to exit the subdivision.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

There are fewer than 150 lots proposed, so one point of access is acceptable.



Application No: 2020-0208
Agenda Item: 82
PC Action Date: 03/05/2020
Plat Name: Werrington Park Sec 6
Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To exceed 1400' intersection spacing between Aldine Westfield Road and North Werrington Way;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, at the northwest intersection of Aldine Westfield Road and Treaschwig Road. The applicant is requesting a special exception to exceed local intersection spacing along the northern plat boundary by not providing a stub street to the north. Staff is in support of the request. This application was deferred at the last Planning Commission meeting per Harris County Engineering Department for review and coordination with the applicant concerning intersection geometry and the proposed flag lots.

The site is located within the Werrington Park General Plan, a single-family residential development. The applicant is proposing 96 lots and eight reserves. Along the most northern plat boundary, nearest to Aldine Westfield, the intersection spacing distance between Aldine Westfield Road and North Werrington Way at its maximum is approximately 1660 feet, a deviation of 18.6% from the requirement. Aldine Westfield Road and North Werrington Way are divergent, with intersection spacing being met along Treaschwig Road, a major thoroughfare. If measuring along the much longer segment of the northern boundary where a stub street would be required, the intersection spacing would 1519 feet, an 8.5% deviation.

A stub street from this subdivision is not likely to extend further north through the 9-acre Spring ISD site, the John Robinson Agricultural Facility, which houses Spring FFA students' animals, and is even more unlikely to extend through the existing cemetery. Additionally, any street north would either have to terminate in a cul-de-sac or turn east to Aldine Westfield, as there are no stub streets on North Werrington Way nor on Mesquite Ridge Drive, and no additional east-west street is required between Treaschwig and Mesquite Ridge, measuring approximately 2500 feet.

Harris County Engineering Department has voiced no objections for staff's recommendation; therefore, staff recommends to grant the requested special exception to exceed intersection by not providing a stub street to the northern plat boundary and approve the plat subject to CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Intersection spacing is wider at the northern plat boundary than the southern where intersection spacing is met along Treaschwig Road, due to Aldine Westfield Road and North Werrington Way diverging. Additionally, the context of the existing surrounding developments (school agricultural site, cemetery, and no stub streets) make a street connection impractical.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

A stub street to the north into the school agricultural site or to a cemetery is not needed for traffic circulation. Both the school agricultural site and the cemetery generate very low traffic volumes and have sufficient access to the major thoroughfare Aldine Westfield Road.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

At the longest portion of the northern plat boundary, where a stub street would be required, is only 8.5% deviation from the standard. The maximum intersection spacing at the furthest northern plat boundary would be a modification of the standard of 18.6%, due to the protruding shape of the site.

(4) 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 existing street grid of major thoroughfares Aldine Westfield Road and Treaschwig Road and local streets North Werrington Way and Mesquite Ridge Drive meet this intent.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exception will not be injurious to the public health, safety or welfare. The 96-lot subdivision is contained at the intersection of two major thoroughfares with no possibility of a street connection into the surrounding existing residential development. Because the Spring ISD site is not a standard school campus, but an agricultural facility for livestock, traffic generated by families, teachers and administrators is low. Additionally, it is in the interest of the public not to encourage a stub street connection to a cemetery.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/05/2020
Plat Name: Ellwood Texas Forge Houston
Developer: Barnier Building Systems
Applicant: Windrose
App No/Type: 2020-0267 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	35.3660	Total Reserve Acreage:	35.1980
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

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)

The Planning Commission granted a variance to allow Amelia Drive to not be terminated with a cul-de-sac but to allow access from the end of Amelia Drive subject to specific conditions on 03/05/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/05/2020
Plat Name: Ellwood Texas Forge Houston
Developer: Barnier Building Systems
Applicant: Windrose
App No/Type: 2020-0267 C2

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

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

City Engineer: Detention is required.
Stormwater quality permit is required.

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

Harris County Flood Control District: Flood Control review - The HCFCD ROW is not called out accurately on the plat. Show all HCFCD ROW within and along the property (see uploaded PDF).

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

Houston Planning Commission

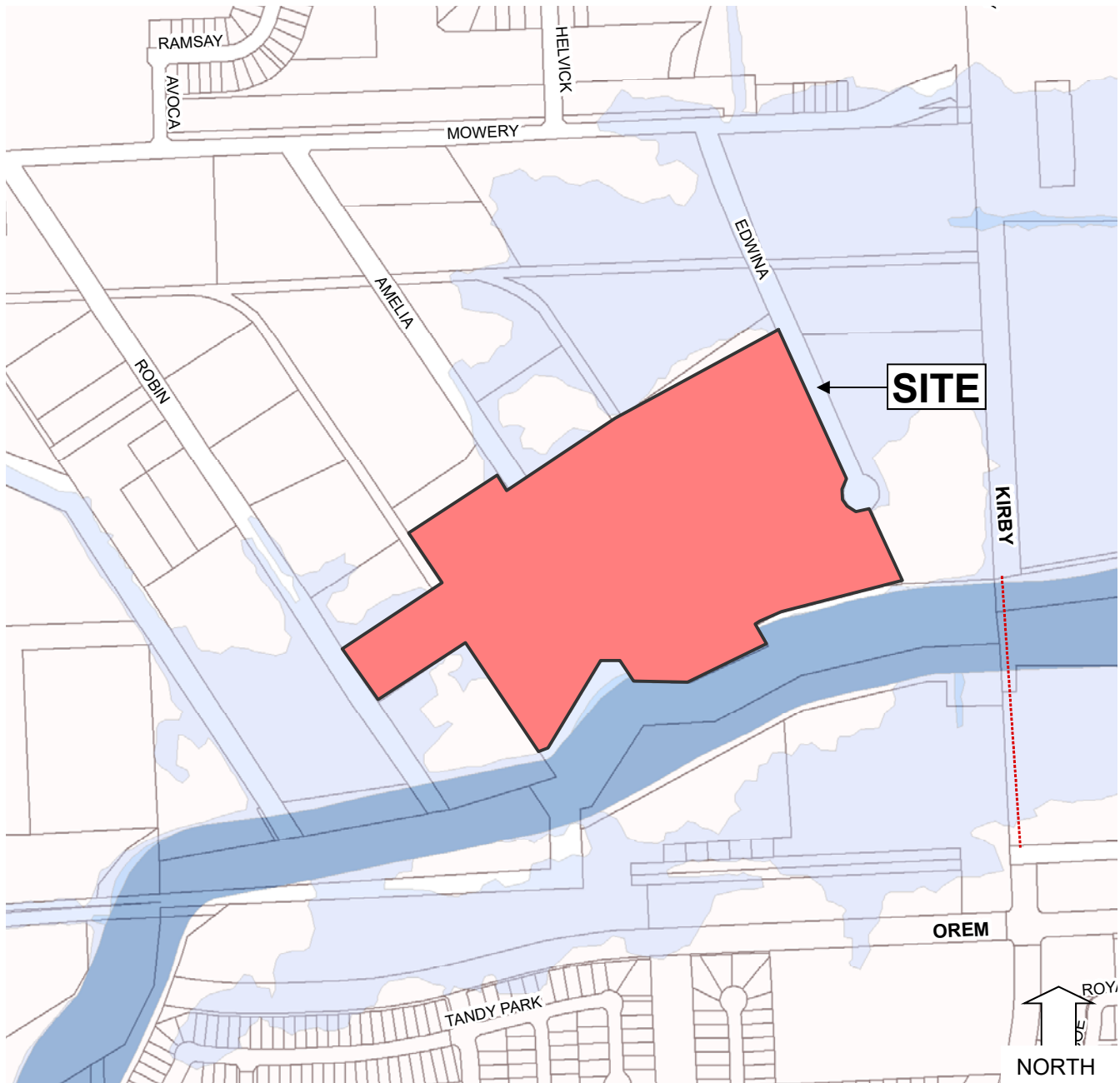
ITEM: 83

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Ellwood Texas Forge Houston

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

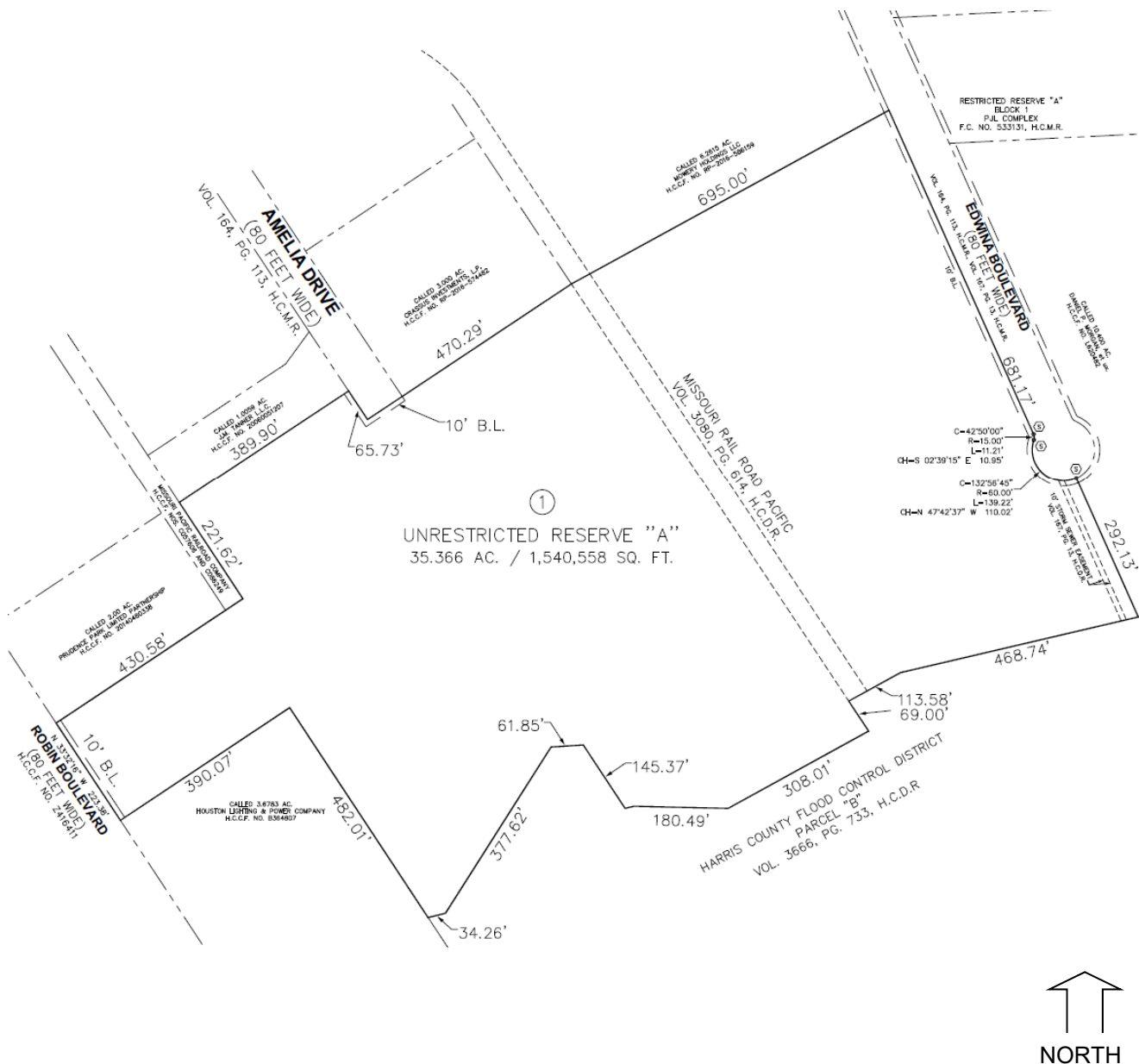
ITEM: 83

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Ellwood Texas Forge Houston

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

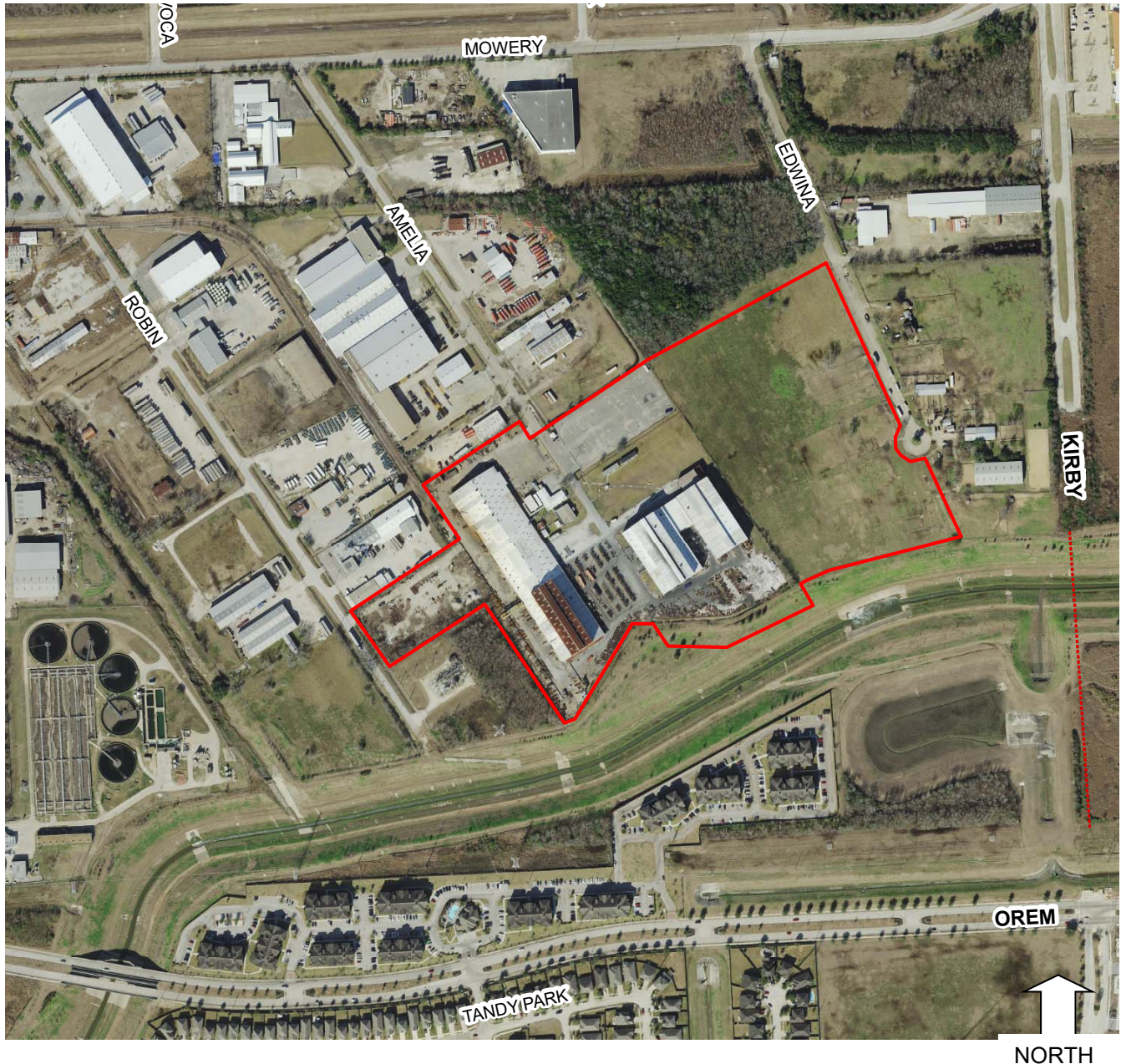
ITEM: 83

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Ellwood Texas Forge Houston

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



Application No: 2020-0267
Plat Name: Ellwood Texas Forge Houston
Applicant: Windrose
Date Submitted: 02/10/2020

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 or provide a cul de sac, but to take access from the terminus of Amelia Drive.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Sec. 42-134 "Street extension" paragraph (a) states that: (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.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Variance attached.



Application Number: 2020-0267

Plat Name: Ellwood Texas Forge Houston

Applicant: Windrose

Date Submitted: 02/10/2020

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 cul de sac, but to take access from the terminus of Amelia Drive.

Chapter 42 Section: 42-134

Chapter 42 Reference:

Sec. 42-134 "Street extension" paragraph (a) states that: (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property is located at the terminus of Amelia Drive between Robin Boulevard and Edwina Boulevard just northwest of the intersection of W Orem Drive and SH 288. The applicant/developer, the Ellwood Closed Die Group, plans to construct an 8,600 square foot building and a connecting driveway between their primary parking area and Edwina Boulevard. While this 38-acre unplatted industrial facility predates the City's Subdivision Ordinance, the property must now be platted due to the new construction and driveway improvements. On a previous class 2 application, the CPC101/PDF markup indicated that Amelia Drive should be extended through the site or terminated in a cul-de-sac. The applicant is submitting a reconsideration of requirement with a variance to eliminate this requirement, but to maintain access from Amelia Drive to the site. Unusual physical characteristics and an established development pattern are the justifications for the request. Extending Amelia through and beyond the subject site is not viable because it will never make sense to cross Sims Bayou due to design challenges, the incredible expense to span the flood way, lack of mobility enhancement, and the existing apartment complex across the bayou to the south. A cul-de-sac is also not possible as there is not sufficient room at the terminus of Amelia Drive for the requisite right-of-way because of an existing building, lay down yard, and parking lot. The applicant does intend to continue to take access from Amelia Drive to accommodate large delivery trucks carrying 30+ diameter steel cylinders and similar loads, which are to be melted down and forged at the existing facility. Allowing access to be taken from Amelia will remove conflicts between the heavy truck traffic and personal vehicles used by office workers. Office workers will use the proposed drive from Edwina on the east perimeter to access the site thereby increasing safety.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Unusual physical characteristics and an established development pattern are the justifications for the variance, not a self-imposed hardship. Amelia Drive can never be extended past the subject property because of Sims Bayou. A cul-de-sac is not necessary to facilitate mobility on Amelia and there is not enough room for the requisite right-of-way because of existing improvements.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This region of the city is characterized by heavy manufacturing and other intense industrial uses. The Ellwood Texas Forge facility has existed in harmony with the surrounding development pattern for decades, which includes using Amelia Dr to access the site. The applicant is only platting now because they want to construct a small out-building and a new driveway connection to provide a secondary exit point for safety reasons. If the variance is granted, the impact of the applicant's construction projects will be negligible on the surrounding area. If the requirement to extend or terminate Amelia in a cul-de-sac is upheld, the result will be an extremely negative impact on the applicant's site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The subject property and the surrounding area currently have more than adequate road network service to facilitate safe and efficient routine traffic and emergency vehicular access. Airport Boulevard, W Orem Drive, SH 288 and Alameda Road are all part of a very high capacity transportation network that supports this region. Amelia Drive is a local street that only serves a handful of industrial users which makes it ideal to use an access point for the subject property. The roadway will never be extended south beyond Sims Bayou. A cul-de-sac is not viable on the subject property because of existing development. If public traffic does happen to come southeast on Amelia – a rare occurrence – turning movements are facilitated by a circular driveway pattern or by a hammerhead driveway apron that is available when the Ellwood security gates are closed.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification for the variance. Extending or terminating Amelia Drive with a cul-de-sac is not in the best interest of the public or the applicant. A crossing of Sims Bayou is not possible due to the design challenges, extreme costs, and a negligible benefit to mobility. Further, there is not enough room for the cul-de-sac right-of-way because of existing improvements. Granting the variance allows the applicant to proceed with their construction project and needed safety improvements while avoiding the construction of unnecessary right-of-way has no tangible benefit for the public.



Application No: 2020-0267

Agenda Item: 83

PC Action Date: 03/05/2020

Plat Name: Ellwood Texas Forge Houston

Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend or provide a cul de sac, but to take access from the terminus of Amelia Drive.;

Basis of Recommendation:

The site is located in the city limits, north of Orem Drive, and west of Kirby Dr. The applicant is proposing an unrestricted reserve and requesting a variance to not terminate Amelia Dr with a cul-de-sac, but to take access from the end of Amelia Drive. Staff is in support of the request.

The subject property fronts on Edwina Blvd and is bound on the south by Sims Bayou. Due to the bayou, Amelia Drive is not required to be extended through the site. The property operates as an existing industrial and manufacturing facility and is being platted so that plans and permit approvals can be issued for construction of a new building and driveway improvements.

The applicant is requesting not to provide a cul-de-sac due to an existing security building and lay down yard near the end of Amelia Drive. The site currently takes access from the end of Amelia Drive and the applicant wishes to maintain that access for continued accommodation of large delivery trucks. Access from Edwina Blvd will be used for employees' personal vehicles. Amelia Drive is characterized by heavy manufacturing and intense industrial uses, and is better suited for industrial truck traffic than Edwina Blvd. Continued access from the end Amelia Drive without a cul-de-sac will not significantly impact the surrounding area.

Staff did receive one response in opposition to the request. Houston Public Works has posed no objection to the request, therefore staff recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is bound on the south by Sims Bayou within a recorded drainage easement over 300 feet wide which is not required to be crossed by a street other than a Major Thoroughfare per Chapter 42. The site currently operates as an existing industrial and manufacturing facility and is being platted so that permit approval can be granted for a future building and driveway improvements. There exists a security building, laydown yard, and parking area that would impede the construction of a turn-around. Amelia Drive, an 80' ROW, is characterized by heavy industrial uses. The site has used the end of Amelia Drive for access for many years to accommodate large delivery trucks. The applicant wishes to continue taking access from the end of Amelia Drive as it is better suited for industrial truck traffic than Edwina Blvd. Access from Edwina will be utilized for employees' personal vehicles.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are the existing conditions of the site and the existing characteristics of Amelia Rd and the surrounding area. A cul-de-sac is not necessary to facilitate mobility on Amelia Drive. Construction of a cul-de-sac would require the removal of an existing building and redesign of an operating site. Amelia Drive is better suited for large delivery truck traffic than Edwina Blvd as it serves primarily heavy manufacturing and industrial uses, whereas Edwina Blvd serves a residence and open space used for horses.

(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. A turn around at this location is not necessary to facilitate safety and mobility. Amelia Drive serves primarily heavy manufacturing uses which naturally limits the use of the street to industrial truck traffic.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The subject property and surrounding area are adequately served by the existing street pattern. Amelia Drive is a local street with 80' ROW that serves less than ten other parcels, all of which are used for industrial and manufacturing purposes. The granting of the variance will not be injurious to the public health, safety or welfare as the site will continue operating in a manner that is appropriate to the surrounding area.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The justification of the variance is based on the existing use and conditions of the site as well as the existing area characteristics.



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

February 26, 2020

VAR

NOTICE OF VARIANCE REQUEST

PROJECT NAME: North Harris County Regional Water Authority Regional Pump Station

REFERENCE NUMBER: 2020-0314

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of North Sam Houston Parkway W., and east of Gessner Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Dannenbaum Engineering Corporation, the applicant, has filed the request on behalf of North Harris County Regional Water Authority, the developer of the subject site. The applicant is requesting a variance to allow a proposed pump station facility to provide access via an access easement in lieu of having access and frontage from a public street. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 5th, 2020, 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 Robert Pina with Dannenbaum Engineering Corporation at 713-520-9570. You may also contact Eric Pietsch with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call 832-393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 03/05/2020
Plat Name: Los Pinos Sec 1
Developer: Cayetano Development, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2020-0299 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Total Acreage:	100.4000	Total Reserve Acreage:	3.3869
Number of Lots:	245	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:	HCMUD 516
County	Zip	Key Map ©	City / ETJ
Harris	77336	298D	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)

For Your Information:

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



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 03/05/2020
Plat Name: Los Pinos Sec 1
Developer: Cayetano Development, LLC
Applicant: META Planning + Design, LLC
App No/Type: 2020-0299 C3P

Staff Recommendation:
Grant the requested
variance(s) and Approve
the plat subject to the
conditions listed

Addressing: "CHIR PINE" is a street name already used within the another subdivision. Please use a more unique name

"WEeping PINE" is a street name already used within the another subdivision. Please use a more unique name

"SAND PINES" is a street name already used within the another subdivision. Please use a more unique name

"TORREY PINE" is a street name already used within the another subdivision. Please use a more unique name

"FOXTAIL PINE" is a street name already used within the another subdivision. Please use a more unique name

"ALLEPO PINE" is a street name already used within the another subdivision. Please use a more unique name
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
UVE should be checked at Allepo Pine Street and Huffman Cleveland Road (traffic)
UVE should be checked at Weeping Pine Street and Huffman Cleveland Road (traffic)
Traffic Impact Analysis will be required to determine left turn requirements on Huffman Cleveland Road at entry roads to subdivision (traffic)
Driveways on corner lots should be placed along the length of the lot away from the intersection as far as possible (traffic)
Change Mugo Pine Drive to Long Leaf Drive to match existing street to the south
Collector street should extend to southern plat boundary
City and County have no objections to variance for intersection spacing of approximately 3000 feet along southern plat boundary.

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

Houston Planning Commission

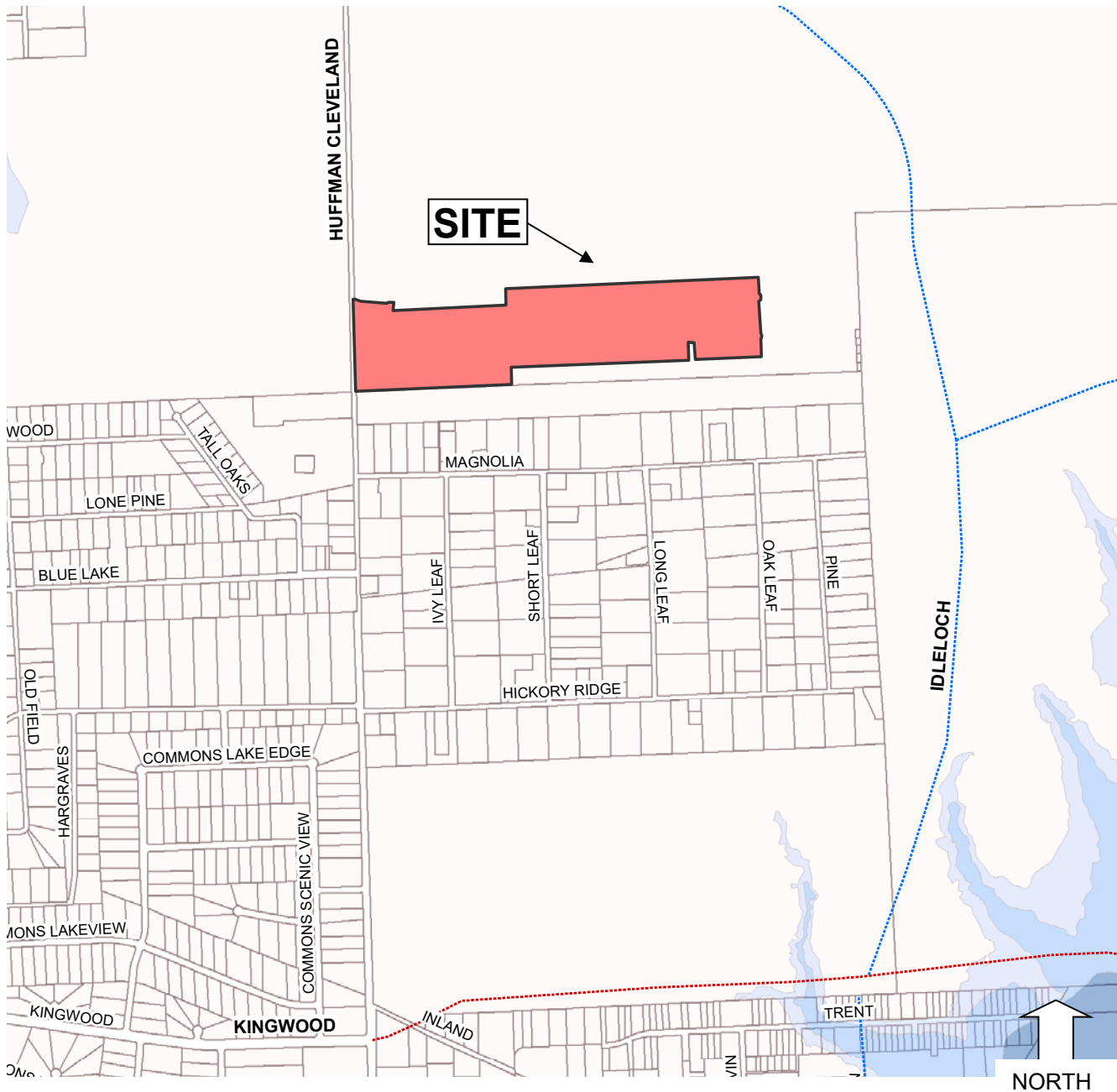
ITEM: 84

Planning and Development Department

Meeting Date: 3/05/2020

Subdivision Name: Los Pinos Sec 1 (DEF 1)

Applicant: META Planning + Design, LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

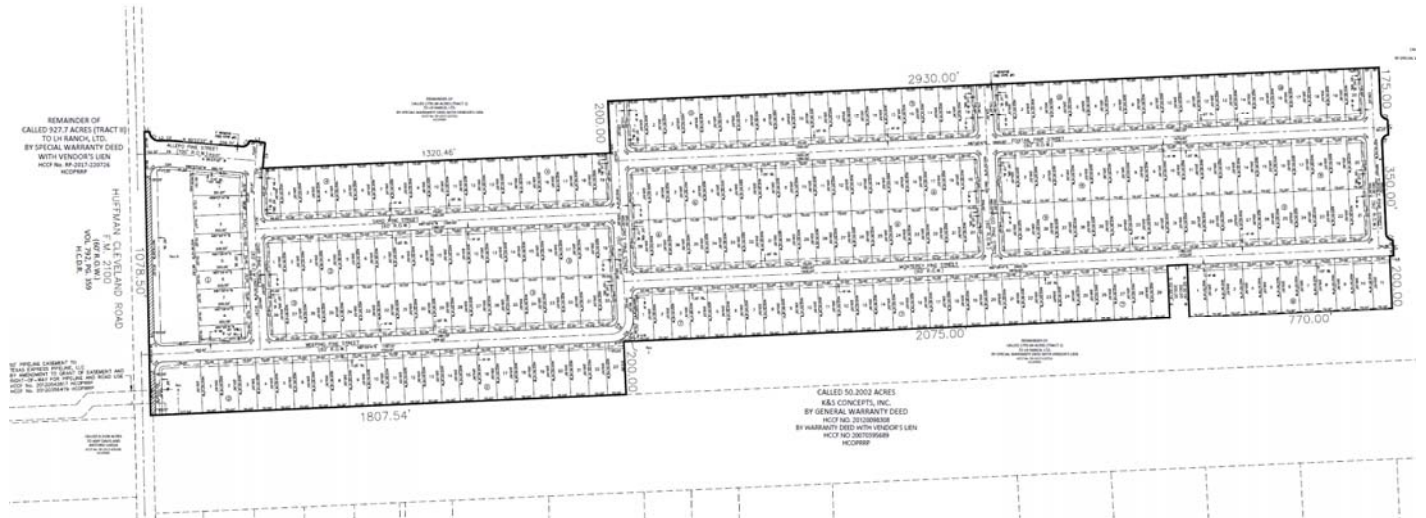
ITEM: 84

Planning and Development Department

Meeting Date: 3/05/2020

Subdivision Name: Los Pinos Sec 1 (DEF 1)

Applicant: META Planning + Design



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 3/05/2020

Subdivision Name: Los Pinos Sec 1 (DEF 1)

Applicant: META Planning + Design

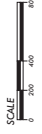


F- Reconsideration of Requirements

Aerial

MANHARD CONSULTING

designated thoroughfare
designated collector



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2020-0299
Plat Name: Los Pinos Sec 1
Applicant: META Planning + Design, LLC
Date Submitted: 02/10/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow an intersection spacing of $\pm 6,675'$ between the ultimate rights-of-way of Huffman Cleveland Road and future Idleloch Drive, by having no local stub streets to the southern boundary.

Chapter 42 Section: 130

Chapter 42 Reference:

Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or [...] ~ and ~ Chapter 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] 2) The crossing of multiple existing pipelines by a street more than once every $\frac{1}{2}$ mile.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

see Variance Request



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0299

Plat Name: Los Pinos Sec 1

Applicant: META Planning + Design, LLC

Date Submitted: 02/10/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an intersection spacing of $\pm 3,090'$ and $\pm 3,505'$ between the ultimate rights-of-way of Huffman Cleveland Road, the proposed internal collector street, and future Idleloch Drive, by having no local stub streets to the southern boundary except for the proposed collector street.

Chapter 42 Section: 130

Chapter 42 Reference:

Chapter 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: 1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or [...] ~ and ~ Chapter 42-130. - Intersection exceptions. (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] 2) The crossing of multiple existing pipelines by a street more than once every $\frac{1}{2}$ mile.

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;

Los Pinos is a new single-family development located far northeast of central Houston along Huffman Cleveland Road; the eastern half of the overall development is within Liberty County, and the western half is within Harris County. The subject section is located along the southern project boundary within Harris County. Huffman-Cleveland Road forms the western boundary of the subject plat, and to the east of the subject plat is the future alignment of Idleloch Drive, a designated collector street on the Houston MTFP. The distance between these two roads is approximately $\pm 6,600'$, which would require multiple local streets to stub into the southern project boundary. However, these stub streets would be an impractical requirement for several reasons detailed below. Instead, the subject plat proposes a single minor collector street to make a direct north-south connection at the approximate midpoint between Huffman Cleveland Road and Idleloch Drive. The proposed collector street would continue north into future sections of Los Pinos, making a direct connection to future FM 1485, and could be extended south to tie into existing streets outside Los Pinos. South of the subject site are multiple existing conditions that make the extension of a series of local stub streets unlikely and impractical for multiple affected land owners. Immediately south of Los Pinos is an acreage tract approximately 51 acres in size, encumbered by a 50' pipeline easement containing two active pipelines. This pipeline allows a $\frac{1}{2}$ -mile (2640') intersection spacing for local streets, to minimize the risk associated with crossings of active pipelines. The proposed single crossing is within Special Exception distance in both directions (17% and 33% respectively) for this pipeline intersection spacing. Aside from the pipeline, the adjacent acreage tract is of an unusual shape, being a long rectangle with approx. 390' of frontage along Huffman Cleveland Road and extending over 5,800' deep. This configuration is not conducive to traditional development, and the extension of multiple local stub streets across this site would most likely not occur. South of the large acreage tract is an unplatted subdivision called Huffman Hills, with a typical tract size of approx. five acres; most of the tracts are being used for single-family residences. These tracts are unlikely to ever be assembled for large redevelopment, and are also unlikely to be individually platted, since they are of a large size and have few restrictions that would trigger platting requirements for redevelopment. Any redevelopment in Huffman Hills would occur on an individual basis, with a single individual landowner developing their own tract. Thus any stub street that might be extended from the subject site, across the intervening tract and down to the northern boundary of Huffman

Hills, would depend on the unlikely scenario of the one particular tract against the stub street redeveloping with a plat that would trigger extension of the stub street. And since the tracts in Huffman Hills are under single ownership for primarily residential purposes, a street extension would most likely impose a significant burden on the individual looking to plat their property. The proposed collector street is near the east-west mid-point of Huffman Hills and could align with Long Leaf Drive, a north-south street which is also aligned fairly close to the common property line between two of the larger parcels in Huffman Hills. These two parcels could more easily split the contribution to extend one shared street connection to Magnolia Lane without undue burden. The proposed collector street connection from FM 1485 to Magnolia Lane through the subject plat will optimize the possibility of a north-south street connection being completed, and will provide a direct route for that eventuality. Aside from the proposed collector street, the subject site proposes a grid street network with frequent connections internally and to the adjacent thoroughfare, allowing adequate circulation in all directions. Therefore, the provision of additional local stub streets to the southern boundary of Los Pinos is of no benefit to the public and would impose an impractical requirement on both the subject site and any future development on the adjacent properties.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing property configurations, including the two pipelines and the unplatted subdivision to the south, are the circumstances supporting the granting of the variance and are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing and proposed street network will provide adequate traffic circulation for the current and future residents, which will preserve and maintain the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The existing property configuration and two existing pipelines are the justifications for the granting of the variance.



Application No: 2020-0299

Agenda Item: 84

PC Action Date: 03/05/2020

Plat Name: Los Pinos Sec 1

Applicant: META Planning + Design, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 130

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an intersection spacing of $\pm 3,090'$ and $\pm 3,505'$ between the ultimate rights-of-way of Huffman Cleveland Road, the proposed internal collector street, and future Idleloch Drive, by having no local stub streets to the southern boundary except for the proposed collector street. ;

Basis of Recommendation:

This application was deferred last Planning Commission. The site is located along Huffman Cleveland north of Kingwood. The applicant is proposing a residential subdivision located within Los Pinos General Plan. The applicant was originally requesting a reconsideration of requirements with a variance to allow excessive intersection spacing along the southern boundary of the plat by not providing a stub street and leaving a distance of 6675 feet between Major thoroughfare Huffman Cleveland and the proposed collector Idleloch to the east. During the two-week deferral period staff coordinated with Harris County Engineer Department and the applicant to analyze other options. It was agreed that a collector street is needed between Huffman and Idleloch for the street grid in this area. Since there is a pipeline south of the proposed site, the applicant has a half a mile exception for intersection spacing. However, the proposed collector will be approximately three thousand feet from Huffman Cleveland which still requires a variance for intersection spacing. The proposed collector match the location of a proposed street within the subdivision that will be extended north and south. Ultimately the collector street will connect north to a proposed major thoroughfare and south to the proposed major thoroughfare Kingwood. This will ensure a better street grid for future development in the area. Harris County Engineer Department has voice no objection. 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 providing a stub street approximately three thousand feet from the major thoroughfare Huffman Cleveland. The site has an exception of half a mile because of a pipeline south of the site. The approximately 340 feet difference will allow the stub street to align with a proposed north-south street that will work as a collector between Huffman Cleveland and proposed collector Idleloch that will ultimately connect north to a proposed major thoroughfare and south to the proposed major thoroughfare Kingwood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing pipeline has been there before the proposed development. The proposed collector street will provide adequate circulation within the development and future development to the south.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A north-south street connection within the development and south of it will be achieved with the propose collector street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the requested variance will allow for a future collector street to be extended south and north. This will contribute to the street grid of the area for future development and will allow more routes for residents to get in and out of their neighborhoods and for emergency services to access them.

(5) Economic hardship is not the sole justification of the variance.

A street is required at least every half mile (2640 feet) along a pipeline. The applicant will provide a street at approximately three thousand feet from Huffman Cleveland to be able to align it with a proposed street and to get it close to the alignment of Long Leaf to the south.



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/05/2020
Plat Name: Rosslyn Estates
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2020-0249 C2

Staff Recommendation:
Defer for further study and
review

Total Acreage:	0.7888	Total Reserve Acreage:	0.0000
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

Conditions and Requirements for Approval

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

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

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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/05/2020
Plat Name: Rosslyn Estates
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2020-0249 C2

Staff Recommendation:
Defer for further study and
review

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

Submit applications online at houstonpermittingcenter.org

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

Parks and Recreation: Change "C" in Park Table to read "Incremental number of DU".

Metro: Coordination is required with METRO, contact METRO at busstops@ridemetro.org. After final approval, two weeks prior to project site mobilization, coordination with METRO is required for any changes or removal of existing bus stop Bus Stop ID 10124 and any transit amenities and for any impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.

City Engineer: Detention is required.

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

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

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Rosslyn Estates (DEF 1)

Applicant: PLS Construction Layout, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

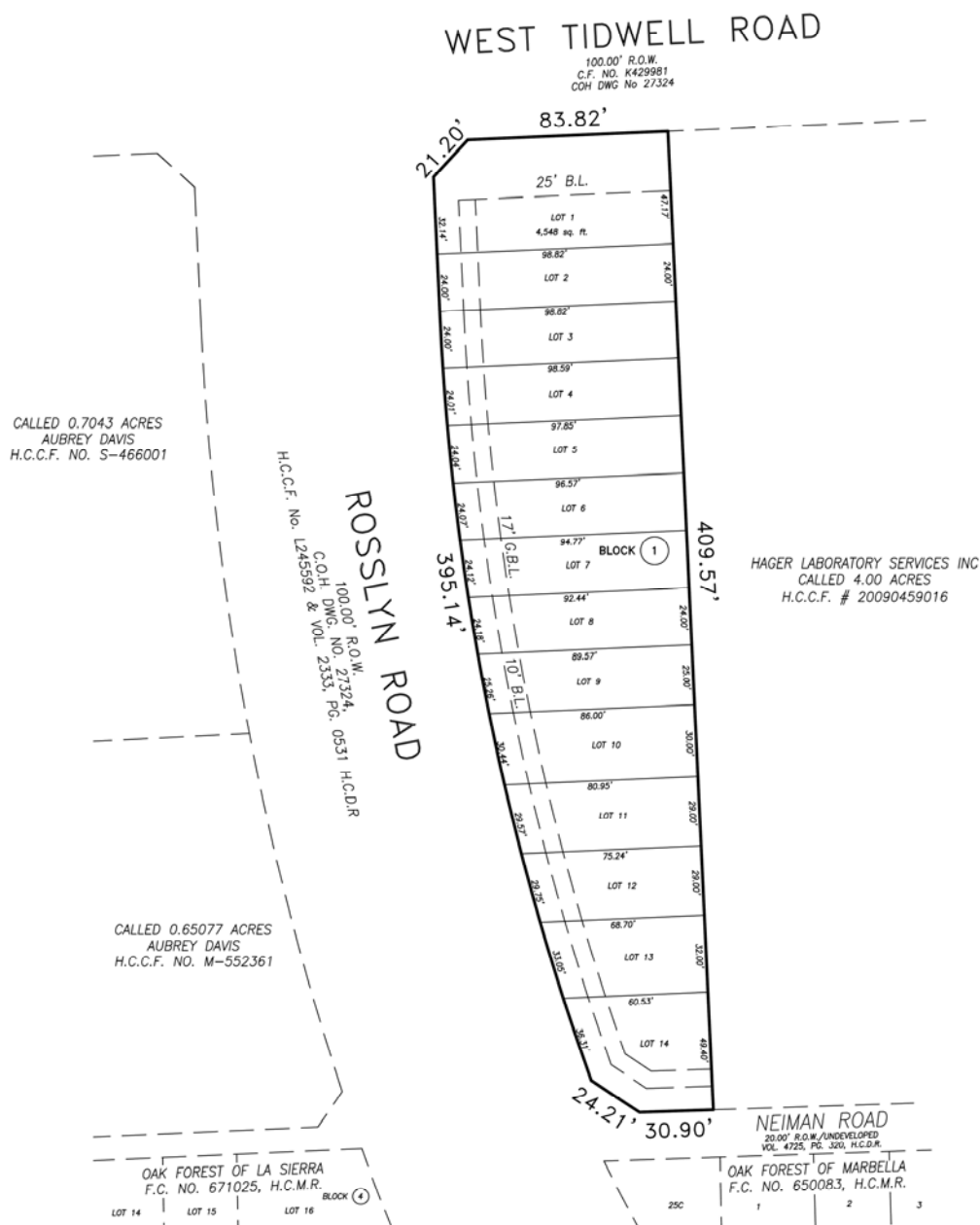
ITEM: 85

Planning and Development Department

Meeting Date: 03/05/2020

Subdivision Name: Rosslyn Estates (DEF 1)

Applicant: PLS Construction Layout, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 03/05/2020

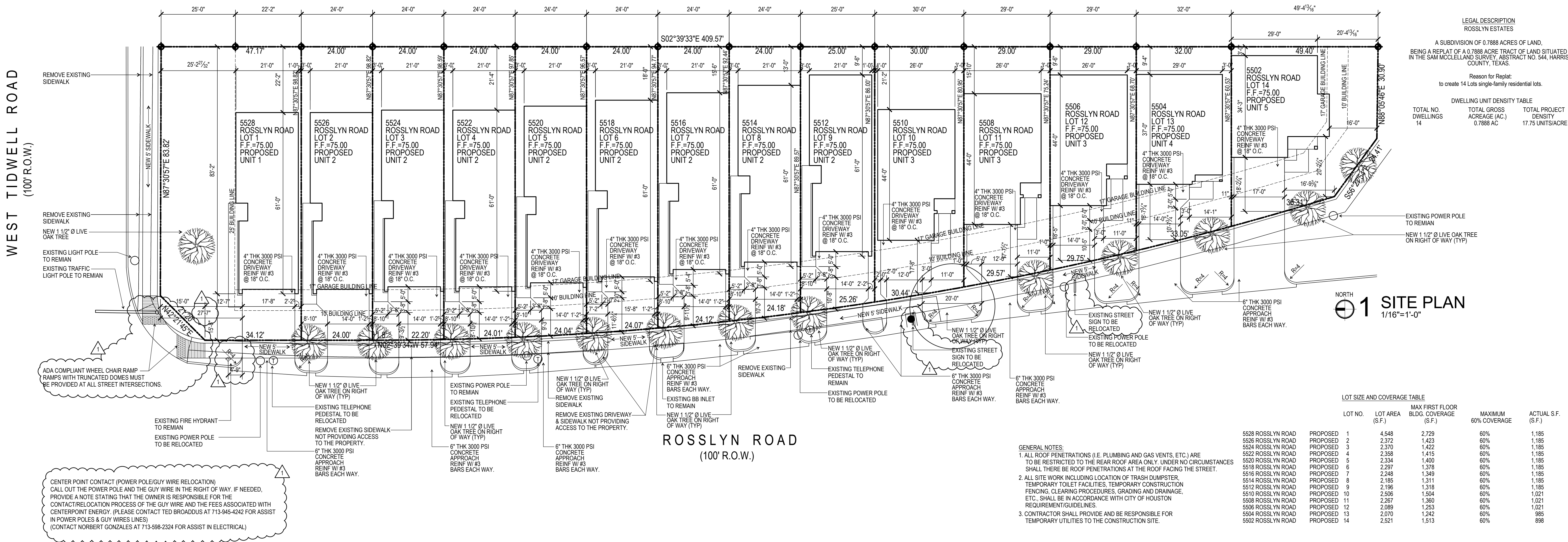
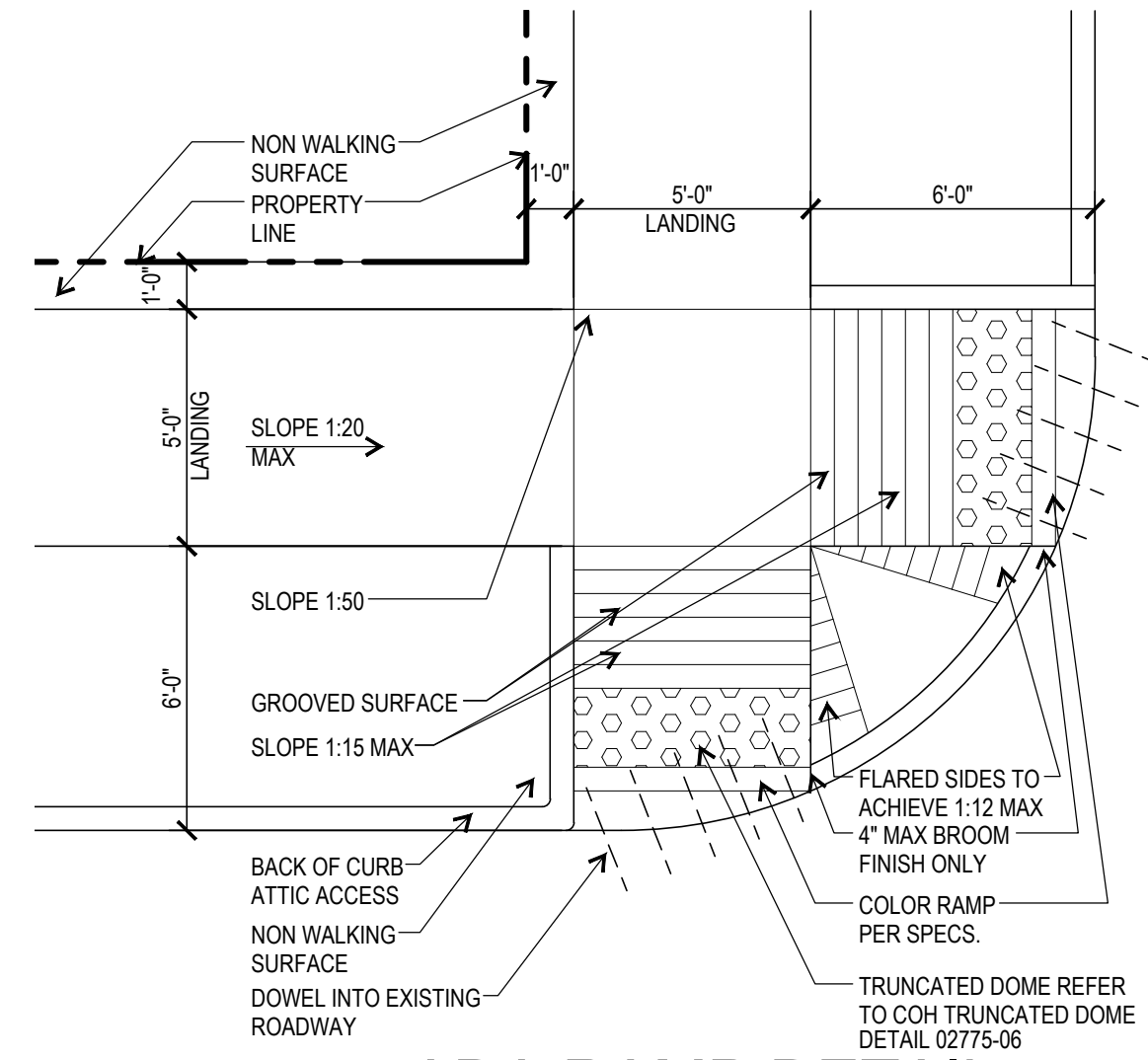
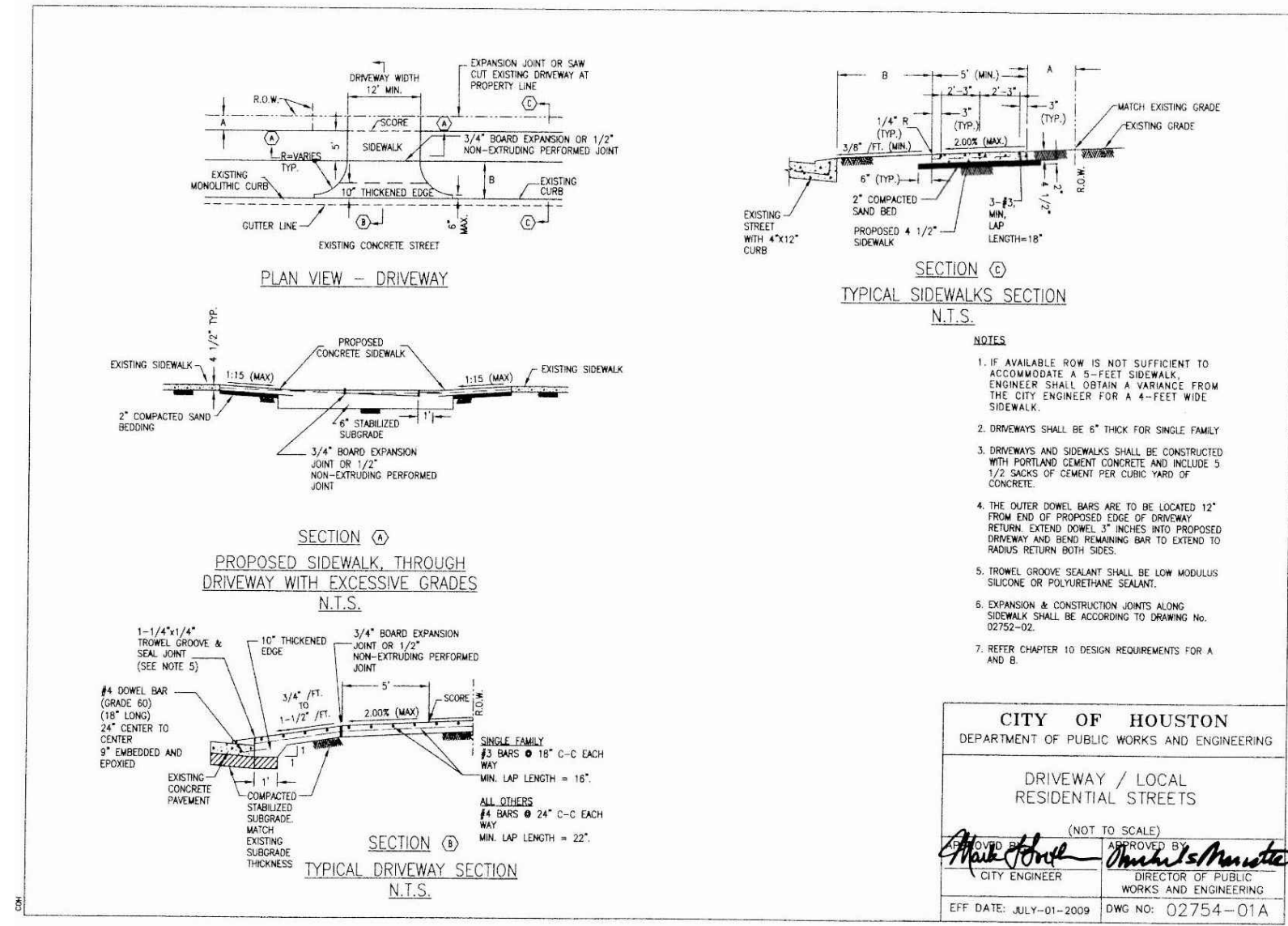
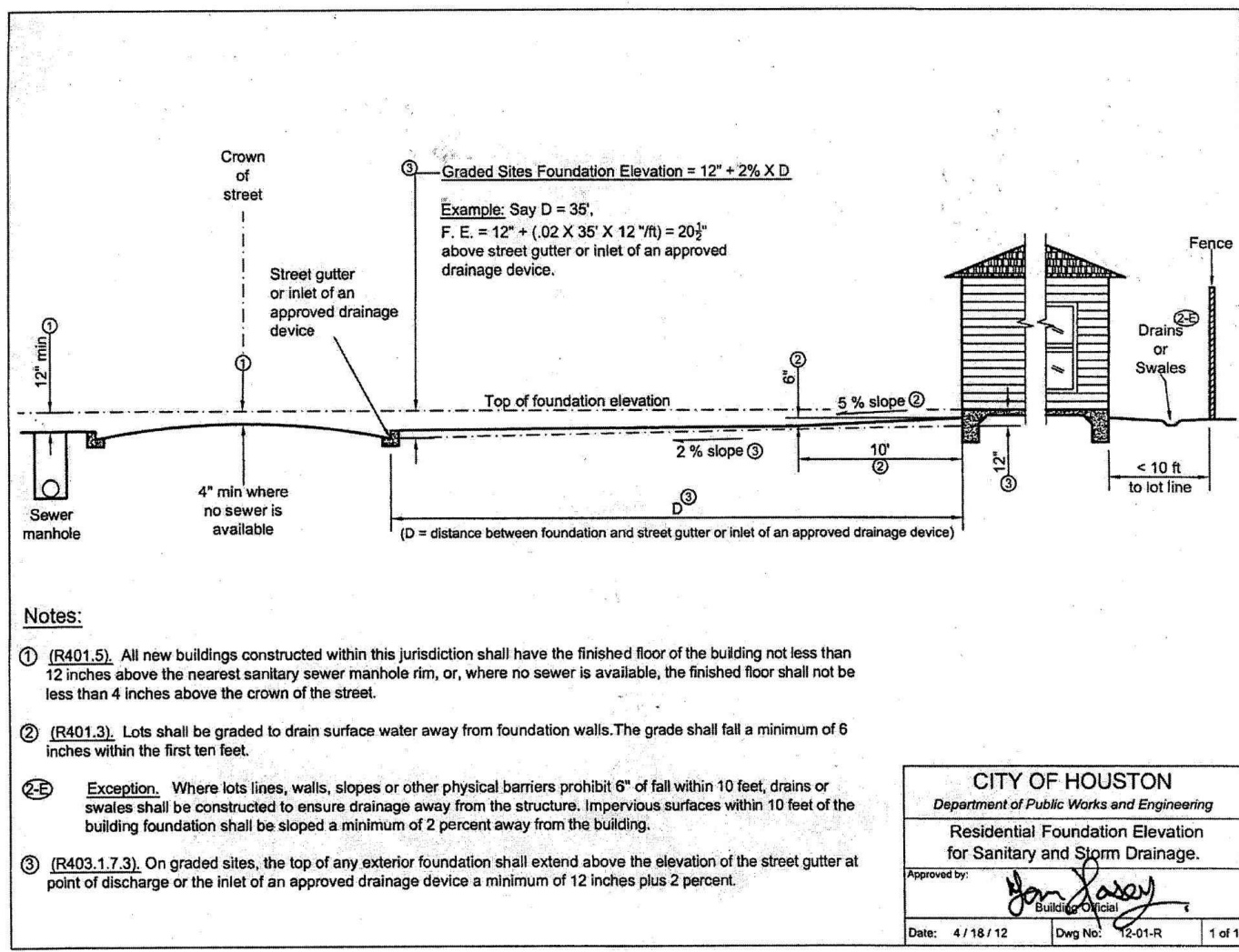
Subdivision Name: Rosslyn Estates (DEF 1)

Applicant: PLS Construction Layout, Inc.



F- Reconsideration of Requirements

Aerial



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2017. ALL RIGHTS RESERVED.

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.

METRO LIVING

9610 Long Point Rd. Suite 220
Houston, Texas 77055
281.685.9561 Phone
832.767.6272 Fax
jose@metrolivingstudio.com

PROJECT: 19-145
Patio Home Development
ROSSLYN ESTATES
0 Rosslyn Road
Houston, TX 77091

REV.: DATE: DESCRIPTION:
11/19/19 FOR PERMIT

SHEET TITLE:
SITE PLAN

SHEET NO:
A1.00



Application No: 2020-0249
Plat Name: Rosslyn Estates
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 02/10/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Not to dedicate 20' of right-of-way widening for (unimproved) paper street, Neiman Road

Chapter 42 Section: 155

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 streets (1) 50 feet if adjacent to exclusively single-family residential lots;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

In May of 2019, the Planning Commission approved a reconsideration of requirement with variance request for this same parcel of land, requesting the same variance as this subject plat is requesting today. The previously approved plat proposed 98 residential units taking access from a Type II PAE system; whereas, today's proposal only proposes fourteen (14) single family residential lots taking access from the existing public street. Prior to the 2019 approval of the reconsideration of requirement and granting of the variance not to widen this right of way for the same parcel of land before the Planning Commission today, the Planning Commission granted a variance in 2012 not to dedicate to widen the right of way from the south. That variance was recorded with the subdivision plat, Oak Forest of Marbella. The lots abutting the unimproved paper street, Neiman Road, were restricted from taking access to it. Neiman Road is an unimproved paper street that was never recorded as a public right-of-way dedication. It is a 20' right-of-way easement that was created with the conveyance of adjoining tracts many years ago.



Application Number: 2020-0249

Plat Name: Rosslyn Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC

Date Submitted: 02/10/2020

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 dedicate 20' of right-of-way widening for (unimproved) Neiman Road ;

Chapter 42 Section: 155

Chapter 42 Reference:

The site is located within the city limits along Tidwell Road at the southeast intersection of Tidwell Road and Rosslyn Road. The applicant is requesting a reconsideration of requirements with a variance to not dedicate 20 feet of right of way (ROW) to Neiman Road a 20-foot ROW. In May of 2019, the Planning Commission approved a reconsideration of requirement with variance request for this same parcel of land, requesting the same variance as this subject plat is requesting today. The previously approved plat proposed 98 residential units taking access from a Type II PAE system; whereas, today's proposal only proposes fourteen (14) single family residential lots taking access from the existing public street. Prior to the 2019 approval of the reconsideration of requirement and granting of the variance not to widen this right of way for the same parcel of land before the Planning Commission today, the Planning Commission also granted a variance in 2012 not to dedicate to widen the right of way from the south. That variance was recorded with the subdivision plat, Oak Forest of Marbella. The lots abutting the unimproved paper street, Neiman Road, were restricted from taking access to it.

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;

Neiman Road is an unimproved paper street 20 feet in width. Requiring ROW dedication along the southern boundary of the subject plat will create an impractical development as the street is not going to get constructed and improved at this location.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

In May of 2019, the Planning Commission approved a reconsideration of requirement with variance request for this same parcel of land, requesting the same variance as this subject plat is requesting today. The previously approved plat proposed 98 residential units taking access from a Type II PAE system; whereas, today's proposal only proposes fourteen (14) single family residential lots taking access from the existing public street. Prior to the 2019 approval of the reconsideration of requirement and granting of the variance not to widen this right of way for the same parcel of land before the Planning Commission today, the Planning Commission also granted a variance in 2012 not to dedicate to widen the right of way from the south. That variance was recorded with the subdivision plat, Oak Forest of Marbella. The lots abutting the unimproved paper street, Neiman Road, were restricted from taking access to it. The Planning Commission granted variances in 2012 and 2019 not to dedicated to the widening of this private easement in the location abutting the subject property, demonstrating the right-of-way serves no public benefit or purpose.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Neiman Road is an unimproved paper street that was never recorded as a public right-of-way dedication. It is a 20' right-of-way easement that was created with the conveyance of adjoining tracts many years ago. It was never improved and has never been used as a public street. Moreover, it is neither required for intersection spacing nor for vehicular circulation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Neiman Lane is an unimproved ROW not required for intersection spacing. Not dedicating 15 feet of ROW to it will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

Furthermore, the Planning Commission granted variances in 2012 and 2019 not to dedicated to the widening of this private easement in the location abutting the subject property, demonstrating the right-of-way serves no public benefit or purpose. The applicant is meeting all the requirements for Chapter 42.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0249

Agenda Item: 85

PC Action Date: 03/05/2020

Plat Name: Rosslyn Estates

Applicant: PLS CONSTRUCTION LAYOUT, INC

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Not to dedicate 20' of right-of-way widening for (unimproved) Neiman Road ; ;

Basis of Recommendation:

The site is located along Rosslyn Road south of Tidwell Road. The applicant is proposing 14 narrow front loading lots and requesting a variance to not dedicate 20 feet to Neiman Road. Staff recommendation is to defer the application for two weeks for further study and review. Because this is the second deferral staff will like to make a brief presentation. This plat was part of a plat that was approved in 2019 with the same variance. Since then, the highlighted section has been change to 14 lots taking direct access from Rosslyn Road. During the two-week deferral period staff coordinated with the applicant to explore the possibility of a shared driveway development. The applicant didn't agree to it. Because none of the other residential developments along the collector street are taking direct lot access from Rosslyn Road, staff requested a site plan to analyze the proposed development. The site plan shows the configuration of the 14 driveways, the relocation of an existing bus stop and the proposed five-foot sidewalk. Staff in coordination with Public Works Engineering Department and METRO are analyzing the safety aspects of this development. Therefore, staff recommendation is to defer he application for two weeks 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
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

February 13, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Rosslyn Estates

REFERENCE NUMBER: 2020-0249

ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with reconsideration request with a variance request for a property located at the intersection of W Tidwell Road and Rosslyn Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

PLS Construction Layout, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration request with variance to not dedicate 15' of widening for unimproved Neiman Road. Enclosed are copies of the variance request, 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, February 20, 2020, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Uriel Figueroa with PLS Construction Layout Inc. at 713-480-4075. You may also contact Suvidha Bandi with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 86
Action Date: 03/05/2020

Staff Recommendation:
Approve

Original Action Date: 04/11/2019

Plat Name: Avex Tract Sec 3

Developer: BGE

Applicant: BGE

App No : 2019-0618

App Type: C3P

Total Acreage:	7.9400	Total Reserve Acreage:	0.0800
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404J	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: 87
Action Date: 03/05/2020

Staff Recommendation:
Approve

Original Action Date: 03/28/2019

Plat Name: Bammel Vista

Developer: Hovis Surveying Company Inc.

Applicant: Hovis Surveying Company Inc.

App No : 2019-0508

App Type: C2

Total Acreage:	3.8212	Total Reserve Acreage:	3.8212
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:	NORTHWEST PARK MUD

County	Zip	Key Map ©	City / ETJ
Harris	77086	371W	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: 88
Action Date: 03/05/2020

Staff Recommendation:
Approve

Original Action Date: 03/28/2019

Plat Name: Bellaire Boulevard Street Dedication Sec 2

Developer: Jones | Carter

Applicant: Jones | Carter

App No : 2019-0520

App Type: SP

Total Acreage:	3.9660	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526L	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: 89
Action Date: 03/05/2020

Staff Recommendation:
Approve

Original Action Date: 04/11/2019

Plat Name: Bridgeland Parkland Village Sec 37

Developer: Costello, Inc.

Applicant: Costello, Inc.

App No : 2019-0566

App Type: C3F

Total Acreage:	16.8900	Total Reserve Acreage:	4.7200
Number of Lots:	56	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 489

County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	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: 90
Action Date: 03/05/2020

Staff Recommendation:
Approve

Original Action Date: 04/25/2019

Plat Name: Bridgeland Parkland Village Sec 41

Developer: Costello, Inc.

Applicant: Costello, Inc.

App No : 2019-0743

App Type: C3F

Total Acreage:	19.3400	Total Reserve Acreage:	3.5000
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366W	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 91
Action Date: 03/05/2020
Original Action Date: 03/14/2019
Plat Name: Cypress Oaks North Sec 2
Developer: Van De Wiele & Vogler, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No : 2019-0365
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	6.6500	Total Reserve Acreage:	3.8800
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	77433	406J	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: 92
Action Date: 03/05/2020
Original Action Date: 03/14/2019
Plat Name: Gosling Office Park
Developer: Benchmark Engineering Corporation
Applicant: Benchmark Engineering Corporation
App No : 2019-0373
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	7.4480	Total Reserve Acreage:	7.4480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	250V	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: 93
Action Date: 03/05/2020
Original Action Date: 03/28/2019
Plat Name: Gosling Road Apartments
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2019-0551
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	17.1500	Total Reserve Acreage:	16.2200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	290H	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: 94
Action Date: 03/05/2020

Staff Recommendation:
Approve

Original Action Date: 03/14/2019

Plat Name: Newer Heights Manor

Developer: E.H.R.A.

Applicant: E.H.R.A.

App No : 2019-0361

App Type: C2R

Total Acreage:	0.3199	Total Reserve Acreage:	0.0620
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 95
Action Date: 03/05/2020
Original Action Date: 03/14/2019
Plat Name: Timber Forest Drive Street Dedication Sec 5
Developer: Jones|Carter - Woodlands Office
Applicant: Jones|Carter - Woodlands Office
App No : 2019-0323
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	2.5800	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77346	377N	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Meeting CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 96
Action Date: 03/05/2020
Plat Name: Groves Apartments
Original Action Date: 11/14/2019
Original Plat Name: Glade at Groves
Developer: LH Groves LLC
Applicant: BGE
App No : 2019-1989
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	20.1900	Total Reserve Acreage:	20.1900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	ETJ

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/05/20

ITEM: 97

Applicant: MIGUEL IRETA

Contact Person: MIGUEL IRETA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1519	77365	5672	295H	ETJ
SOUTH OF: OLD SORTERS RD WEST OF: US 59					

ADDRESS: 20843 Briar Chase Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT EIGHTY-THREE (83), BLOCK TWO (2), BRIAR TREE, SECTION THREE (3), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 143A, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/05/20

ITEM: 98

Applicant: WENDE PINSON

Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1520	77357	5974	258K	ETJ
NORTH OF: FM 1485 EAST OF: DEER RUN					

ADDRESS: 27560 Coach Light Ln.

ACREAGE:

LEGAL DESCRIPTION:

LOTS 1441, 1442, 1443, AND 1444 OF PEACH CREEK FOREST, SECTION SIX, AN UNRECORDED SUBDIVISION IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP Company	Jenifer Pool	832-594-8420	JRPCOM@AOL.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3711 Olympia Drive	20007153	77019	5257C	492N	G
HCAD ACCOUNT NUMBER(S):		0601640810024			
PROPERTY LEGAL DESCRIPTION:		Lot 24, Block 81 River Oaks Sec 11			
PROPERTY OWNER OF RECORD:		Live Oak Houston Holdings LLC			
ACREAGE (SQUARE FEET):		10,856 square feet			
WIDTH OF RIGHTS-OF-WAY:		Olympia Drive (60 feet); San Felipe Road (60 feet)			
EXISTING PAVING SECTION(S):		Olympia Drive (35 feet); San Felipe Road (50 feet)			
OFF-STREET PARKING REQUIREMENT:		2 spaces			
OFF-STREET PARKING PROVIDED:		2 spaces			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,146 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 8,960 square feet

PURPOSE OF VARIANCE REQUEST: 1) To allow a 10' rear building set back line along San Felipe Road in lieu of the ordinance-required 25' building line along a major thoroughfare; and 2) To allow the replacement of an existing, 8', solid fence on the zero-lot line, along San Felipe Road, a major thoroughfare, with a new, 10', solid fence.

CHAPTER 42 REFERENCE (S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

42-22. Development of property through the new construction or enlargement of any exterior dimension of any building, structure or improvement within the city or its extraterritorial jurisdiction shall require a development plat, except that the following types of development shall be exempt from this requirement:

(5) A retaining wall, masonry wall or fence under eight feet high;

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies this property as Lot 24, Block 81 of the River Oaks Sec 11 subdivision, located at 3711 Olympia Drive. The property faces Olympia Drive, a local street, and the south side of this property is against San Felipe Road, a major thoroughfare, with an existing 8' solid fence on a zero-lot line and existing garage with curb cut on a 10' building line, per River Oaks Sec 11 plat, dated August 15, 1941. Other fences on the north side of San Felipe Road are on a zero-lot line with some being 8' while others are 10' to 12' (See Attached Photo). Many are of solid construction, approved by the River Oaks Property Owners.

Lot 24, Block 81 currently has a single-family home, per HCAD records. The site is on the north side of San Felipe Road and the south side of Olympia Drive, generally west of Timber Lane. The site is 10,856 square feet and has been in this configuration for many years. The proposed single-family home will be 8,960 square feet.

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

This tract has functioned as a single-family home lot since 1940. Requiring a 25' building line for the southern portion of the property would create an undue hardship in that it would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Requiring a 25' building line per Sec. 42-152(a) along San Felipe Road, which has no building line per subdivision plat, the property would create an undue hardship in conjunction with the 35' building line per survey and the River Oaks Property Owners (See attached) along Olympia Drive.

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Since most other homes on Olympia Drive have been built with the current front building line and 10' building line along the southern side of the property along San Felipe Road, and a zero line for the replacement 10' fence, the variance will in no way impose undue circumstances on the surrounding homes.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 24, Block 81 is an existing lot that does not allow any options for development other than single-family residential. The intent and general purposes of Chapter 42 will be preserved by allowing sensible development and encouraging the uses that are already present in this neighborhood.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

Olympia Drive is a local street. It does not serve as a major artery in the area. The granting of the variance will not be injurious to the public health, safety, or welfare as there are other properties in the area with the south side of the properties along San Felipe Road that are generally the same size and have 8' to 12' high fencing (See Attached Photo). The 10' building line and new 10' solid fence design, per site plan, has been approved by the River Oaks Property Owners (See attached).

- (5) **Economic hardship is not the sole justification of the variance.**

The hardship is that this property is an existing condition with an 8' solid fence on zero lot line. Lot 24, Block 81 has had a single-family home since 1940. The request to not provide a 25' building line per Sec. 42-152(a) and limited 8' fence per Sec. 42-272 (2)(a) will allow the lot to have useable space to build and with a southern fence of 10' for both security and sound attenuation of traffic from San Felipe Road. Without these variances, the lot is not reasonably developable. Lots that are sensibly developed and have nice homes on them are a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 99

Meeting Date: 03/05/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 99

Meeting Date: 03/05/2020

Houston Planning Commission

Aerial Map

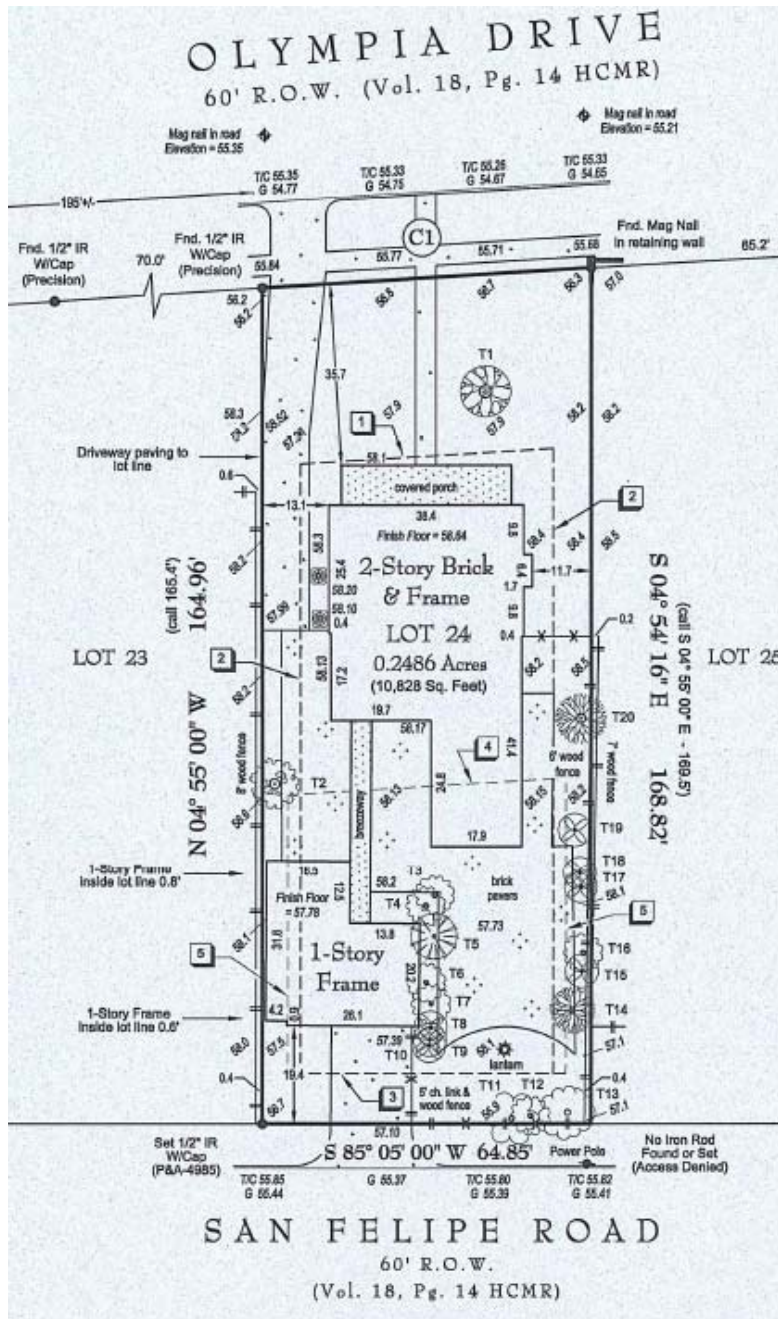


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

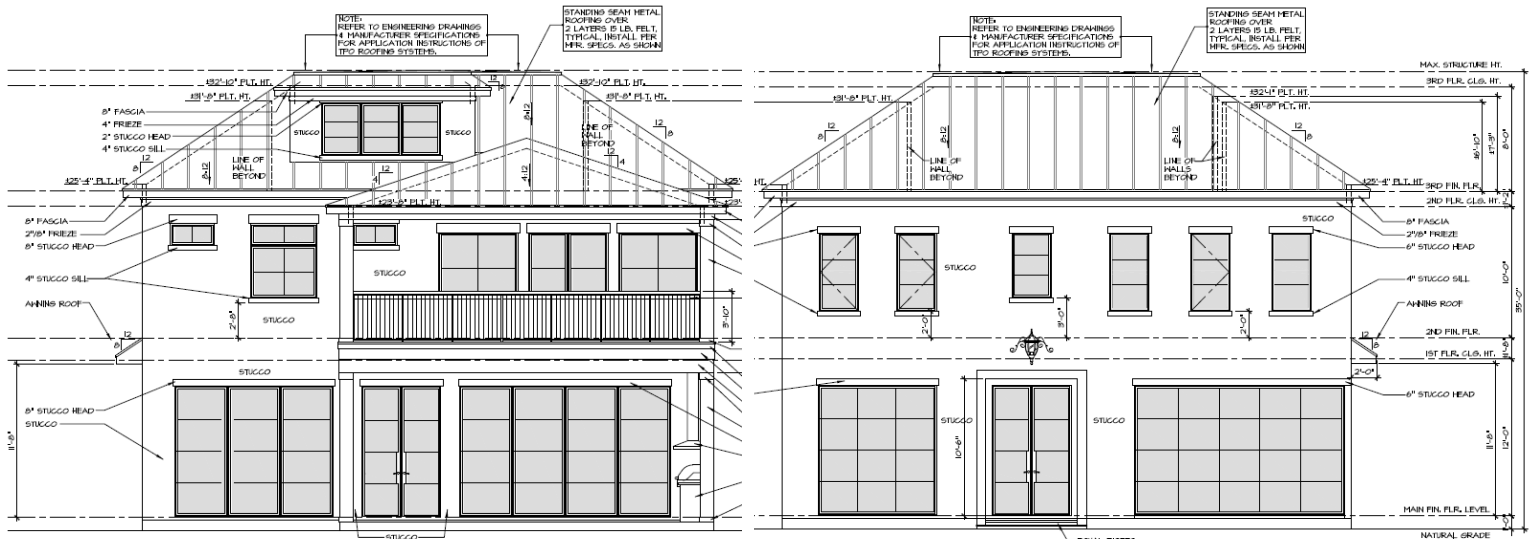


DEVELOPMENT PLAT VARIANCE



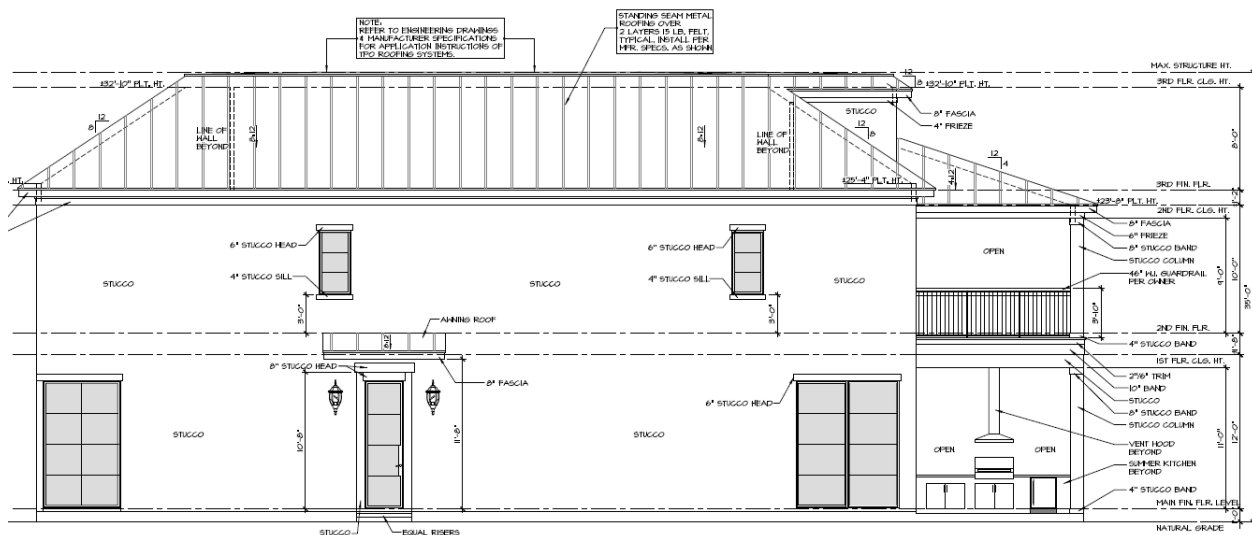
Houston Planning Commission

Elevations



rear elevation

front elevation



right side elevation

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located along Olympia Drive, north of San Felipe Road and east of Willowick Road. The applicant is requesting two variances, 1) to allow a reduced rear building line of 10', in lieu of the ordinance-required 25' building line for a designated major thoroughfare, San Felipe Road; and 2) to allow a 10' high fence to be located within the 25' building line along San Felipe Road, in lieu of the maximum 8' fence allowed by the ordinance. Staff is in support of the requested variances.

The 10,856 square foot lot, with frontage along both Olympia Drive and San Felipe Road, was platted with the River Oaks Section 11 subdivision in 1941 with no building lines on either street. The applicant is proposing a new, 8,960 square foot, single-family residence with detached garage on the lot. The home will comply with the 35' deed restricted building line along Olympia Drive, however, the detached garage, with habitable space above, is proposed at the 10' building line along San Felipe Road. The distance from the back-of-curb to the closest point of the structure is approximately 20'-3". Currently, the property has an existing curb cut along San Felipe, however, the applicant is proposing to remove the curb cut and maintain an existing driveway along Olympia Drive, which will provide sole access to the lot. Removing the curb cut will eliminate any visibility concerns and will enhance vehicular safety along the thoroughfare. Additionally, a new, 10' high wall is proposed at the property line along San Felipe Road. Walls higher than 8' require a variance and this wall will be in keeping with the height of others along the thoroughfare.

The proposed development will be consistent with other homes on the block and would not be contrary to sound public policy. The 35' front building line restricts the buildable area of the lot which is not a condition created by the applicant. Other variances have been granted in the area and the proposed plans have received preliminary approval from the River Oaks Property Owners Association. Economic hardship is not the sole justification as the setback is consistent throughout the block and will not be injurious to public safety. Therefore, staff recommends approving the requested variance to allow a 10' building line for the detached two-story garage and a 10' high wall along San Felipe Road.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP Company	Jenifer Pool	832-594-8420	JRPCOM@AOL.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2004 River Oaks Boulevard	19139114	77019	5257	492P	G

HCAD ACCOUNT NUMBER(S):	0601430000001
PROPERTY LEGAL DESCRIPTION:	Tract 1, Block 15 River Oaks Country Club Estates
PROPERTY OWNER OF RECORD:	Jeffrey Ball
ACREAGE (SQUARE FEET):	68,693 square feet
WIDTH OF RIGHTS-OF-WAY:	River Oaks Boulevard (90 feet); San Felipe Road (60 feet)
EXISTING PAVING SECTION(S):	River Oaks Boulevard (20 feet); San Felipe Road (50 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	24,019 square feet

PURPOSE OF VARIANCE REQUEST: 1) To allow a 10' building line for a detached, uninhabited garage in lieu of the ordinance-required 25' building line along a major thoroughfare, San Felipe Road; and 2) to allow the relocation of an existing driveway curb cut to access the property from San Felipe Road, a major thoroughfare.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

42-152(b): A building line requirement of ten feet is authorized for that portion of a single-family residential lot that backs onto a major thoroughfare, provided that the subdivision plat contains a notation that: 1) The area 15 feet behind the building line along the major thoroughfare is restricted to use as a one-story, uninhabited garage; and 2) Vehicular access cannot be taken from the major thoroughfare.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies this property as Tract 1 Block 15 of the River Oaks Country Club Estates subdivision, located at 2004 River Oaks Boulevard. The property faces River Oaks Boulevard, a major collector street, and the north side of this property faces San Felipe Road, a major thoroughfare with an existing 8' solid fence and garage building setback line of 10' per Volume 1147, Page 693 of the Harris County Deed Records and approved by the River Oaks Property Owners Association.

Tract 1 Block 15 of the River Oaks Country Club Estates is currently vacant, per HCAD records. The site is on the south side of San Felipe Road and the west side of River Oaks Boulevard. The site is 68,693 square feet, greater than one acre, and has been in this configuration since 1966. The proposed single-family home will be 24,019 square feet on the rear two-thirds of the lot.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

This tract has functioned as a single-family home lot since 1966. Requiring a 25' building line for the north portion of the property would create an undue hardship in that it would constrict the size of the buildable portion of the property along San Felipe Road. The house layout, as designed and submitted for permit, is a reasonable use of land as per the River Oaks Property Owners Association; the setbacks thereof, reflect established precedence of previous variances granted for development on San Felipe and visual observation of the prevailing setback of said existing developments at the corner of River Oaks Blvd and San Felipe Road.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Requiring a 25' building line per Chapter 42-152(a) along San Felipe Road, which has a 10' building line per Volume 1147, Page 693 HCDR, would create an undue hardship, in conjunction with the 135' building line per the River Oaks Property Owners (see attached) along River Oaks Boulevard.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Since all other homes on River Oaks Boulevard have been built with the current 135' front building line and 10' building line along San Felipe Road side of the property, the variance will, in no way, impose undue hardship or circumstances on the surrounding homes. The circumstances supporting the granting of the variance; that being the approval of the layout by the River Oaks Property Owners Association and the previous and existing construction currently found on San Felipe Road, were neither created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Lot 1, Block 15 of the River Oaks Country Club Estates is an existing lot that does not allow any options for development other than single family residential. The intent and general purposes of Chapter 42 will be preserved by allowing the 10' building line along San Felipe Road and encouraging the uses that are already present in this neighborhood, as well as a good design, being part of the general welfare of the community, is within the scope of Chapter 42.

Additional considerations:

1. Established precedence of development along San Felipe Road.
2. Established precedence of the prevailing building line along San Felipe Road.
3. The limited nature of the garage variance and curb cut being requested.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

River Oaks Boulevard is a major collector street which does not serve as a major artery in the area. The granting of the variance along San Felipe Road will not be injurious to the public health, safety, or welfare as there are other properties in the area with the north side of the properties along San Felipe Road with a 10' garage building line. The relocation of the curb cut along San Felipe Road will provide for emergency access reassuring the safety and welfare of the property and owner.

(5) Economic hardship is not the sole justification of the variance.

The hardship is that this property is an existing condition with a 10' garage building line per Volume 1147, Page 693 HCDR along San Felipe Road. Lot 1, Block 15 of the River Oaks Country Club Estates has been platted for a single-family home since 1966. The request to not provide a 25' building line per Chapter 42-152(a) along San Felipe Road will allow the lot to be useable and safe. With this variance, the lot can be sensibly developed, and having a nice home on it is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



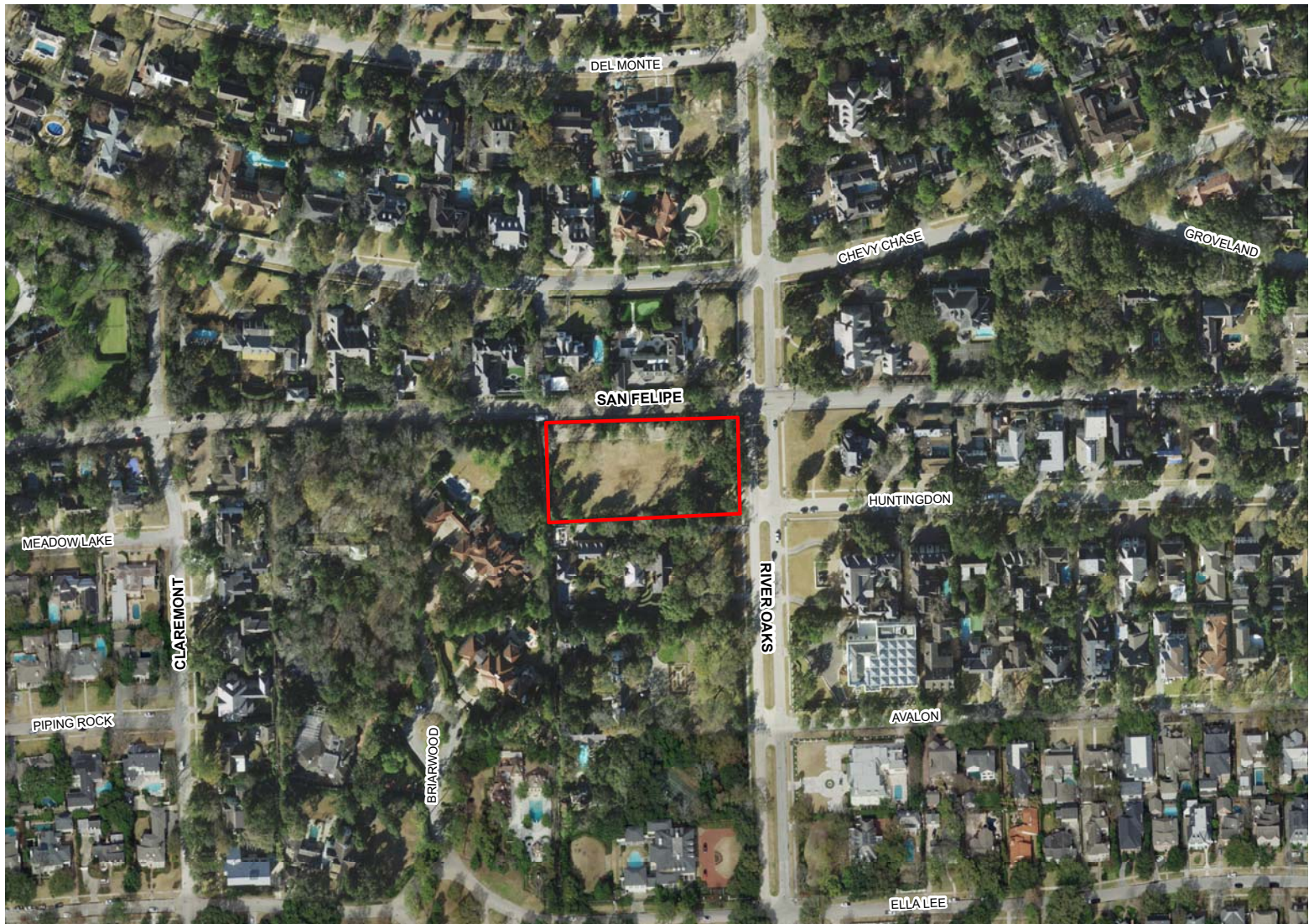
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 100

Meeting Date: 03/05/2020

Houston Planning Commission

Aerial Map

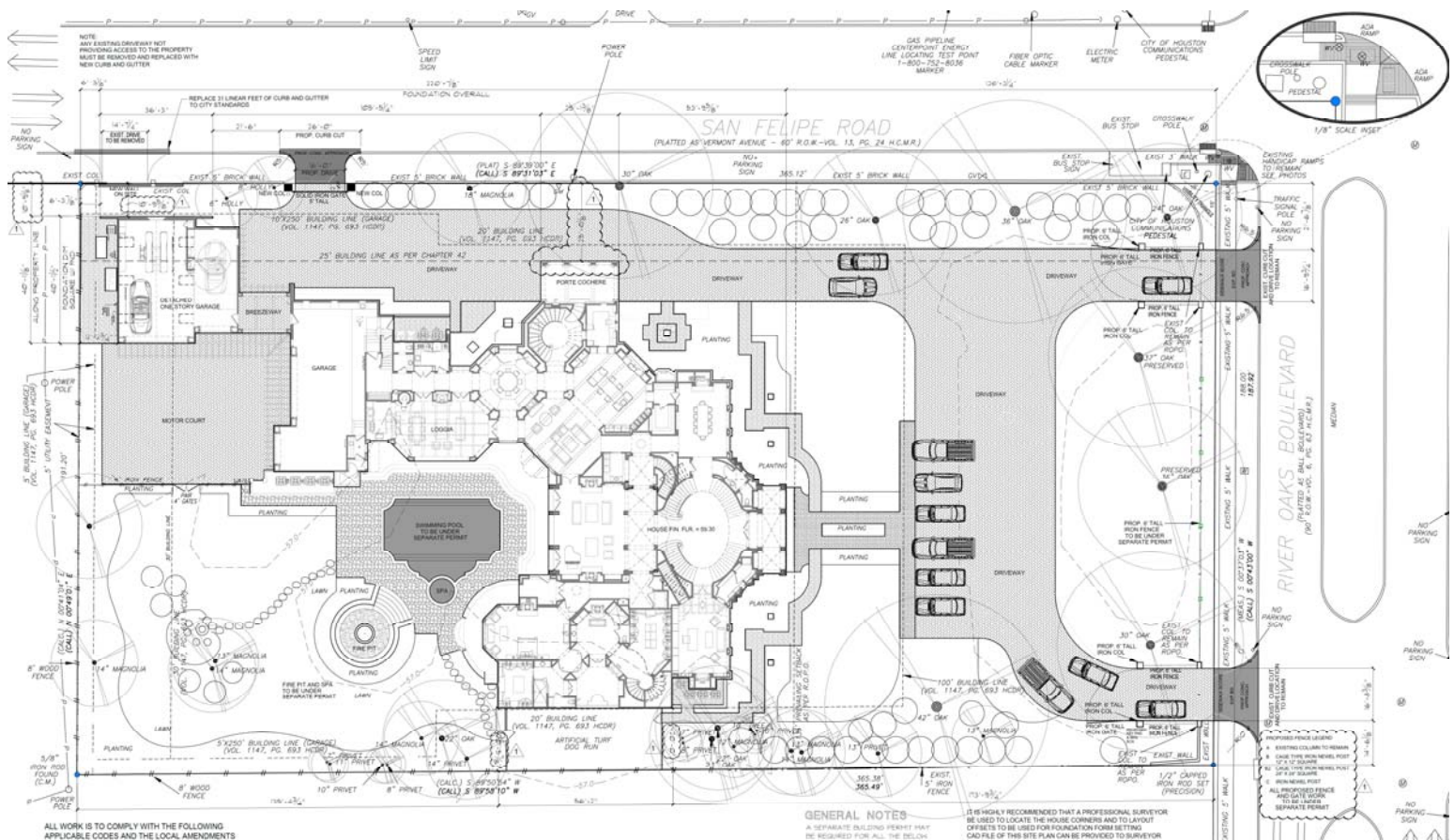


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

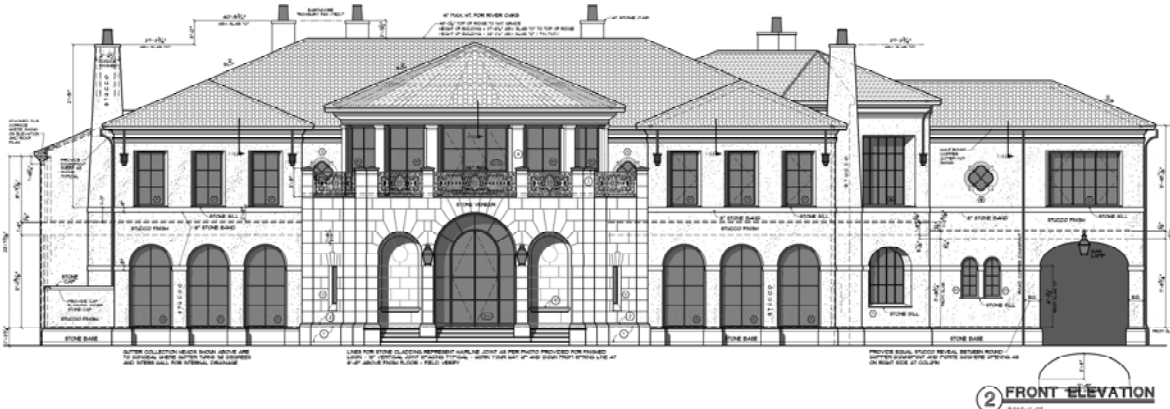


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Deny

The site is located north of Westheimer Road and at the southwest corner of San Felipe Road and River Oaks Boulevard. The applicant is requesting two variances to allow a 10' building line for a detached, uninhabited garage in lieu of the ordinance-required 25' building line along a major thoroughfare, San Felipe Road; and to allow the relocation of an existing driveway curb cut to access the property from San Felipe Road, a major thoroughfare. Staff is not in support of the requested variances as the applicant has not presented a hardship.

The 68,700 square foot lot was platted with the River Oaks Country Club Estates in 1924 with no building lines on either street. The applicant is proposing a new, 24,000 square foot, single-family residence on the vacant lot. The proposed residential structure will comply with the 25' building line requirement along San Felipe Road, except a one-story, uninhabited, detached garage structure that backs up to San Felipe Road is proposed for the rear of the lot. Chapter 42 allows this layout only if vehicular access is not taken from the major thoroughfare. Therefore, if the garage shifted to comply with the 25' building line, a variance would not be required, and the lot could provide an access point along San Felipe Road. The distance from the back-of-curb to the closest point of the structure is approximately 20', however, given the size of the lot, this encroachment is a design feature that is self-imposed, and the applicant has failed to articulate a hardship.

The lot and rear garage have adequate access from two points along River Oaks Boulevard. A newly-created, third curb cut along the major thoroughfare is excessive and would present greater vehicular and pedestrian conflict, resulting in heightened public safety concerns. Public Works and Engineering does not support this access driveway and the intent and general purpose of the ordinance will be maintained if the access from San Felipe is closed. There is an existing bus stop at the corner of the lot and METRO, along with Public Works, has voiced support for extending a 6' sidewalk along San Felipe, a requirement that would be enforced at permitting. Additionally, any portion of the existing wall encroaching into the public right-of-way should be moved to behind the property line to accommodate a new sidewalk. The applicant should coordinate with the Urban Forestry Department to protect mature right-of-way trees along San Felipe Road.

The River Oaks Property Owners Association has provided preliminary approval of the proposed plans; however, this variance request is not similar to other reduced building line variances granted along the San Felipe corridor in previous years. The majority of single-family lots along San Felipe Road are significantly smaller and narrower in size, and many have dual frontage on parallel streets. For these reasons, staff recommends the Planning Commission deny the requested variances to encroach the 25' building line on San Felipe Road and provide access from the major thoroughfare as this variance is self-imposed by design.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Marsh Darcy Partners, Inc.	J. Kent Marsh	(713) 647-9880	kmarsh@marshdarcypartners.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2100 Memorial Drive Houston, Texas	20008789	77007	5357B	493K	H

HCAD ACCOUNT NUMBER(S):	040-100-000-0017
PROPERTY LEGAL DESCRIPTION:	Tract 14A, John Austin Survey, A-1
PROPERTY OWNER OF RECORD:	The Housing Authority of the City of Houston, a Texas housing authority
ACREAGE (SQUARE FEET):	1.561 (68,009)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Weslayan: 70' R.O.W. W Main: 60' R.O.W.
WIDTH OF EXISTING ROW PAVING SECTION(S):	Weslayan: 70' R.O.W. W Main: 60' R.O.W.
OFF-STREET PARKING REQUIREMENT:	197 units @ .75/unit = 148 + 6 emp. @ 1/emp. = 6 = 154
OFF-STREET PARKING PROVIDED:	113 parking spaces

EXISTING STRUCTURE(S) [SQ. FT.]: Parking Garage = 73,566 SF Tower = 191,516 SF Total = 265,082

PROPOSED STRUCTURE(S) [SQ. FT.]: 224,801 Sq. Ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced on-site parking requirement for a 100 percent senior affordable residential use from 154 spaces required to 113 spaces provided.

CHAPTER 26 REFERENCE(S): Sec 26-492 Class 2(d) Retirement Community with kitchen facilities - .75 parking spaces per dwelling unit, plus 1.0 space per employee on the largest shift.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The Houston Housing Authority proposes to replace the existing unusable 13-story senior 100% affordable housing structure/parking structure with a 6-story replacement of the same number of units. To provide the same number of living units with today's regulations requires elevation of the residential units above the flood plain and compliance with today's building safety code. The proposed building covers a substantial portion of the existing site. Historically, most of the residents of senior affordable housing units no longer drive automobiles and the typical standard for the retirement classification is greater than the need for this particular use. Another similar project constructed in New Orleans by Columbia Residential (Columbia Parc) functions with a 0.48 parking ratio and has a parking surplus on site.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) Either:

- a. **The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- b. **Strict application of the requirements of this article 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 policy;**

The property is in the floodplain and is an irregular, non-rectangular shape. To add the additional 41 parking spaces will require a second level of parking which will negatively impact the evacuation life-safety response if required by another emergency. The proposed reduction of building height from 13 stories to 6 stories will provide a positive visual improvement to the neighborhood. As historically evident, the existing parking regulation is greater than necessary, strict application of these existing requirements would create an impractical development and one that is otherwise contrary to sound public policy to provide reasonable senior affordable housing in the city

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;

The current owner purchased the building structures (a Holiday Inn motel) and renovated the existing structure to best fit a new need for senior affordable housing. Had the existing structure not been in the floodplain, there would be no need for redevelopment. The hardship was imposed by both the previous use and the new regulations to remove the residential units from the flood elevation – a hardship created by the previous owner and Mother Nature.

(3) The intent and general purposes of this article will be preserved;

The proposed number of parking spaces will be adequate for the proposed use and the general purpose of this article will be preserved while allowing the provision of up-to-date senior affordable housing units within a new structure that has less visual impact to the neighborhood.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

Historically, senior affordable housing tenants seldom own vehicles and, when necessary, utilize other forms of transportation for their needs. The location of parking on the ground floor instead of residential housing will allow an efficient structure of less height than the existing renovated motel. Providing one level of parking provides better life-safety response than adding another floor of parking that will likely be totally unused. Additionally, there is limited, if any, on-ground space on the site for additional on-site parking.

(5) The granting of the variance will not be injurious to the public health, safety or welfare; and

Granting the variance will provide a positive benefit to public health, safety and welfare. The supply adequate, healthy, safe, affordable senior housing is short and granting this variance will provide positive, efficient, desirable senior affordable housing with more-than-adequate on-site parking. The neighborhood, through public meetings, has expressed a desire to reduce the height of the existing structure. This replacement structure will allow that to be fulfilled.

(6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

N/A

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

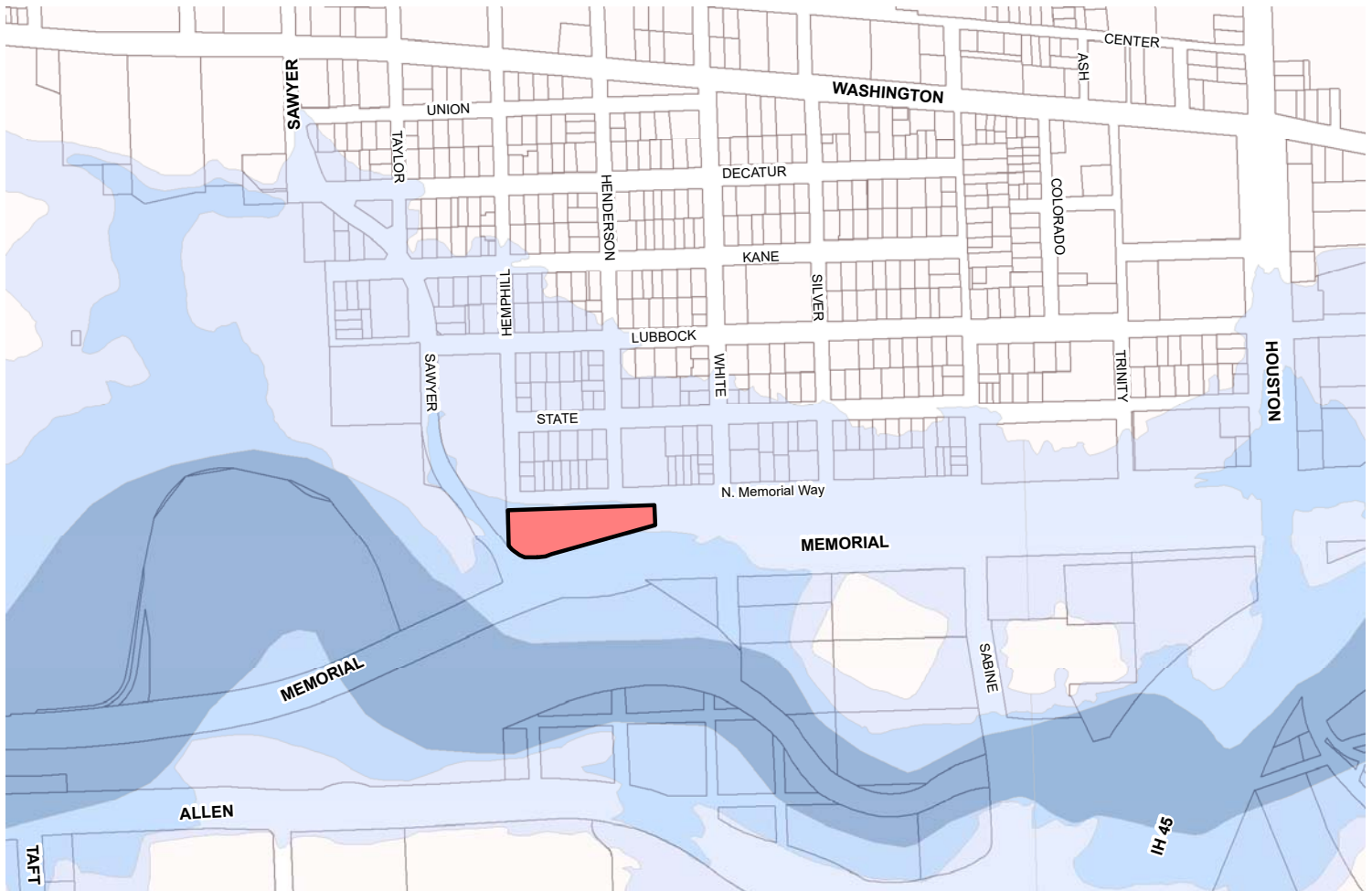
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



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DEVELOPMENT
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Aerial Map



OFF-STREET PARKING VARIANCE



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Meeting Date: 03/05/2020

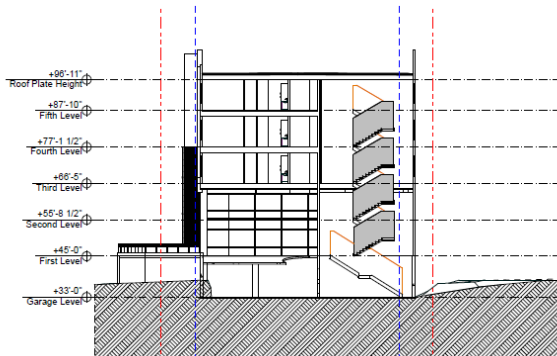
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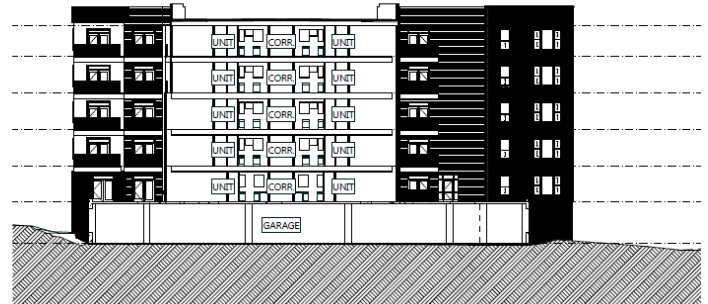


Houston Planning Commission

Building Sections



07 BLDG Bldg Section C
Scale: 1/16" = 1'-0"



09 BLDG Bldg Section B
Scale: 1/16" = 1'-0"



19 Bldg Section D
Scale: 1/16" = 1'-0"



25 BLDG Bldg Section A
Scale: 1/16" = 1'-0"

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located along Memorial Drive south of Washington Avenue. The applicant is proposing an unrestricted reserve and requesting a variance. Variance to allow a reduction on the parking requirements of 26 percent. Staff is in support of the request. Houston Housing Authority (HHA) is planning to replace the existing 13 story affordable senior living building that was affected during hurricane Harvey with a 6-story building that will provide the same 197 units that currently exist. The new building will remain as an affordable senior living development. The parking garage will be on the ground floor. The habitable space will begin on the second floor through the sixth floor. The parking garage will be built within the 100-year flood plain. The habitable space will be built two feet above the 500-year base flood elevation as required by Chapter 19. Under the parking garage a 100 thousand cubic foot vault will be provided for detention and flood plain mitigation as required by the City of Houston. Access to the parking garage will be located at the intersection of North Memorial and Hemphill Street. An only exit will be located along Memorial Drive. Vehicular access to the habitable area in the second floor will be provided through a ramp on the north -east corner of the development. This ramp will allow emergency services to access the building quickly in case of an emergency and to be able to drop off residents. In addition to this, there will be a pedestrian access along North Memorial Way with a stair and elevator that will connect the street level with the second floor.

Strict application of the ordinance requires 0.75 parking spaces per unit, plus one parking space per employee on the largest shift. With 197 units being proposed and six employees, a total of 154 parking spaces are required. The applicant is providing 113 parking spaces which is a 26.6 percent reduction or the equivalent to 0.57 parking spaces per unit. Staff has received protests from the neighborhood with concerns regarding to this variance. The applicant and Houston Housing Authority have met and provided information to the Sixth Ward neighborhood to alleviate any concerns regarding to this matter. Part of the information provided to staff and the neighborhood include examples of similar developments outside and inside the city that have similar ratios to what is being proposed with this development. For the examples outside the City the applicant provided information of four senior communities with parking ratios that ranges from 0.22 to 0.61. For the examples within the city the applicant provided information of three senior communities Lyerly, Bellerive and Telephone. The three existing developments have over 197 units and similar parking ratios to what is being proposed ranging from 0.37 to 0.56 parking spaces per unit. The applicant provided aerial images of the three developments from 2017 to 2019 to show the parking usage. The three existing developments and the

OFF-STREET PARKING VARIANCE



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proposed one have access to a METRO bus Route. The proposed development is in a more urban environment in comparison to the other three developments which are in a suburban area. Finally, the applicant will provide screening for the parking garage along North Memorial Way to not affect the neighbors across the street. Staff recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE



Transforming Lives & Communities

2640 Fountain View Drive ■ Houston, Texas 77057 ■ 713.260.0500 P ■ 713.260.0547 TTY ■ www.housingforhouston.com

February 27, 2020

Mr. Homero Guajardo Alegria
Planner
Development Services Division
Planning & Development Department
City of Houston
611 Walker, 6th Floor
Houston, Texas 77002

RE: Twenty One Hundred Memorial

Dear Mr. Alegria:

On behalf of the Houston Housing Authority ("HHA") and its development partner Columbia Residential, we are pleased to provide additional information regarding the request that the City of Houston Planning Commission grant a variance to lower the total number of parking spaces required for the redevelopment of the affordable senior living community commonly known as "Twenty One Hundred Memorial" or, alternately, "2100 Memorial" in Houston's historic Old Six Ward Neighborhood.

The variance requests that the total number of parking spaces required using the "Retirement Community (with kitchen facilities)" classification to 0.57 spaces per unit (113 spaces) in total.

Although HHA and Columbia Residential are mindful that the best possible reference would be historical information from the 2100 Memorial's prior operation, almost all of the community's residents were displaced by Hurricane Harvey and many of the property's records were destroyed by the storm waters. However, from the property manager, we have been able to glean the following information:

There were three types of parking at the site; Reserved Handicap, Reserved General and Opening Parking. A monthly fee was paid by a resident using a Reserved space. All vehicles required a Parking Permit.

Although the June 2017 parking log for the building only shows 33 cars permitted for the site, it is believed this number understates the actual number of cars owned by residents living at 2100 Memorial.

Recognizing the data and information from 2100 Memorial is, at best, incomplete, our Authority has obtained parking availability, vehicle ownership and usage data regarding three of our other affordable senior housing communities in the City of Houston: 7225 Bellerive, 75 Lyerly and 6000 Telephone Road.

That data is reflected on the attachment, "Summary, Existing Parking including PROPOSED 2100 Memorial REDEVELOPMENT, Affordable Senior Communities owned and operated by the Houston Housing Authority."

These three communities, all of similar size and resident profile to 2100 Memorial, have parking ratios of 0.37, 0.55 and 0.56 cars per unit.

Based on anecdotal information including on-site visits by our staff members and the attached aerial photography flown on four different dates downloaded from GOOGLE Earth, the parking ratios for Lyerly (0.55) and Telephone Road (0.56) appear to be adequate and, under most circumstances and usage, abundant. The parking ratio for Bellerive (0.37), however, is low and often results in, especially, visitors to the building having to use adjacent street parking. The parking ratios for Lyerly and Telephone Road are consistent with the proposed parking ratio, with the requested variance, for 2100 Memorial (0.52).

Although nearby residents have expressed a concern that Columbia Residential's experience with the other 25 affordable senior communities it has developed, owns and/or operates in Florida, Georgia and Louisiana may not be representative, it may nonetheless be noteworthy that the three communities believed by Columbia Residential to be most similar have parking ratios approximating or less than the ratio requested.

=====

Tenth & Juniper, Atlanta, Georgia	0.22 spaces per unit
Scott Boulevard, Decatur, Georgia*	0.61 spaces per unit
City Lights, Atlanta, Georgia	0.56 spaces per unit
Heritage at Columbia Parc,	
New Orleans, Louisiana	0.55 spaces per unit
*under construction	

=====

Finally, community leaders and nearby residents have asked HHA and Columbia Residential to ensure that the parking standards for the redevelopment of Twenty One Hundred Memorial comply with "Best Practices" found in other communities.

Although the data obtained from this research yielded a wide range of parking requirements in communities throughout the United States, from 0.5 or less per unit to 1.0 per unit, the consistent correlations referenced in analysis of parking by land use, studies of parking requirement impacts on housing affordability, and best practices for increasing housing affordability and achieving smart growth include;

- lower income households, especially low-income senior households, tend to own fewer vehicles than wealthier, younger households, and
- trip generation rates are lower for households with fewer cars. (Data suggests that trip rates are typically one-third higher for households with two or more vehicles than one vehicle households. Trip generation rates are also lower for lower income households, and a higher percentage of those trips are via transit).

Beyond the Planning Commission's staff and commissioners' consideration of this specific variance request, we encourage a more robust engagement with this issue toward acknowledging, as other cities often have done, specific classifications for senior communities and, especially, affordable communities.

Data further suggests "generous parking requirements reduce housing affordability" and, as they relate to lower income households may be regressive. Substantial precedent exists in other communities where specific housing types, for example, housing for seniors, housing for special needs population and housing for low-income and very low-income people, are allowed to be developed and operate with reduced parking minimums, typically, 0.5 parking spaces per unit. These reduced requirements are often conditioned upon proximity of transit, as is the case with 2100 Memorial. (METRO Route 30 Clinton/Ella provides a frequent level of service to 2100 Memorial).

We are hopeful this information is helpful in securing not only the support of the Planning Commissioners for this request but, most importantly, the support of the community, especially proximate neighbors, and their elected officials.

Of course, should you or others to whom this letter is copied have any further questions or concerns, please call or e-mail either our consultant, Kent Marsh or me.

Sincerely,



Mark Thiele
Interim President and CEO

cc: Councilmember Karla Cisneros, City of Houston
Honorable LaRence Snowden, Houston Housing Authority
Jeremy Crain, City of Houston
Dipti Mathur, City of Houston
Danni Sabota, Old Sixth Ward Neighborhood Association
Cody Roskelley, Houston Housing Authority
Ray Kuniarsky, Columbia Residential
Ben King, Columbia Residential
J. Kent Marsh, marshdarcy

SUMMARY, Existing Parking
including PROPOSED 2100 Memorial REDEVELOPMENT
Affordable Senior Communities
owned and operated by Houston Housing Authority
created February 26, 2020

					PROPOSED-PROJECTED
	Bellerive	Lyerly	Telephone Rd	TOTALS	2100 Memorial
# of Units	210	200	200	610	197
Unit Breakdown					
1 Bedroom	200	199	180	579	177
2 Bedrooms	10	1	20	31	20
Total Bedrooms	220	201	220	641	217
Total ACTUAL Number of Residents	209	203	190	602	217
# of Parking Spaces excluding Handicap	60	99	101	260	60
Handicap	18	10	11	39	18
Total Parking Spaces	78	109	112	299	113
Parking Ratio / Unit	0.37	0.55	0.56	0.49	0.57
Parking Ratio / Bedroom	0.35	0.54	0.51	0.47	0.52
Parking Ratio / Resident	0.37	0.54	0.59	0.50	0.52
Total ACTUAL Number Owned Cars	50.00	56	98	204	69
Total Number Owned Cars / Unit	0.23	0.28	0.45	0.32	0.35
Total Number Owned Cars / Resident	0.24	0.28	0.52	0.34	0.32
METRO	9 Gulfton/Holman 700 feet	56 Airline/Montrose adjacent	40 Telephone/Heights adjacent		30 Clinton/Ella adjacent
Bike Racks	No	No	No		Yes

HHA Bellerive

as of 08-30-2017

Legend

Bellerive Senior Living

Google Earth

200 ft



HHA Bellerive

as of 10-28-2017

Legend

Bellerive Senior Living

Google Earth

200 ft



HHA Bellerive

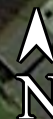
as of 02-23-2019

Legend

Bellerive Senior Living

Google Earth

200 ft



HHA Bellerive

as of 12-01-2019

Legend

Bellerive Senior Living

Google Earth

© 2020 Google

100 ft



HHH Lyerly

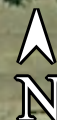
as of 08-30-2017

Legend

 Lyerly Apartments

Google Earth


200 ft



HHH Lyerly

as of 10-28-2017

Legend

 Lyerly Apartments

Google Earth

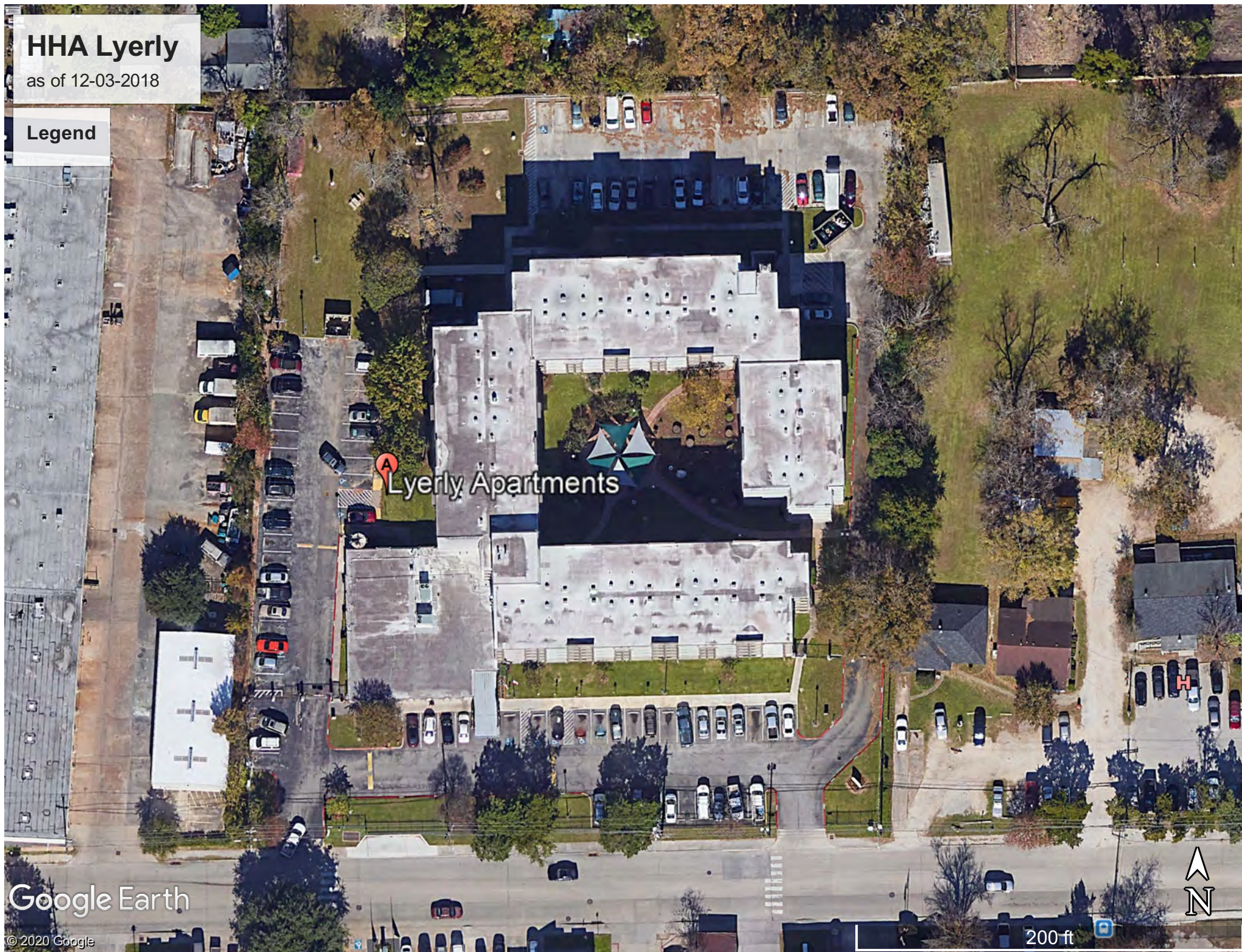
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HHA Lyerly

as of 12-03-2018

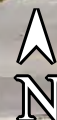
Legend



Google Earth

© 2020 Google

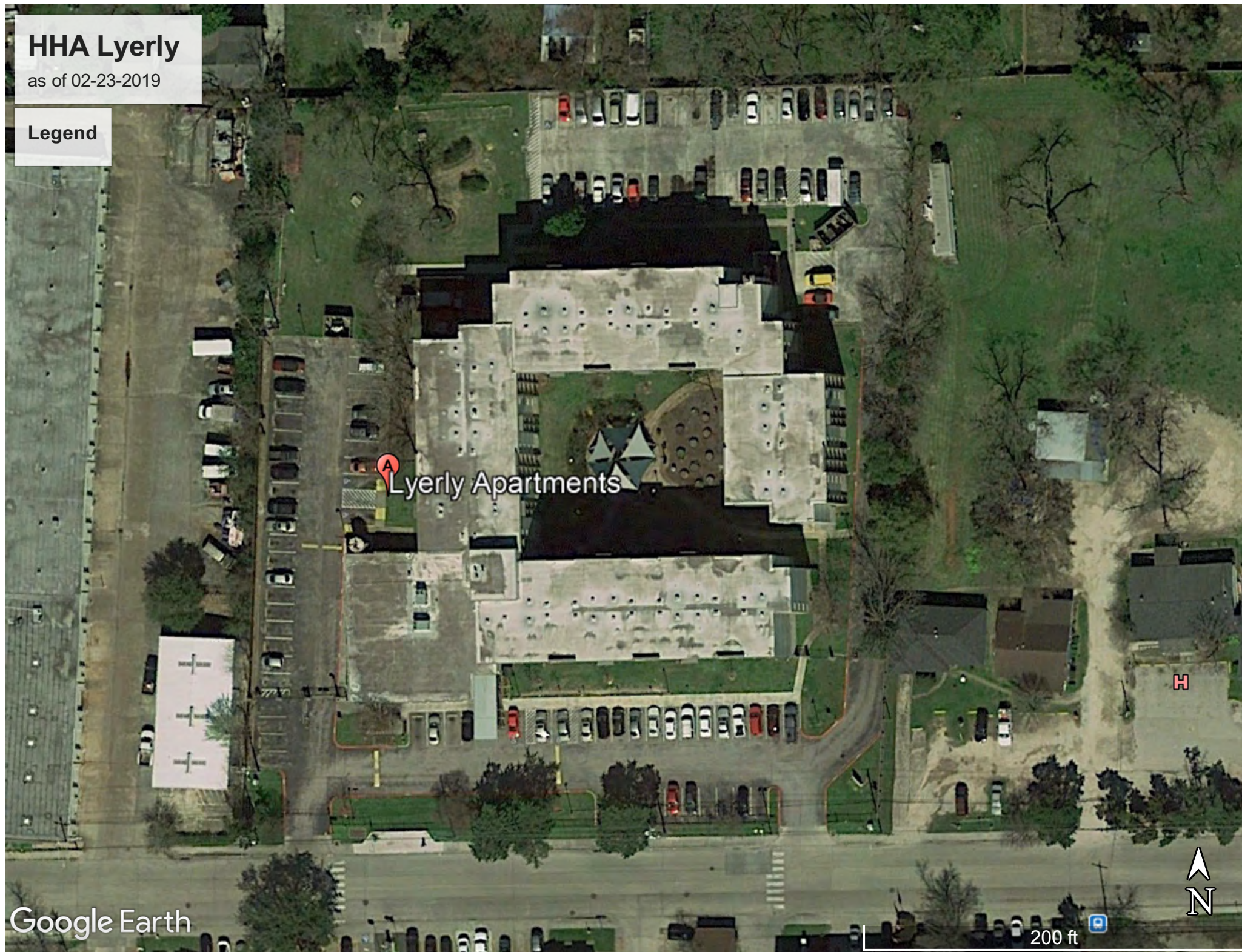
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HHH Lyerly

as of 02-23-2019

Legend

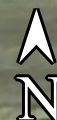


A Lyerly Apartments

H

Google Earth

200 ft



HHA Telephone

as of 08-30-2017

Legend

Oakhill Dr



Telephone Road Elderly Apartn



Google Earth



200 ft

HHA Telephone

as of 10-28-2017

Legend

Oakhill Dr



Telephone Road Elderly Apartn



Google Earth



200 ft

HHA Telephone

as of 12-03-2018

Legend



Telephone Road Elderly Apartn

Google Earth

© 2020 Google

200 ft



HHH Telephone

as of 02-23-2019

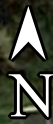
Legend

Oakhill Dr



Telephone Road Elderly Apartn

Google Earth



200 ft



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 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.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
GANDHI DESIGNS LLC		NIRMAL GANDHI	2816609204	NIRMAL@GANDHIDESIGNS.COM	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
HARRIS	D	77048	5551	574Y	MINNETEX

HOTEL/MOTEL NAME: STUDIO 6

HOTEL/MOTEL ADDRESS: 14150 FAYRIDGE DR, HOUSTON, TX 77048

PROPERTY OWNER OF RECORD: TIRUPATI CAMPGROUND INC

OWNER ADDRESS: 13202 RAVENLAKE DR, PEARLAND TX 77584

PROJECT PERMIT NUMBER: 18114423

TOTAL ACREAGE: 2

TOTAL NUMBER OF ROOMS: 76

PARKING SPACES PROVIDED: 92

SURVEY/ABSTRACT NO: Minnetex

SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: S SAM HOUSTON PKWY E

EAST OF: S WAYSIDE DR.

SOUTH OF: CARTER RD.

WEST OF: FAYRIDGE DR

PURPOSE OF VARIANCE REQUEST To allow a hotel/motel to take access from a two lane street

CHAPTER 28 REFERENCE(S): 28-202

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The purpose of the variance to get a driveway from Fayridge Dr. as the property is fronting South Sam Houston parkway is too narrow for a driveway and we this property has no other driveway to enter into the property for it to be used commercial development.

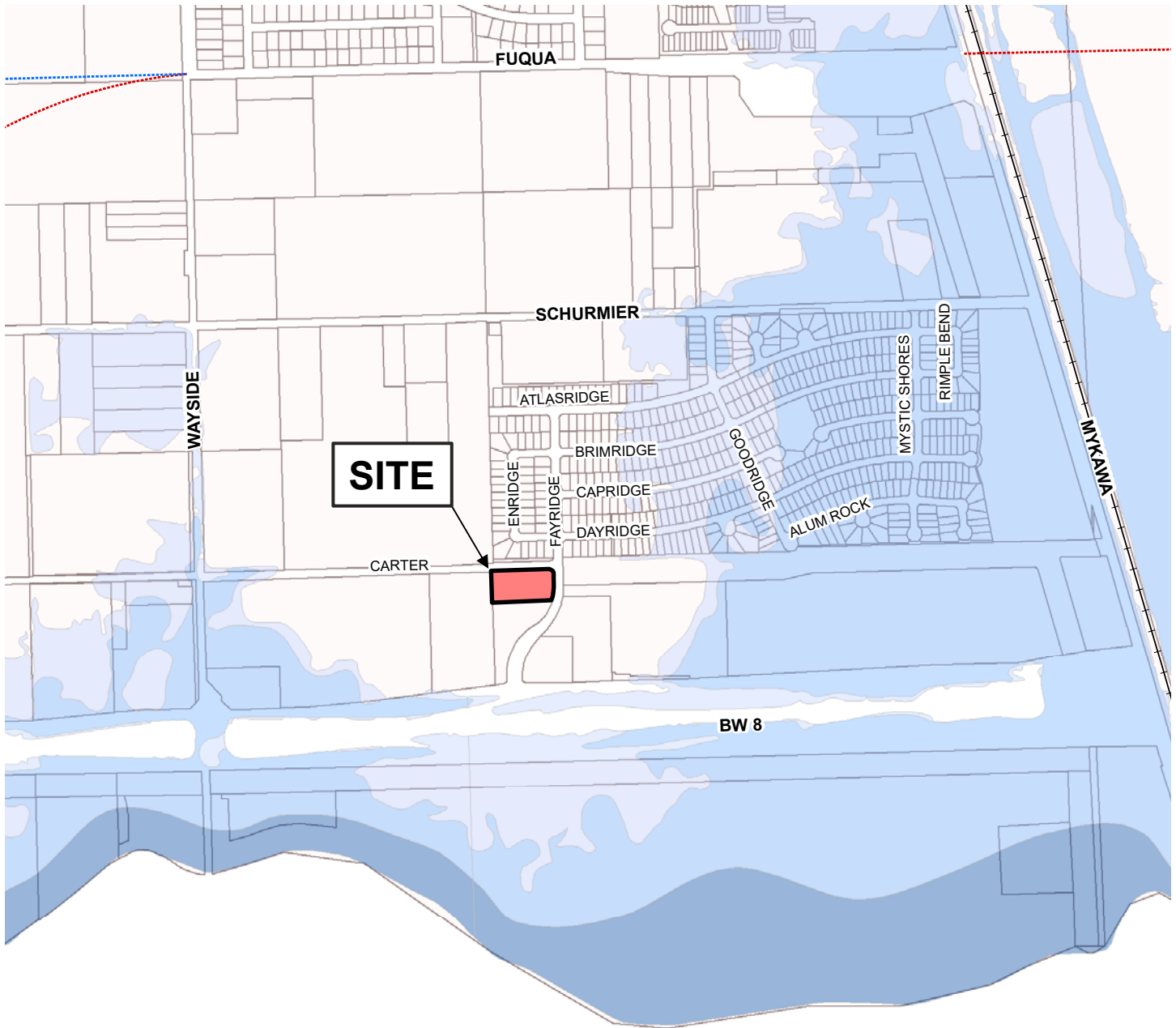
The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;**
The owner of the property would not be able to use the land for its intended commercial use without an entry into the property as there would be no way to enter or exit from this property and would become landlock.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;**
Not at all imposed or created by the applicant, we are designing a 76 rooms hotel with amenities and require the property to have at least one entrance, this lot is very oddly shape and may not be able to receive anther entrance.
- (3) **The intent and general purposes of this article will be preserved and maintained; and**
All items will remain as stated.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare.**
This property and development will not be a hindrance in any way to the safety of the public. It will beautify the property with landscaping and other retail development to enhance grow the location.

HOTEL/MOTEL VARIANCE

Houston Planning Commission

Planning and Development Department



Site Location

Houston Planning Commission

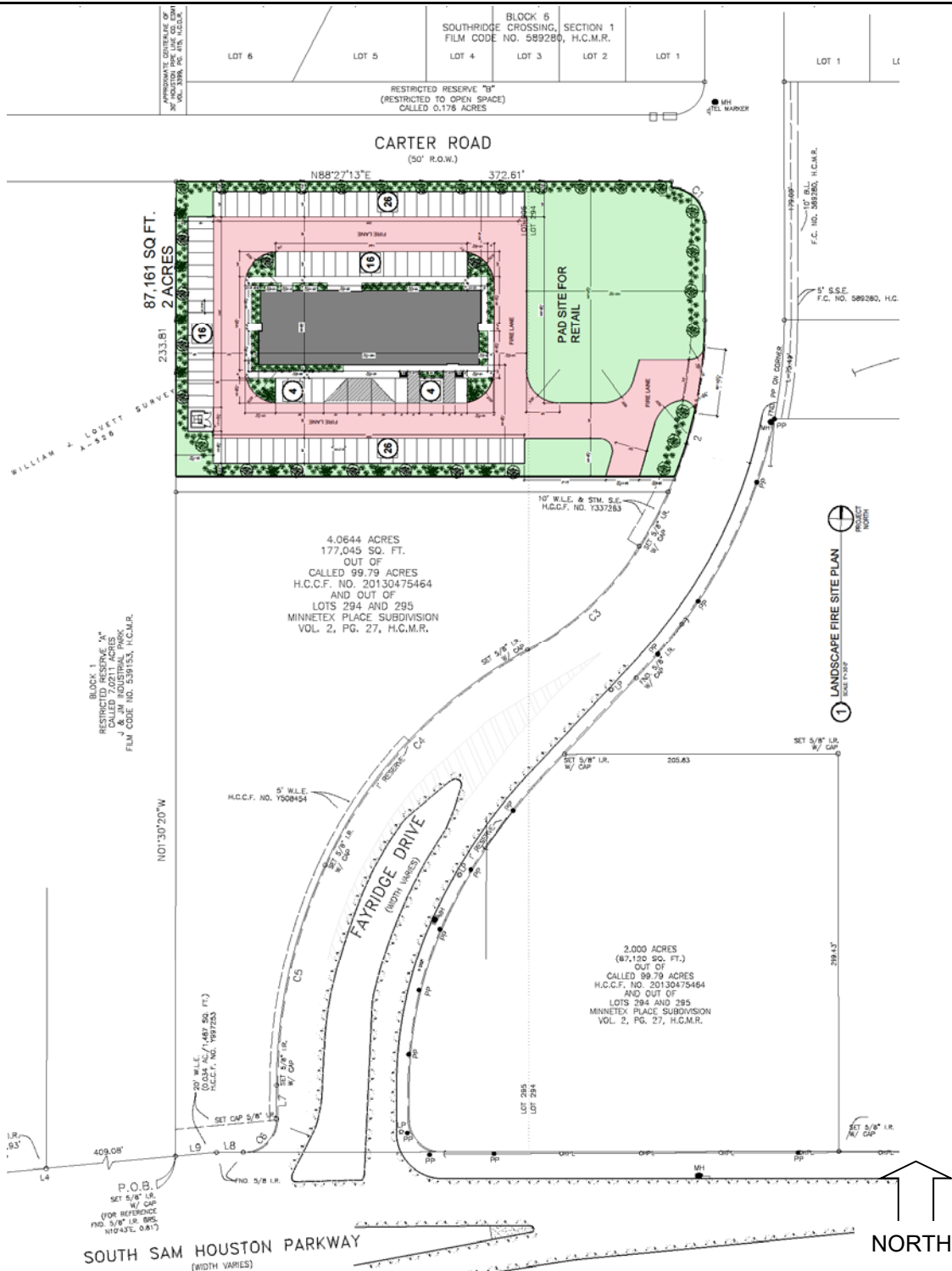
Planning and Development Department



Aerial

Houston Planning Commission

Planning and Development Department



Site Plan

BASIS OF BEARINGS:

SOUTH 88°27'13" WEST, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF CARTER ROAD (50.00' WIDE) AND THE SOUTHERLY LINE OF SOUTHRIDGE CROSSING SECTION 1, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 589, PAGE 280, MAP RECORDS OF HARRIS COUNTY, TEXAS.

FLOOD NOTE:

AS SCALED FROM FLOOD INSURANCE RATE MAP No. 48201C1035L, DATED 06-18-07, ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.

BENCHMARK INFORMATION:

HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARK No. 010165.

BEING A HARRIS COUNTY FLOOD CONTROL DISTRICT 3-INCH BRASS DISK LOCATED 31.7' NORTH AND 35.4' EAST OF THE INTERSECTION OF SOUTH WAYSIDE DRIVE AND SCHURMIER ROAD.

ELEVATION: 47.94' (NAVD 88)

ASSESSOR'S PARCEL

INFORMATION AND ADDRESS:

0261-220-000-355 (HARRIS COUNTY APPRAISAL DISTRICT)
0 FAYRIDGE DRIVE
HOUSTON, TEXAS 77048

REFERENCES:

VOLUME 2 PAGE 57, MAP RECORDS HARRIS COUNTY, TEXAS
C.C.F.N. 20130475464, HARRIS COUNTY, TEXAS
C.C.F.N. RP-2019-113617, HARRIS COUNTY, TEXAS

LEGAL DESCRIPTION:

BEING A 2.001-ACRE TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, A-526, HARRIS COUNTY, TEXAS; BEING OUT OF A CALLED 4.064-ACRE TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.N.) RP-2019-113617, BEING A PORTION OF LOTS 294 AND 295 OF MINNETEX PLACE SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS OF HARRIS COUNTY, TEXAS (M.R.H.C.), FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP SET FOR THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, J & JM INDUSTRIAL PARK, A SUBDIVISION RECORDED IN VOLUME 539, PAGE 153, M.R.H.C., FROM WHICH A 1/2 IRON ROD BEARS S 02°36'24" W, 1.10 FEET, SAID IRON ROD WITH CAP ALSO LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CARTER ROAD (50.00' WIDE ABANDONED R.O.W.) AND BEING THE NORTHWESTERLY CORNER HEREOF;

THENCE NORTH 88°27'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE NORTHERLY LINE OF SAID 4.064-ACRE TRACT, A DISTANCE OF 372.61 FEET TO A 5/8-INCH IRON ROD WITH CAP SET IN SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A NORTHEASTERLY CORNER HEREOF;

THENCE SOUTH 01°32'47" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR A NORTHEASTERLY CORNER HEREOF;

THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID 4.064-ACRE TRACT, A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°58'58", A RADIUS OF 25.00 FEET, A LENGTH OF 39.26 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°33'10" EAST, 35.35 FEET TO A 5/8-INCH IRON ROD WITH CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF FAYRIDGE DRIVE (R.O.W. WIDTH VARIES) FOR A POINT OF TANGENCY;

THENCE SOUTH 01°33'33" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID 4.064-ACRE TRACT, A DISTANCE OF 74.01 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR A POINT OF CURVATURE TO THE RIGHT;

THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID 4.064-ACRE TRACT, A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°38'13", A RADIUS OF 320.00 FEET, A LENGTH OF 120.84 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 09°15'32" WEST, 120.13 FEET TO A 5/8-INCH IRON ROD WITH CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF FAYRIDGE DRIVE FOR A SOUTHEASTERLY CORNER HEREOF;

THENCE SOUTH 88°27'13" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY OVER AND ACROSS SAID 4.064-ACRE TRACT, A DISTANCE OF 375.26 FEET TO A 5/8-INCH IRON ROD WITH CAP SET IN THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, THE WESTERLY LINE OF SAID 4.064-ACRE TRACT, SAID IRON ROD WITH CAP BEING THE SOUTHWESTERLY CORNER HEREOF;

THENCE NORTH 01°30'20" WEST, ALONG SAID EASTERLY LINE OF LOT 1 AND THE WESTERLY LINE OF SAID 4.064-ACRE TRACT, A DISTANCE OF 222.00 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.001 ACRES (87,157.80 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 1, BLOCK 1
J & JM INDUSTRIAL PARK
VOLUME 539, PAGE 153
MAP RECORDS OF
HARRIS COUNTY, TEXAS

BLOCK 6
SOUTHRIDGE CROSSING
VOLUME 589, PAGE 280
MAP RECORDS OF
HARRIS COUNTY, TEXAS

CARTER ROAD
(50.00' R.O.W.)
(ABANDONED)

N 88°27'13" E - 372.61'

2.001 ACRES
OUT OF CALLED 4.064 ACRES
C.C.F.N. RP-2019-113617
HARRIS COUNTY, TEXAS

2.063 ACRES
OUT OF CALLED 4.064 ACRES
C.C.F.N. RP-2019-113617
HARRIS COUNTY, TEXAS

TITLE COMMITMENT NOTES:

THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NUMBER (GF No.): 66531-GAT76, DATED AUGUST 16, 2018, AND ISSUED AUGUST 24, 2018, ONLY THOSE EXCEPTIONS LISTED IN SAID TITLE COMMITMENT OF No. 66531-GAT76, SCHEDULE "B" WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW TO CORRESPOND TO ITEM LETTERS AND/OR NUMBERS IN SAID TITLE REPORT.

F EASEMENT:
PURPOSE: WATER LINE AND STORM SEWER EASEMENT
RECORDED: C.C.F.N. Y337253, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT TRACT AS SHOWN HEREON.

G EASEMENT:
PURPOSE: WATER LINE EASEMENT
RECORDED: C.C.F.N. Y508454, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
DOES NOT AFFECT SUBJECT TRACT.

H EASEMENT:
PURPOSE: SANITARY SEWER PURPOSES
RECORDED: C.C.F.N. RP-2016-105051, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT TRACT AS SHOWN HEREON.

I ONE (1) FOOT BUFFER RESERVE ALONG THE EASTERLY PROPERTY LINE ADJOINING FAYRIDGE DRIVE AS REFLECTED BY THE PLAT OF SOUTHRIDGE CROSSING, SECTION 1, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE 589280, M.R.H.C.
AFFECTS A PORTION OF SUBJECT TRACT AS SHOWN HEREON.

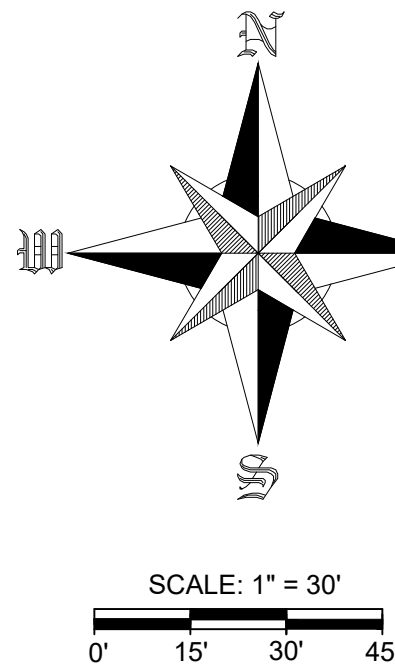
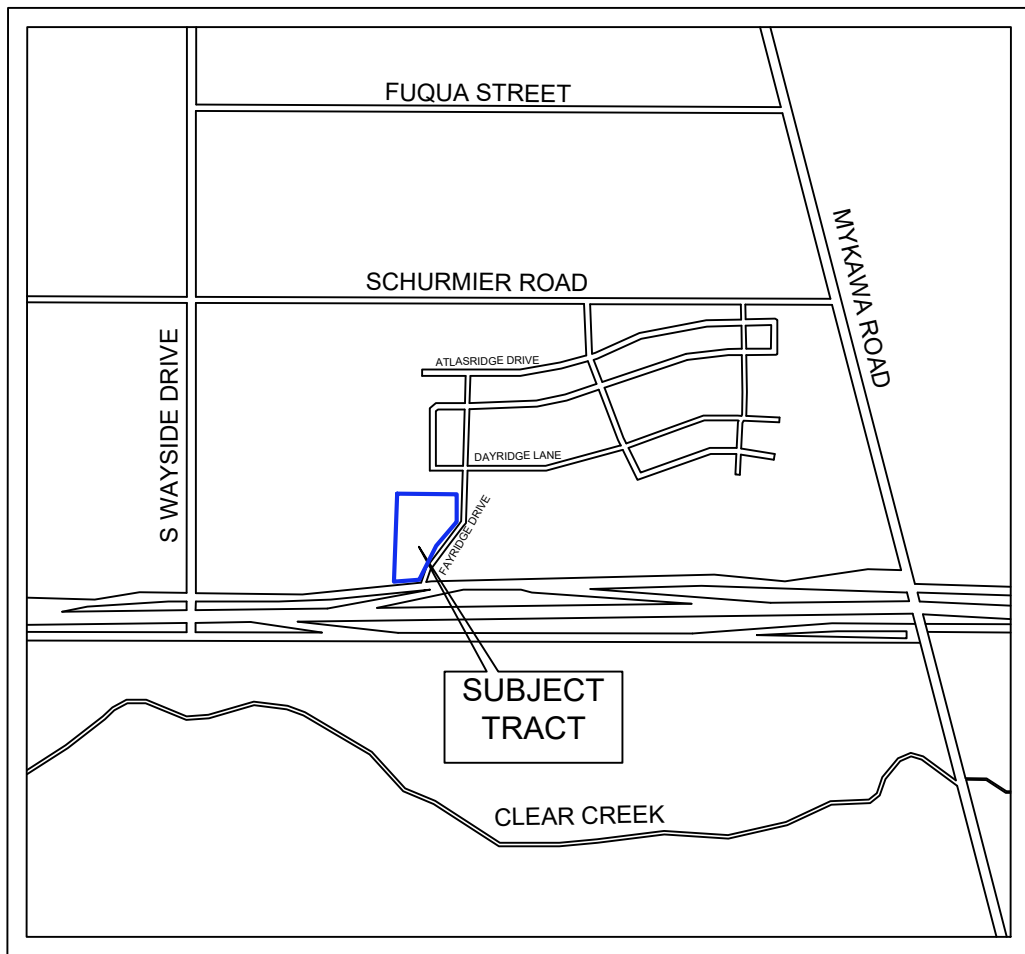
O ORDINANCE OF COMMISSIONERS COURT OF HARRIS COUNTY, TEXAS, ESTABLISHING BUILDING LINES ALONG SOUTH BELT DRIVE, RECORDED IN VOLUME 3487, PAGE 488 AS AMENDED IN VOLUME 4352, PAGE 261, BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. **REFERENCE DOCUMENT FOR PARTICULARS**

P SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD, HIGHWAY OR FREEWAY. THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY IN CONNECTION THEREWITH. **REFERENCE DOCUMENT FOR PARTICULARS**

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, I HAVE ON THIS DATE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE SUBJECT PROPERTY. THE PLAT HEREIN IS CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS AREA AS INDICATED; AND EXCEPT AS SHOWN THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND.

BENJAMIN JOHN JAUMA
TEXAS RPLS# 6417
DATED: DECEMBER 23, 2019



LEGEND:

M.R.H.C. - MAP RECORDS
HARRIS COUNTY

C.C.F.N. - COUNTY CLERK'S
FILE NUMBER

R.O.W. - RIGHT-OF-WAY

W.L.E. - WATER LINE EASEMENT

- SUBJECT TRACT

- EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°32'47" E	5.00'
L2	S 01°33'33" E	74.01'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.26'	25.00'	89°58'58"	S 46°33'10" E	35.35'
C2	120.84'	320.00'	21°38'13"	S 09°15'32" W	120.13'

ACTION SURVEYING
10210 FUQUA STREET
HOUSTON, TEXAS 77089
713-941-8600
TX FIRM: 10133600
www.actionsurveying.com

REVISIONS

DRAWN BY: SW PROJ. MGR.: BJ

DATE: 12/12/19

JOB#: 11777 SHEET 1 OF 1

FILENAME: E:\DWG\0 FAYRIDGE DRIVE.DWG



HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: VII

MEETING DATE: 03/05/2020

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
	18114423	77048	5551	574Y	City

NORTH OF: BW8
SOUTH OF: Schurmier

EAST OF: Mykawa
WEST OF: Wayside

APPLICANT: Nirmal Gandhi

ADDRESS: 14150 Fayridge Drive

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 2-24-2020

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:
28-202(C)

LAND USE CALCULATIONS: n/a

PRIMARY ENTRANCE LOCATION: Fayridge Drive

PURPOSE OF REQUEST:

28-202- (a)(5) -To allow a hotel with 76 rooms to take access from a local street that is not stripped or otherwise actually allows for at least 4 lanes of moving traffic.

BASIS OF REQUEST: The purpose of the variance to get a driveway from Fayridge Dr. as the property is fronting South Sam Houston parkway but only 100' so cannot get TxDOT to give the driveway. We would prefer to get driveway from TxDOT but not possible with distance requirement.

STAFF RECOMMENDATION: Defer the application for two weeks to allow the applicant to provide revised informaion.

BASIS OF RECOMMENDATIONThe site is located north of beltway eight east of Wayside. The applicant is proposing a Studio 6 hotel with 76 rooms and 92 parking spaces and requesting a variance to take access from a local street that is not striped for four lanes or have the width to allow for four lanes of moving traffic. Staff recommendation is to defer the application for two weeks to allow the applicant to provide revised information.

PLANNING COMMISSION ACTION:

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED

DATE: 03/05/2020

AGENDA: VIII

SMLSB Application No. 760: 1100 block of Usener Street, north and south sides, between Studemont and Forester Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1100 block of Usener Street, north and south sides, between Studemont and Forester Streets. Analysis shows that a minimum lot size of 5,500 sf exists for the blockfaces. A petition was signed by the owners of 50% of the property within the proposed Special Minimum Lot Size Block. Two protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes sixteen (16) lots along the 1100 block of Usener Street, north and south sides, between Studemont and Forester Streets.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises two blockfaces, the north and south sides of Usener Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of fourteen (14) single-family residential properties, one (1) multi-family property, and one (1) commercial property, (representing 100% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained seven (7) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 40% of the total area). Two property owners are protesting.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,500 sf exists on nine (9) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted at an undetermined time. The houses originate from the 1920s. The establishment of a 5,500 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Sixteen (16) out of sixteen (16) lots (representing 100% of the application area) are at least 5,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)

Special Minimum Lot Size Block

Planning and Development Department

5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application
No. **760**

Date Received: **12/4/2019**

Date Complete: **1/14/2020**

Street(s) Name: **Usener
Street**

**1100 Block
of Usener
Street**

Lot(s)

Cross Streets: **Studemont
Street** and

**Forester & Norhill
Streets**

Side of
street: **North &
South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1032 (LT 11)	SFR	N	5,500
1038 (LT 10)	SFR	Y	5,500
1042 (LT 9)	SFR	Y	5,500
1046 (LT 8)	SFR	Y	5,500
1101 (LT 16)	SFR	Y	7,540
1102 (LT 7)	SFR	N	5,500
1107 (LT 15)	SFR	Y	5,800
1108 (LT6)	SFR	N	5,500
1111 (LT14)	SFR	Y	5,800
1112 (LT 5)	SFR	N	5,500
1113 (LT 13)	SFR	Y	5,800
1114 (LT 4)	SFR	N	5,500
1119 (LT 12)	SFR	N	5,800
1123 (LT11)	SFR	N	5,550
1124		N	16,683
1125 (LT 10)	MFR	N	7,622

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **104,595** Square Feet in the Proposed Application Area **41,440** Square Feet are Owned by Property Owners Signing in Support of the Petition = **40%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

14	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	100%
			14		14	
0	# of Multifamily lots					
0	# of Commercial lots					
0	# of Vacant Lots					
12	Total					

Minimum Lot Size Calculations:

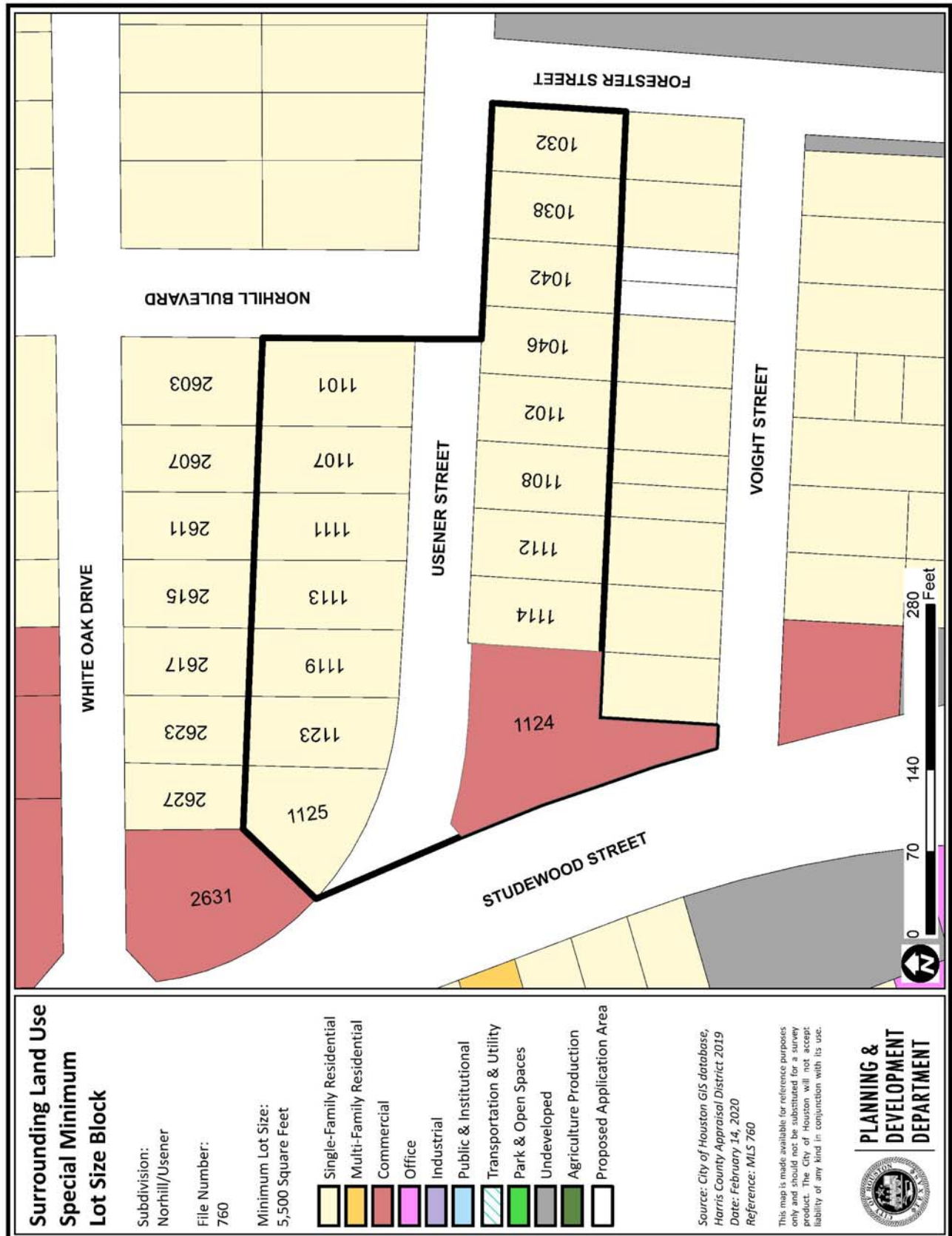
Total # of lots	12	=	Total sq. ft.	60,000	=	/ # of lots	5,000	average sq. ft.
							5,000	median sq. ft.

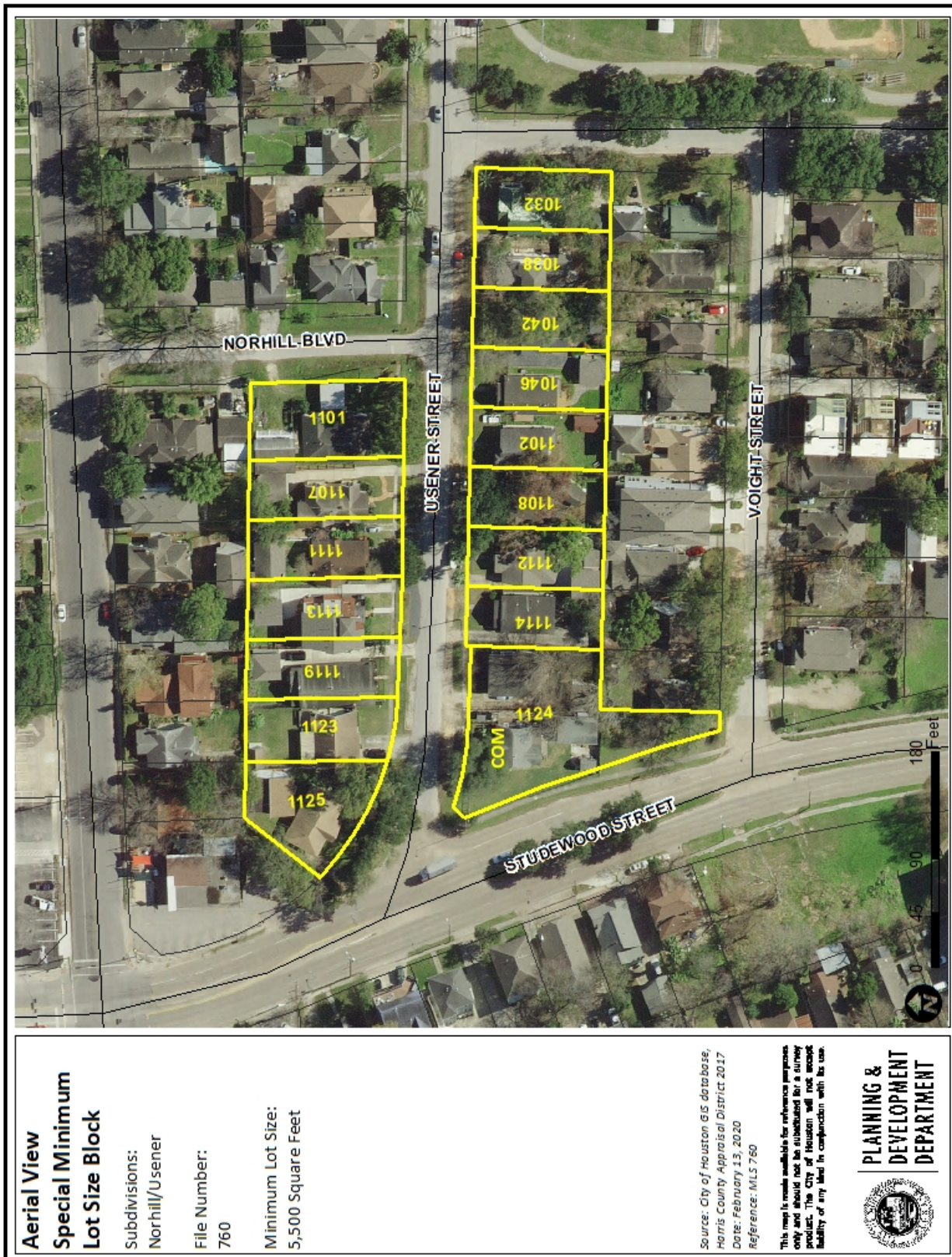
70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	5,000	8.3%	8.3%
2	5,000	8.3%	16.7%
3	5,000	8.3%	25.0%
4	5,000	8.3%	33.3%
5	5,000	8.3%	41.7%
6	5,000	8.3%	50.0%
7	5,000	8.3%	58.3%
8	5,000	8.3%	66.7%
9	5,000	8.3%	75.0%
10	5,000	8.3%	83.3%
11	5,000	8.3%	91.7%
12	5,000	8.3%	100.0%











KARLA CISNEROS
Houston City Council Member, District H

March 2, 2020

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Dear Houston Planning Commission:

I write in support of a Special Minimum Lot Size Block application pertaining to the 1000-1100 block of Usener Street. This application, undertaken by residents of the area, has the documented support of 47% of the residents within the boundaries of the application, excluding the commercial lot. Of the homeowners the applicants successfully contacted, 70% of those living in their homes within the boundaries of the application expressed support for the measure.

If approved, this application would prevent issues that arise when 3-4 story townhomes go up in a neighborhood. Splitting lots result in more driveways, potentially more traffic, and less visibility on the block, which in this case, is very close to Stude Park. In addition, lots with single family homes tend to have more permeable surfaces, reducing the risk and level of flooding.

Thank you for giving this application due consideration. Should you have any further questions, please reach out to my office.

Sincerely,

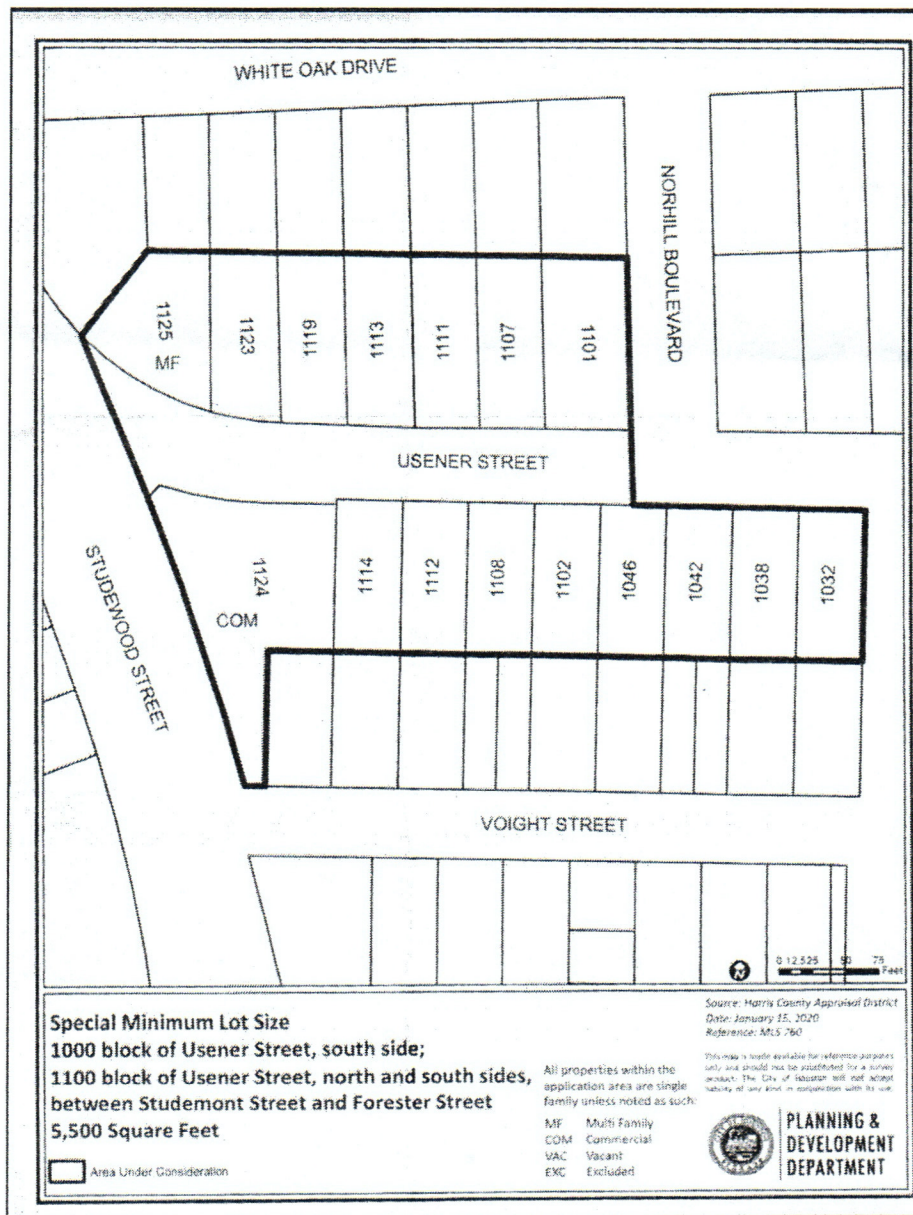
A handwritten signature in blue ink that reads "Karla Cisneros". The signature is fluid and cursive, with the first name "Karla" being more prominent than the last name "Cisneros".

Karla Cisneros
City Council Member, District H

Evidence of Support for a Special Minimum Lot Size Block

By signing this evidence of support, I hereby represent: (1) That I am the lot owner or representative of the property listed with my signature, and (2) I support the petition to create a Special Minimum Lot Size Block (a map of which is below).

Property Owner (Please Print Name) <u>Anna Quinn</u>	Address: <u>1108 W 2nd St</u>	
Signature: <u>[Signature]</u>	Date: <u>2/27/2020</u>	Telephone: <u>956 592 1857</u>



From:

Sent: Thursday, February 6, 2020 2:45 PM

To: Marshall, Sasha - PD <Sasha.Marshall@houstontx.gov>

Subject: Minimum Lot Size, Usener St

[Message Came from Outside the City of Houston Mail System]

Sasha,

Hey we talked briefly last week about this Minimum lot size application. I (my company) owns 1032 Usener and we are currently building a duplex on it; it is permitted and underway. This minimum lot size would have a negative effect on the use of this property in the future as it essentially is having 2 units being built on it at this time and the total lot size is 5,500.

Along with that most of these lots have recent construction or older but solid well maintained homes. I do not see a need to determine any future use of these lots at this time. There is only one larger lot that would make sense to subdivide, at 1101 Usener. There is one older possible tear down along the south side of the Street at 1112 Usner but it is not a very large lot, plus it looks like they are maybe trying to work on it to restore it (I saw a foundation repair guy there).

With that said I am against this minimum lot size application at this time and hope it does not pass. If it does I need to find a way to not have it impact our duplex at 1032 Usener.

Thanks,

Joe Tomczak

Abbcott.com

January 23, 2020

To: Ms. Sasha-Joi Marshall Smith

City of Houston Planning and Development

611 Walker, 6th Floor

Houston, Texas 77002

RECEIVED

JAN 28 2020

PLANNING AND DEVELOPMENT
DIRECTOR'S OFFICE

This is a follow up of our discussion today regarding the minimum lot size on 1000 and 1100 block of Usener street regarding future development. I am the owner of lot 1125 Usener since 1981. My reason to purchase this lot which currently has a duplex on it was to replace it with two town houses. My lot is on the north side of Usener and has approximately 7600 square footage which is more than the other lots. My lot has commercial developments on three sides. Also my lot is restricted to residential use only as it is in the Norhill subdivision. Therefore in order to get maximum value and usage of my lot, my only option is to build two town houses. Therefore, I am very opposed to this Special Minimum Lot Size Block Application. Please enter my protest to the Planning and Development Department.

Your truly,

Frank E. Tilton 

