

Houston Planning Commission Chapter 42 Training Session

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Planning & Development Department
City of Houston

April 27, 2017



PLANNING &
DEVELOPMENT
DEPARTMENT

Agenda

I. Subdivision Platting

II. Development Plats And Permitting



Subdivision Platting

- Development Process
- Subdivision Plat Review Process
- Variance Review
- Basics of Street Connectivity
- Planning Commission Actions
- Coordination with Permitting

Development Process

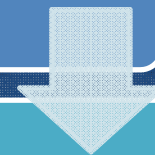
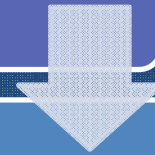
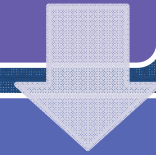
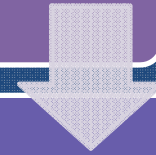
Subdivision Plat Review Process

Planning Commission Action

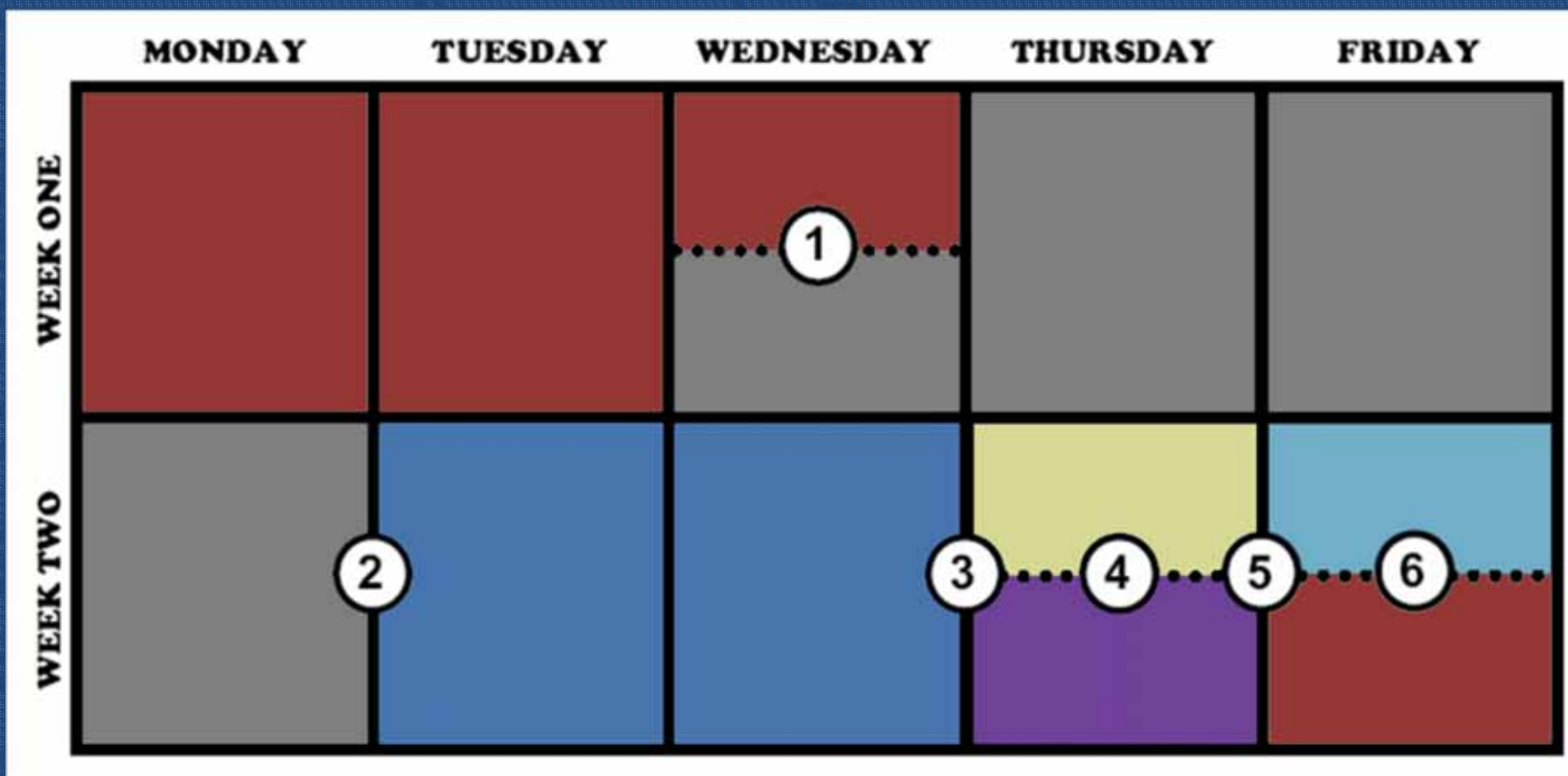
Subdivision Plat Recordation

Site plan review / Development plat review

Building Permits



Subdivision Plat Review Process



- 1 Check-in to Review
- 2 Review to Recommendation
- 3 Recommendation to PC preparation
- 4 PC Preparation to Action
- 5 Closeout applications to Action Agenda
- 6 Action Agenda to Check-in

Planning Commission Agenda

Consent and Replat

Public Hearing

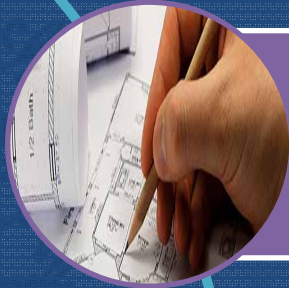
- Shall Approve
- Notification Required
- May Have a Variance

Variance Requests

- Types- Subdivision Plat, Development Plat, Parking, Landscaping And Hotel/Motel
- Notification Required Only in City Limits
- Planning Commission Discretion
 - Must Meet Five Criteria For Approval

<u>Platting Summary</u>		<u>Houston Planning Commission</u>		<u>PC Date: March 02, 2017</u>
C-Public Hearings Requiring Notification				
96	Granlin Grove partial replat no 1	C3N	DEF1	Defer Applicant request
97	Hayden Lakes Sec 11	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
98	Lindale Park Sec 5 partial replat no 1	C3N	DEF1	Defer Applicant request
99	Riverway Estates Sec 1 partial replat no 4	C3N	DEF2	Approve the plat subject to the conditions listed
100	Timbergrove Manor Sec 5 partial replat no 1	C3N		Approve the plat subject to the conditions listed
D-Variances				
101	Adelaide GP	GP		Grant the requested special exception(s) and Deny the requested variance and Approve the plat subject to the conditions listed
102	Aldine ISD 1617 Lauder Road Complex	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
K-Development Plats with Variance Requests				
140	611 Hyde Park Boulevard	DPV		Defer
141	3815 Westheimer	DPV		Deny
III Off-Street Parking Variance				
	611 Hyde Park Boulevard	PV		Defer

Subdivision Plat Recordation



Staff Review Of Mylar



Coordination With County

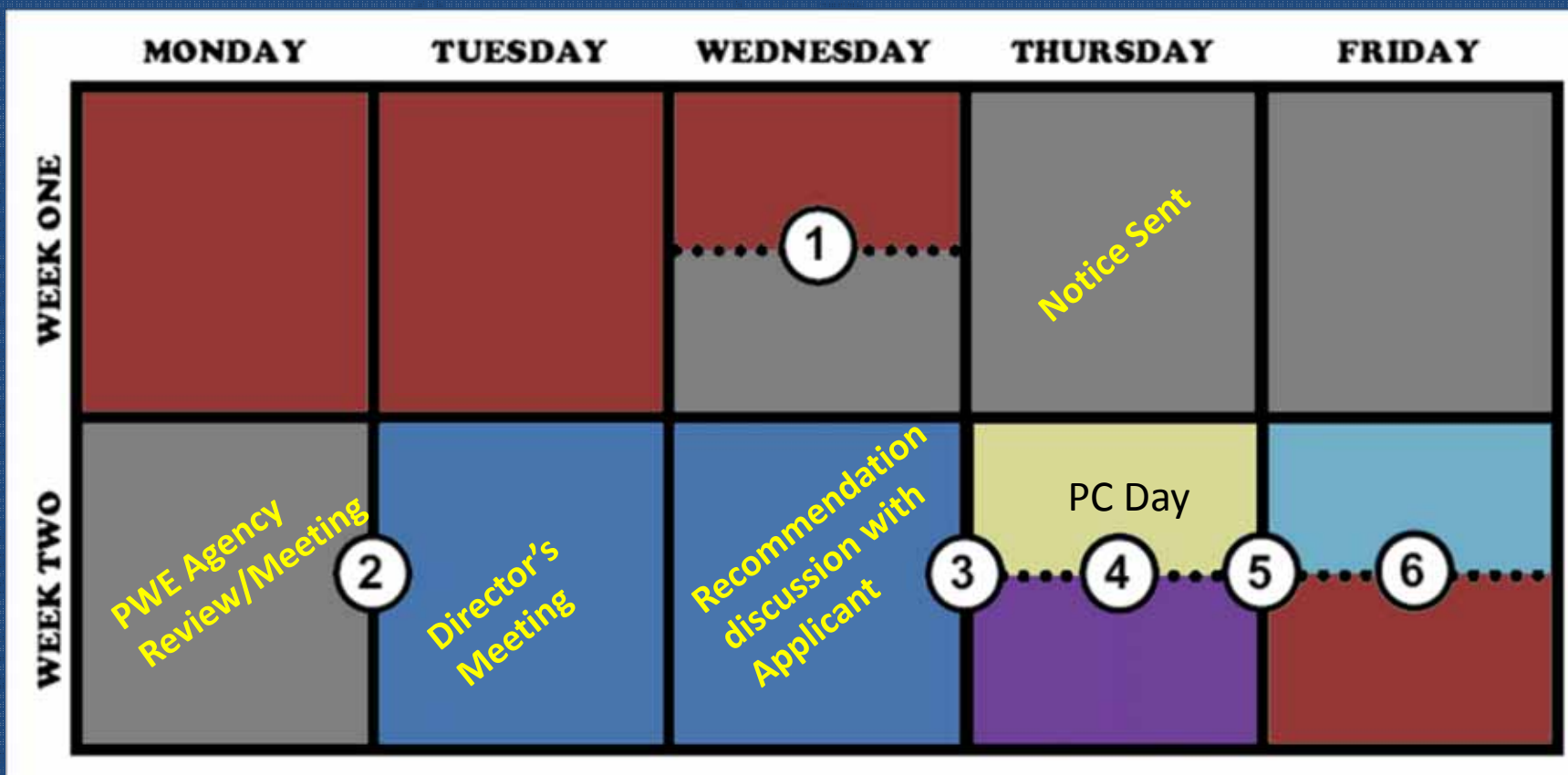


Mylar Routed To County For Recordation

Variance Review

- Process
 - Review Based on Five Criteria
 - Agency Review / Comments
 - Meeting With the Director and Legal Department
 - Finalize Recommendation and Inform Applicant
- Examples
- Research Tools

Variance Review Process



- 1 Check-in to Review
- 2 Review to Recommendation
- 3 Recommendation to PC preparation
- 4 PC Preparation to Action
- 5 Closeout applications to Action Agenda
- 6 Action Agenda to Check-in

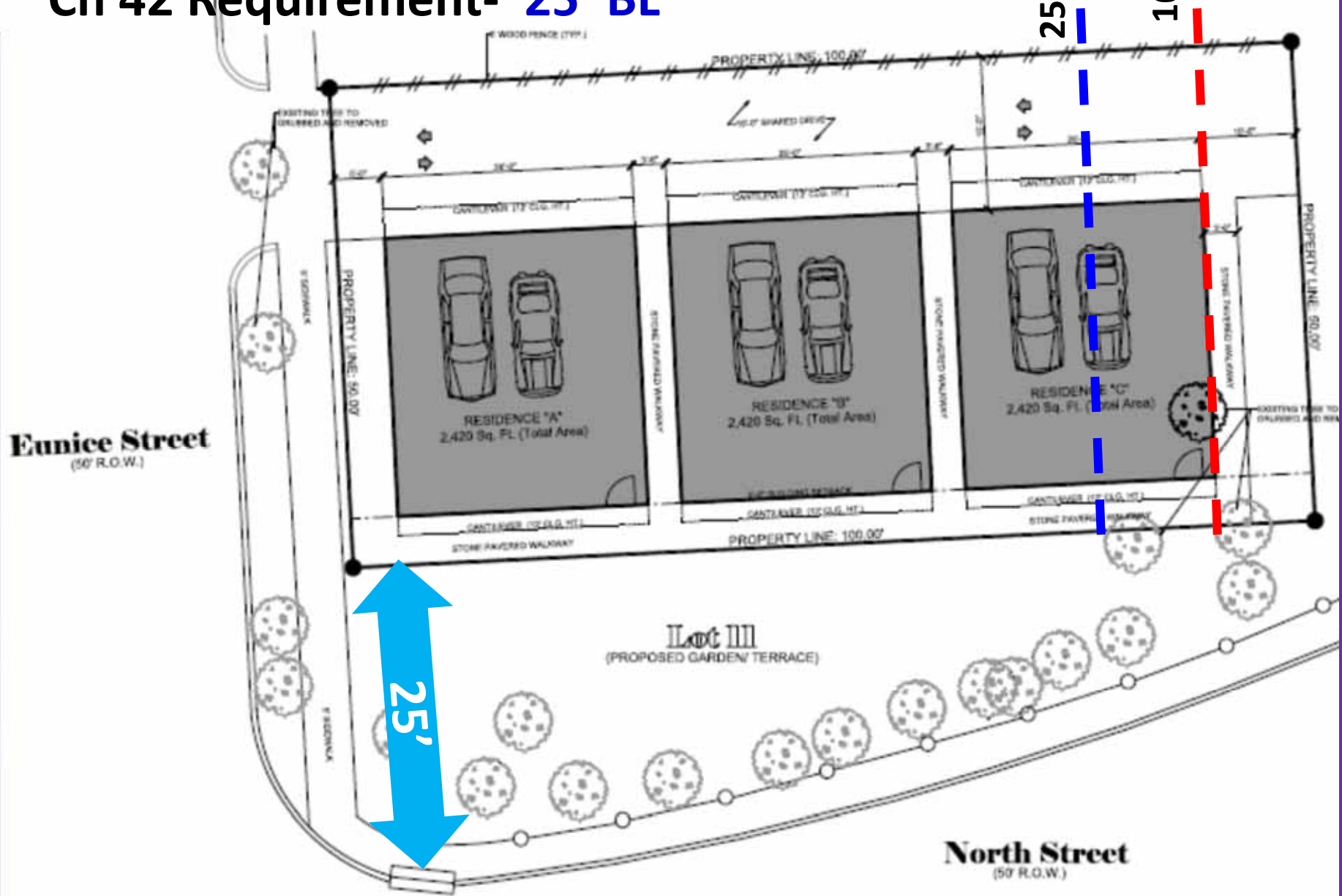
Criteria for Review

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter **would create an undue hardship by depriving the applicant of the reasonable use of the land;**

or

(1b) Strict application of the requirements of this chapter would make a project **infeasible due to the existence of unusual physical characteristics** that affect the property in question, or would create an impractical development or one otherwise **contrary to sound public policy;**

Variance Requested- **10' B.L**
Ch 42 Requirement- **25' BL**

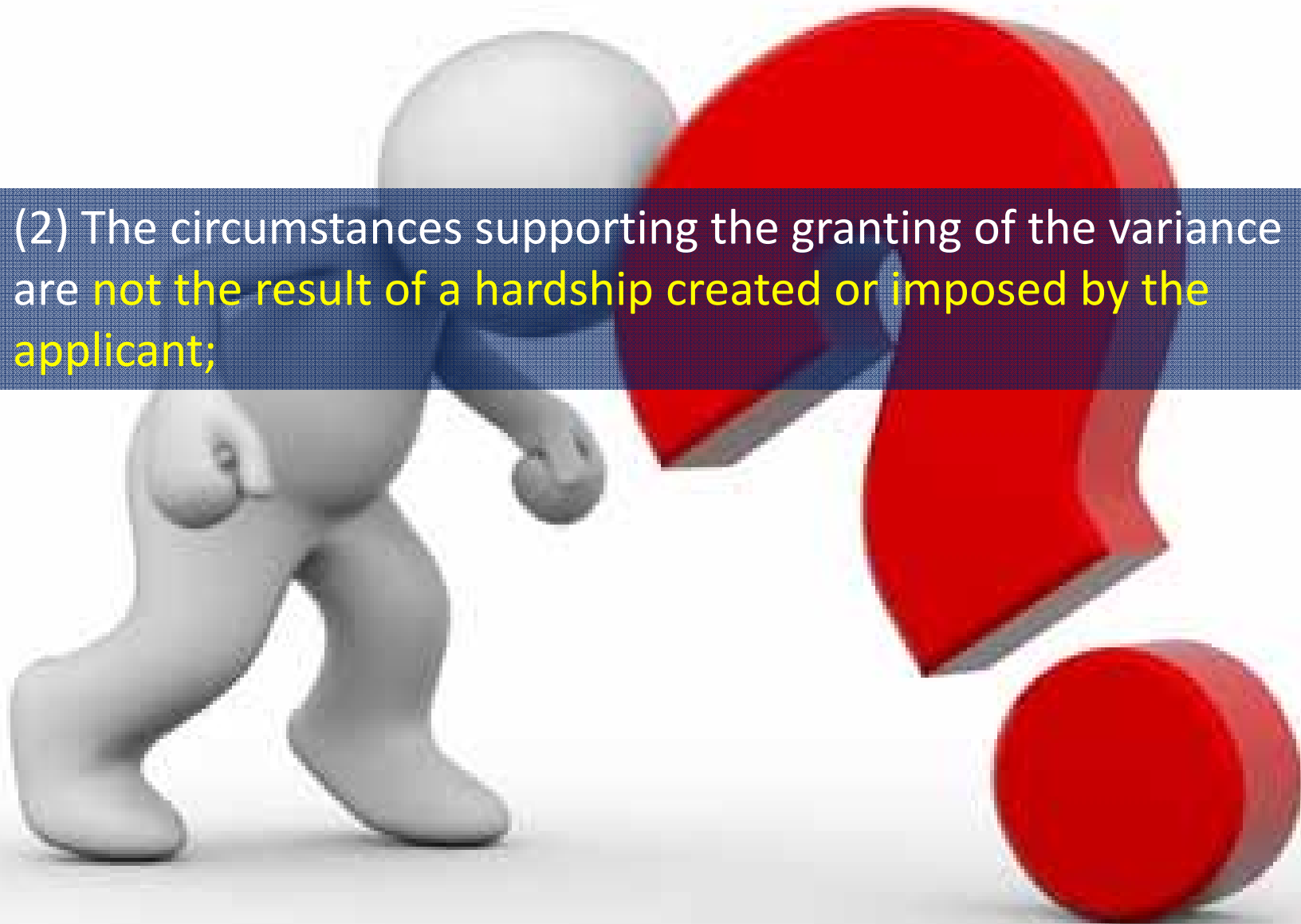


Proposed I-45 Construction Improvements



Criteria for Review

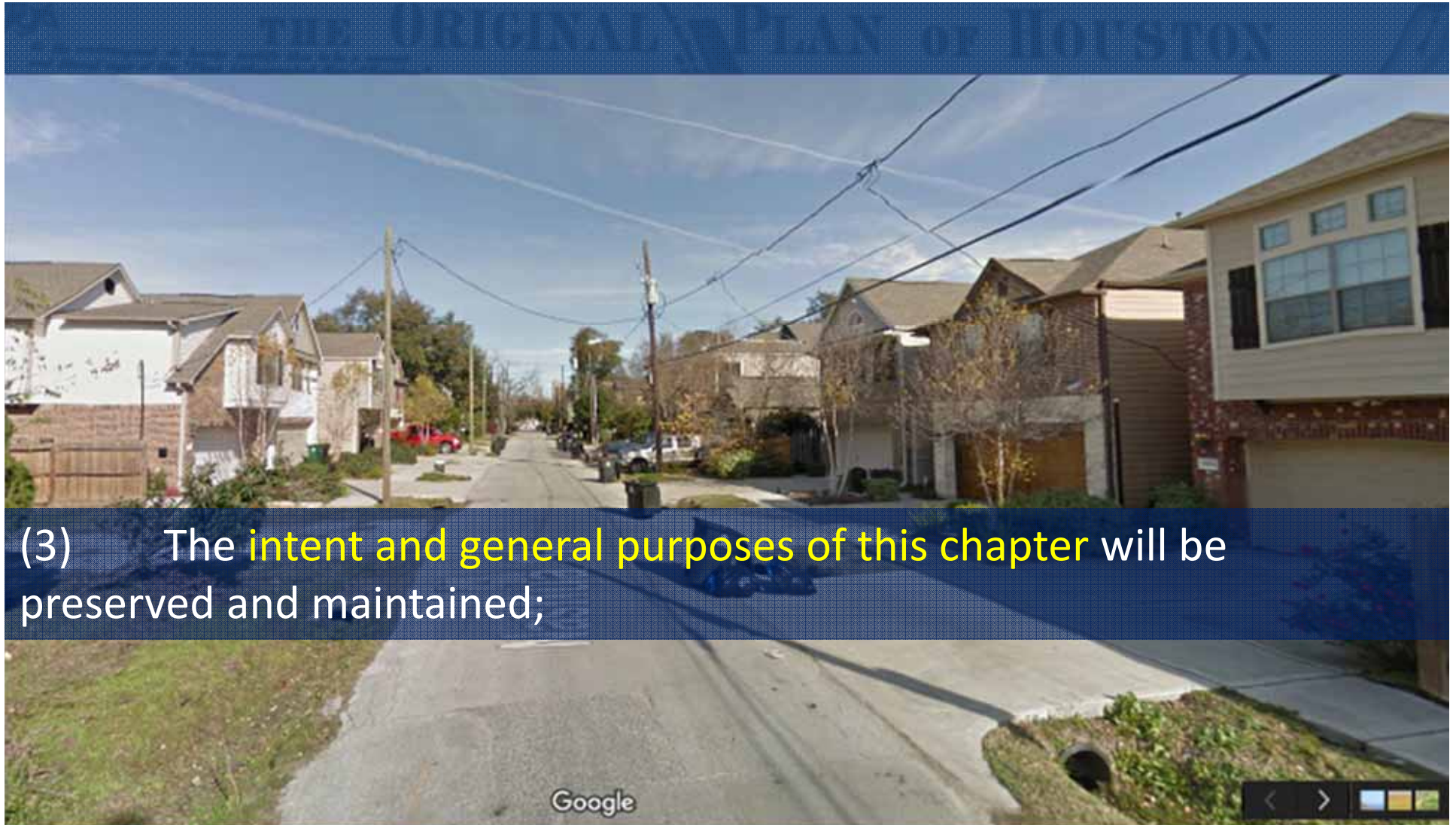
(2) The circumstances supporting the granting of the variance are **not the result of a hardship created or imposed by the applicant;**



Proposed I-45 Construction Improvements



Criteria for Review



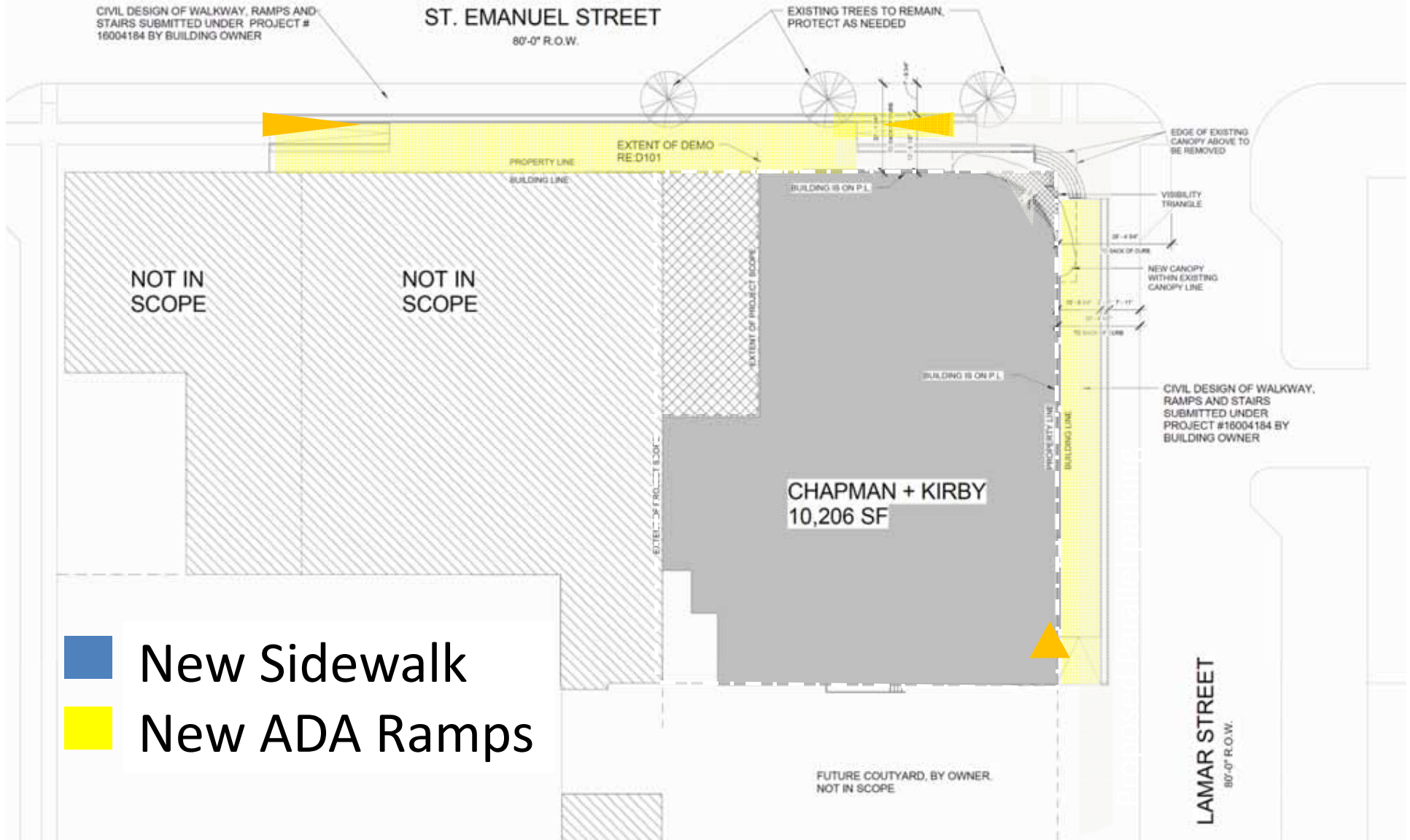
(3) The **intent and general purposes of this chapter** will be preserved and maintained;

Existing Building

No Visibility At Intersections

No ADA access



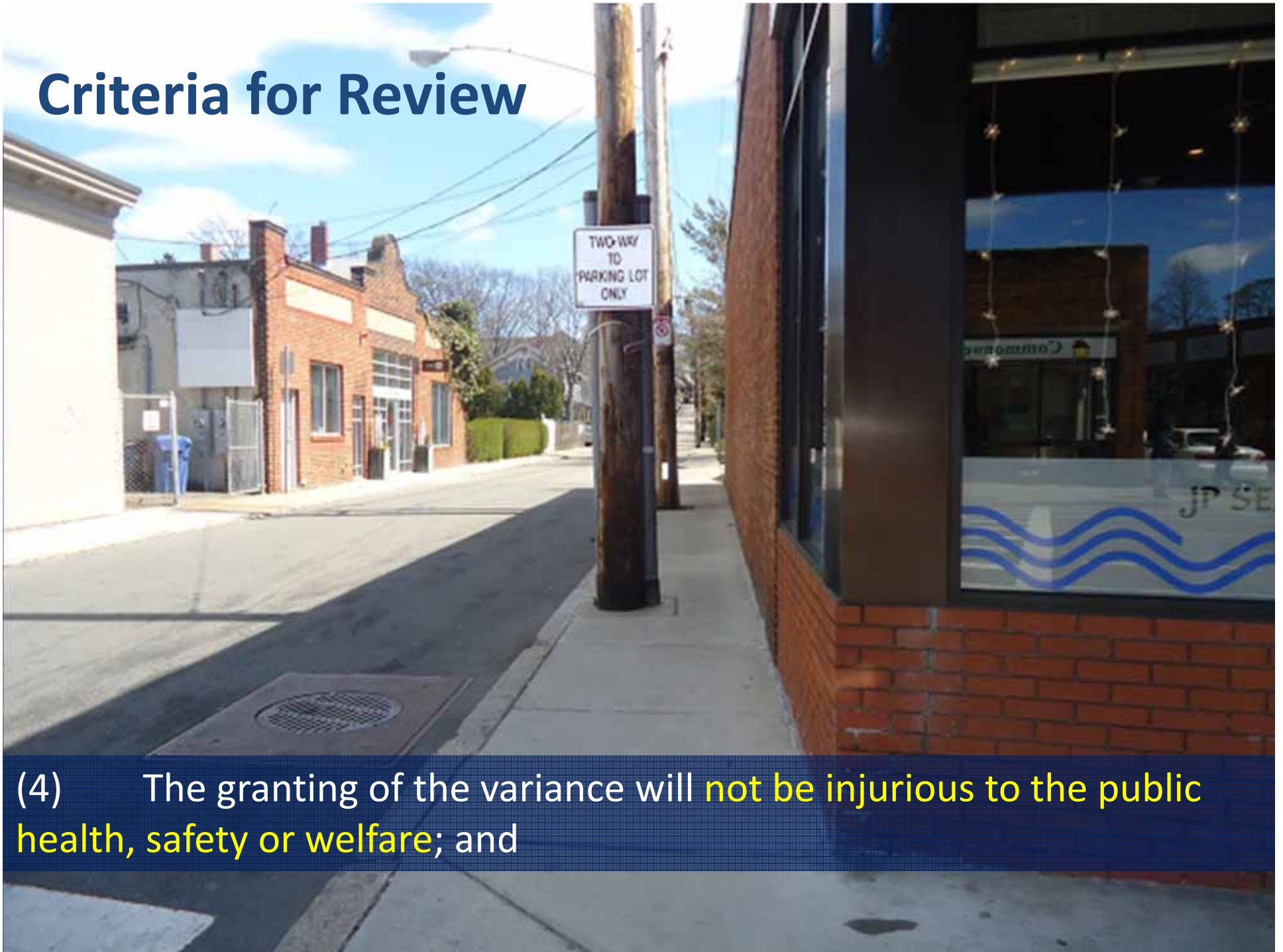


(3) The intent and general purposes of this chapter will be preserved and maintained;

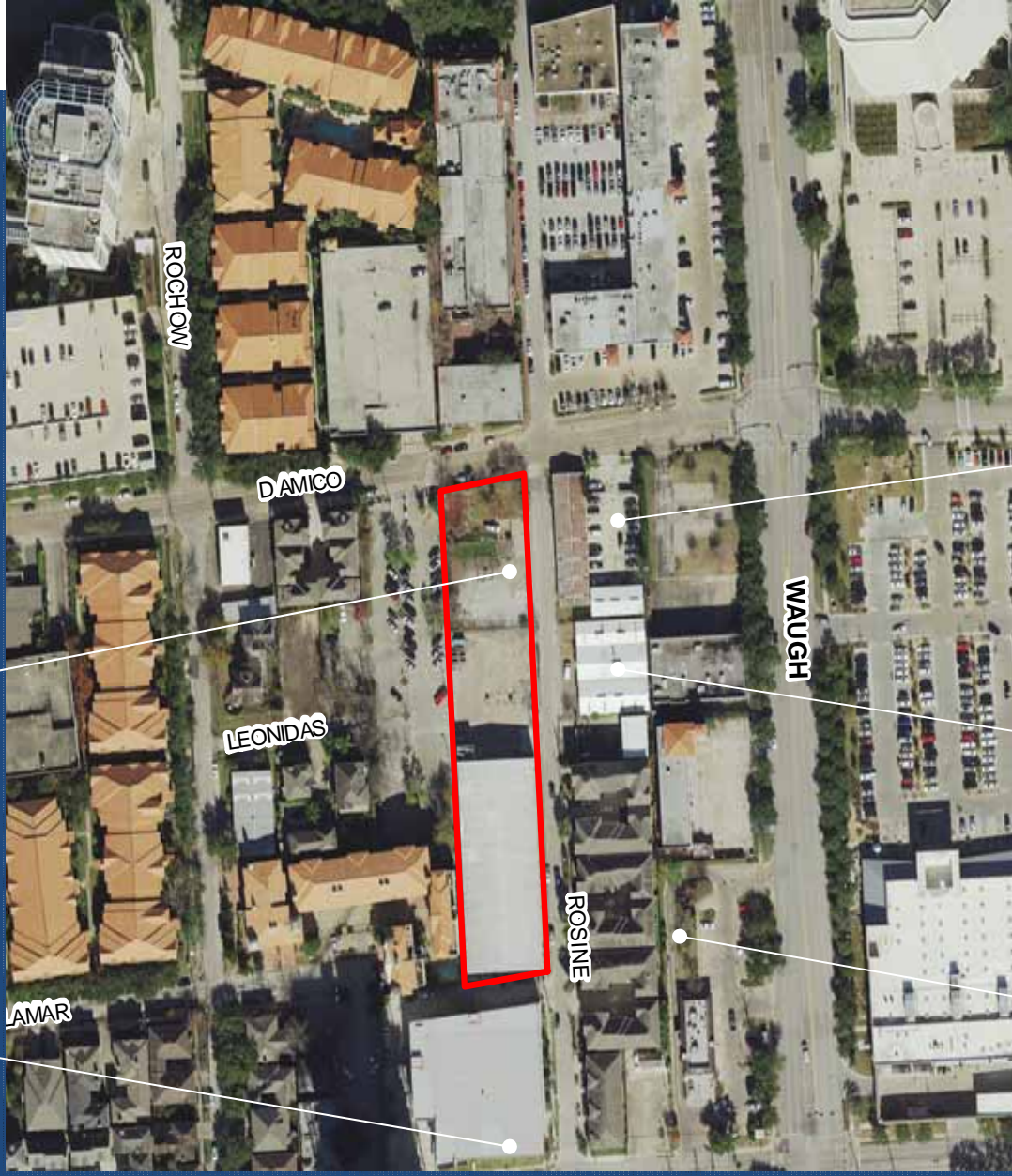


(3) The **intent and general purposes of this chapter** will be preserved and maintained;

Criteria for Review



(4) The granting of the variance will **not be injurious to the public health, safety or welfare**; and



Site

Bullseye Storage

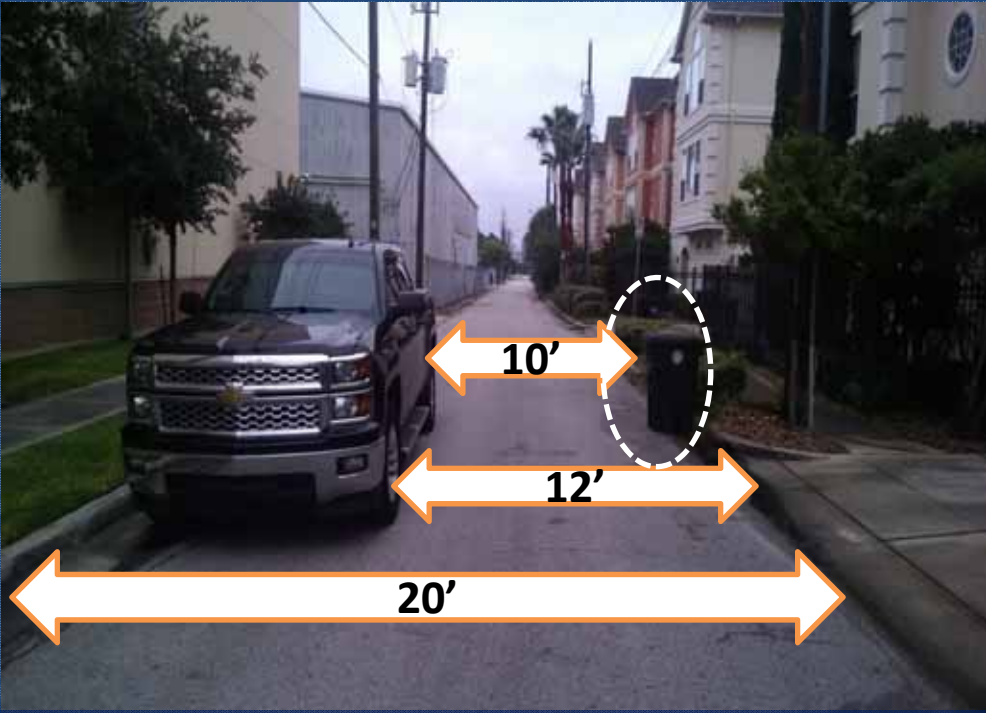
Existing Commercial At 0' BL

Existing Commercial With Head-in Parking

Existing 3- story townhomes



Narrow Street Paving
 Limited On-street Parking
 No Pedestrian Zone



(4) The granting of the variance will **not be injurious to the public health, safety or welfare**; and

Criteria for Review



(5) Economic hardship is not the sole justification for the variance

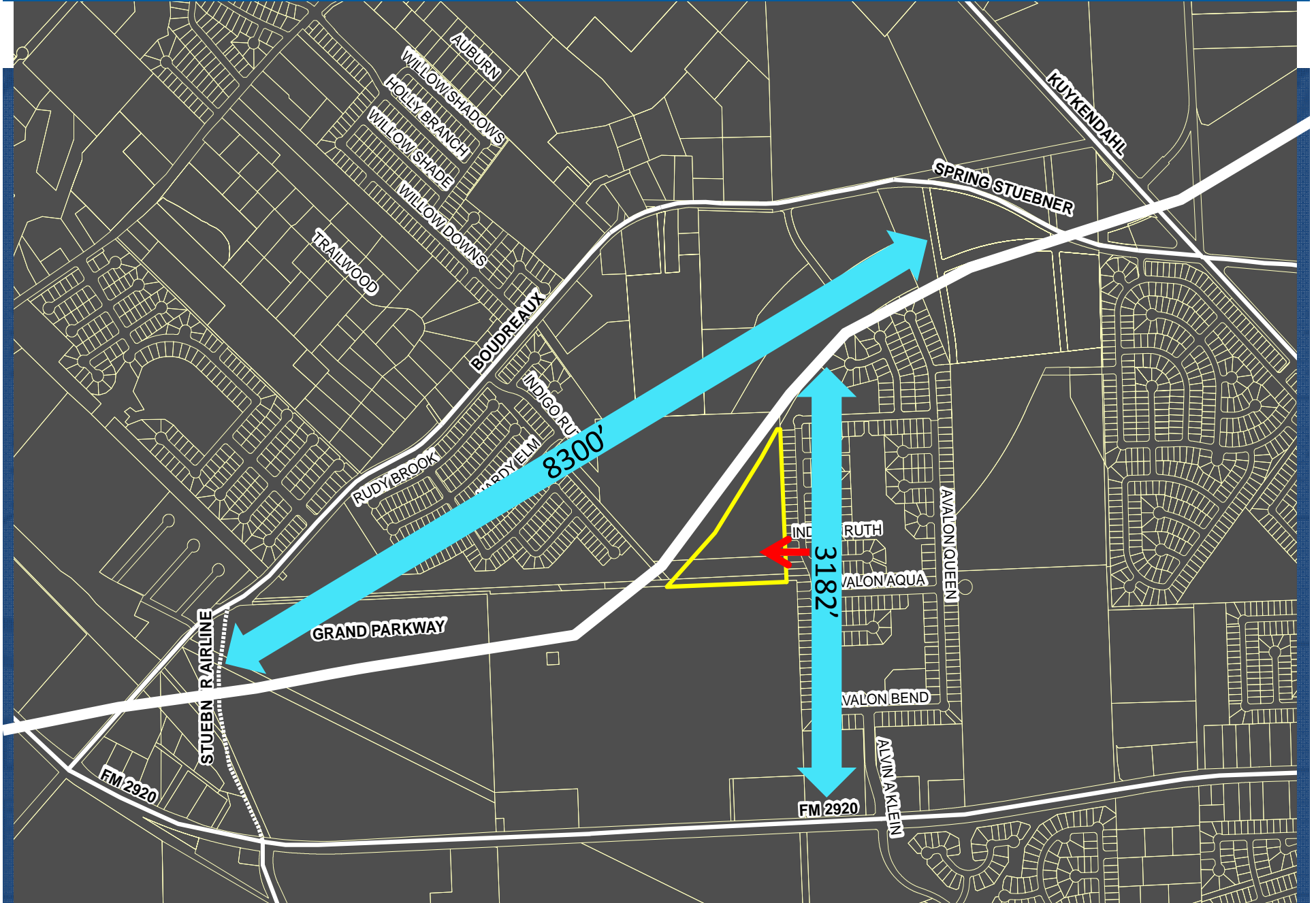


Lakes of Avalon Village Sec 2 partial replat no 1

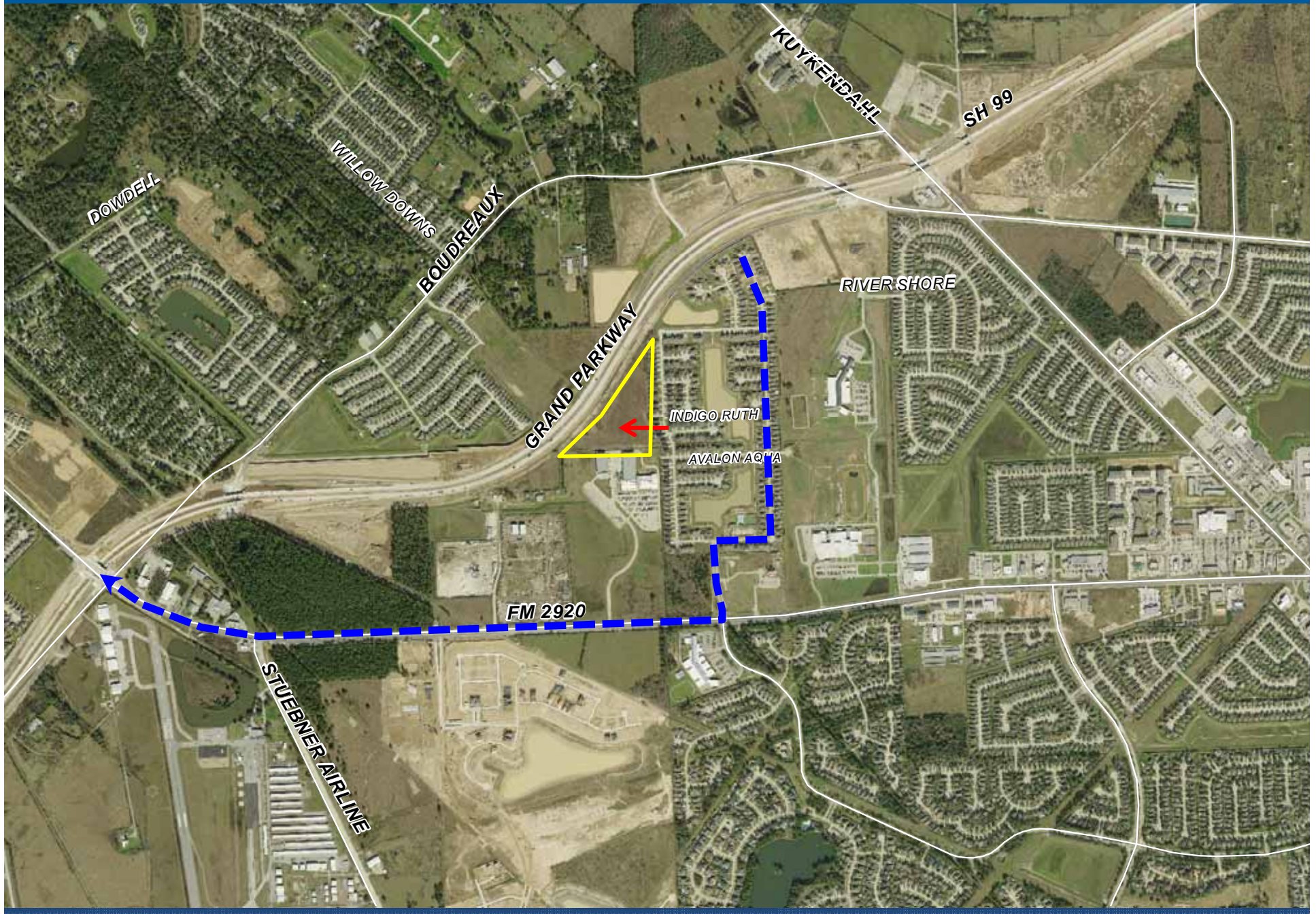
SITE

- No street connections- Variances granted plats recorded
- - - Possible Future connection

Intersections Spacing



Travel Distance- 2 Miles



Travel Distance- 3.4 Miles



Travel Distance- 1/2 Mile



42-81- Review Based on Five Conditions

(1a) Undue Hardship by Depriving Reasonable Use of the Land;

OR

(1b) Existence of Unusual Physical Characteristics

(2) Hardship Not Created by Applicant

(3) Intent & General Purposes of Chapter are Preserved

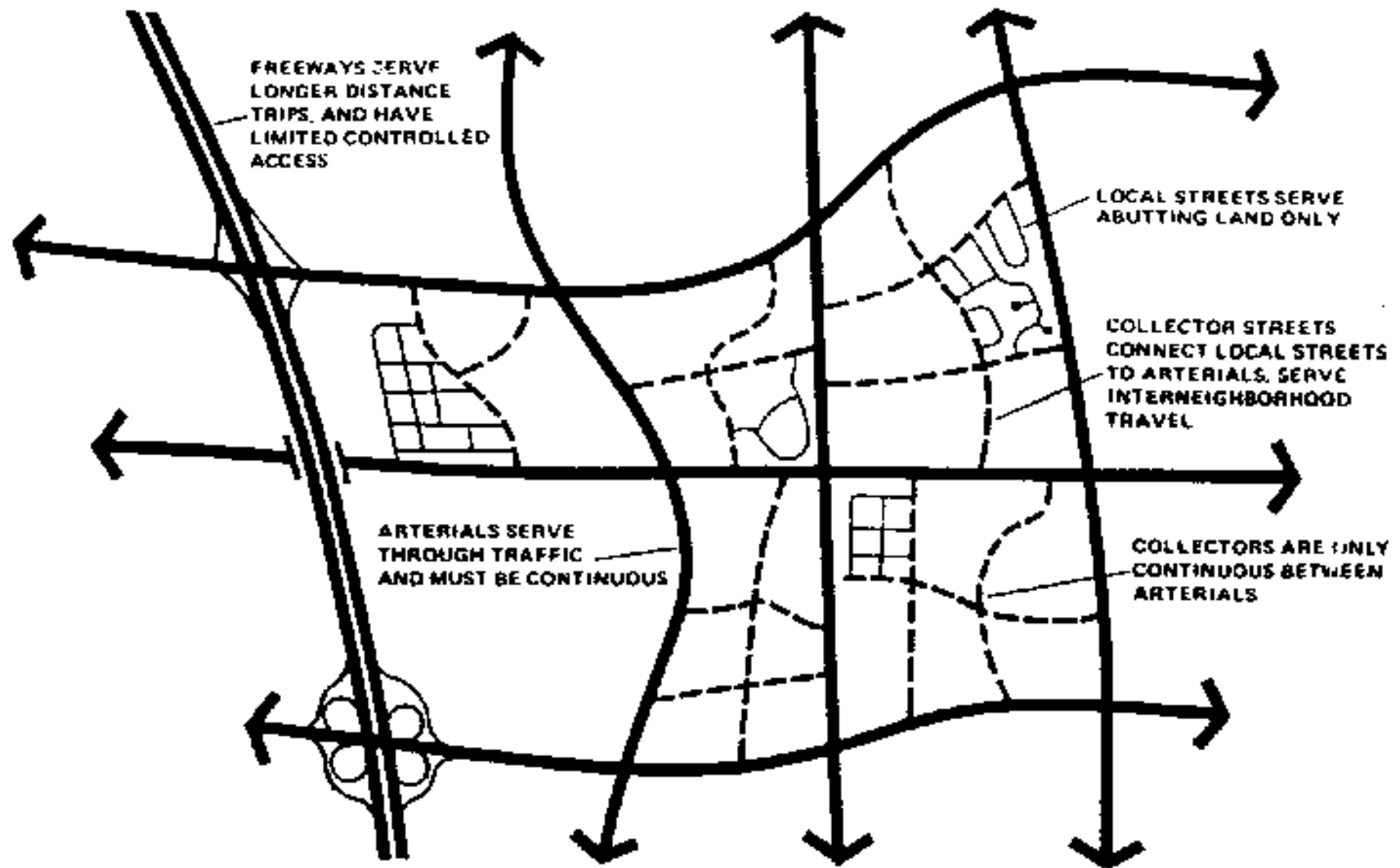
(4) Not Injurious to Public Health, Safety or Welfare

(5) Economic Hardship Not a Sole Justification

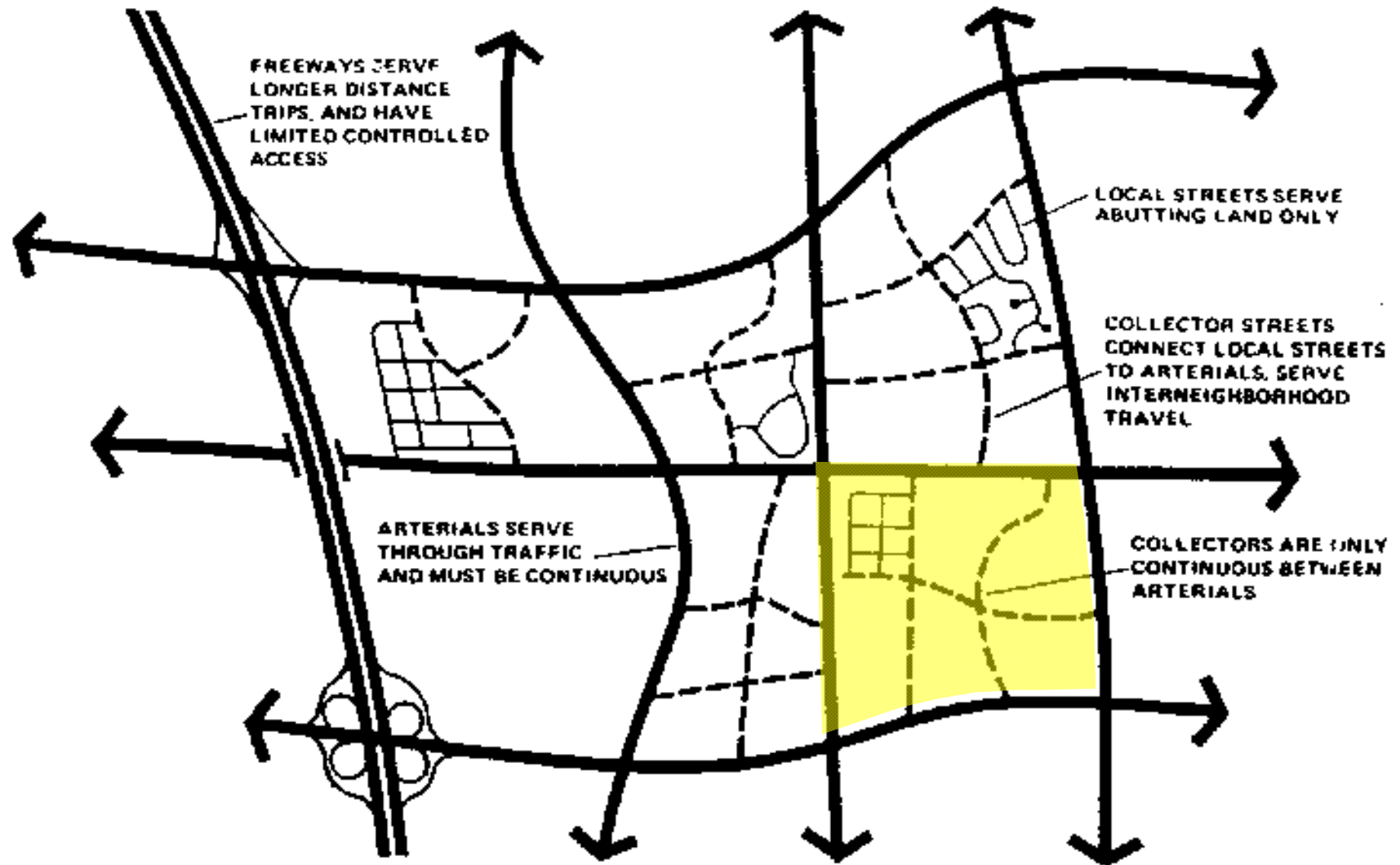
Basics of Street Connectivity



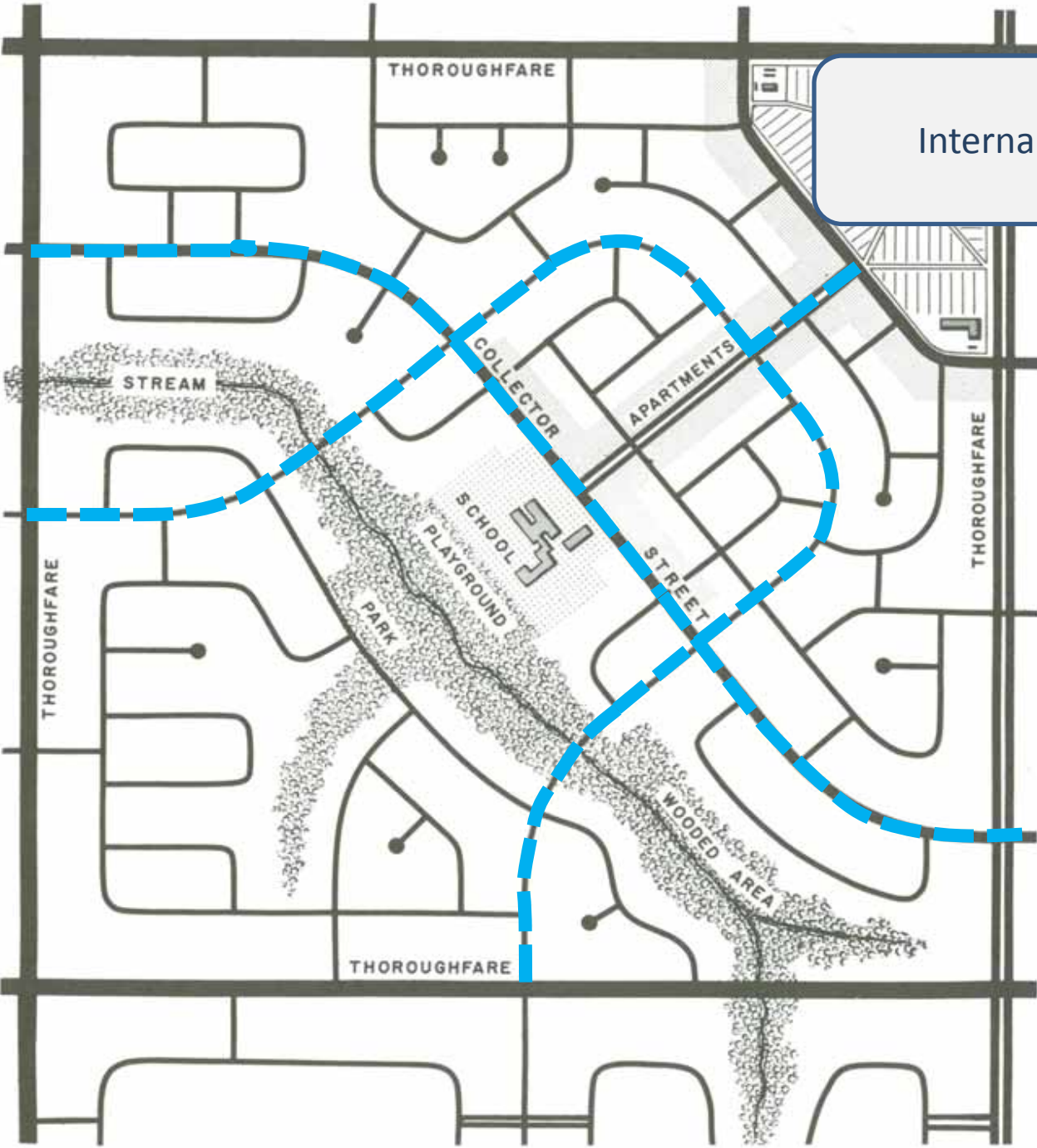
Street Systems Network



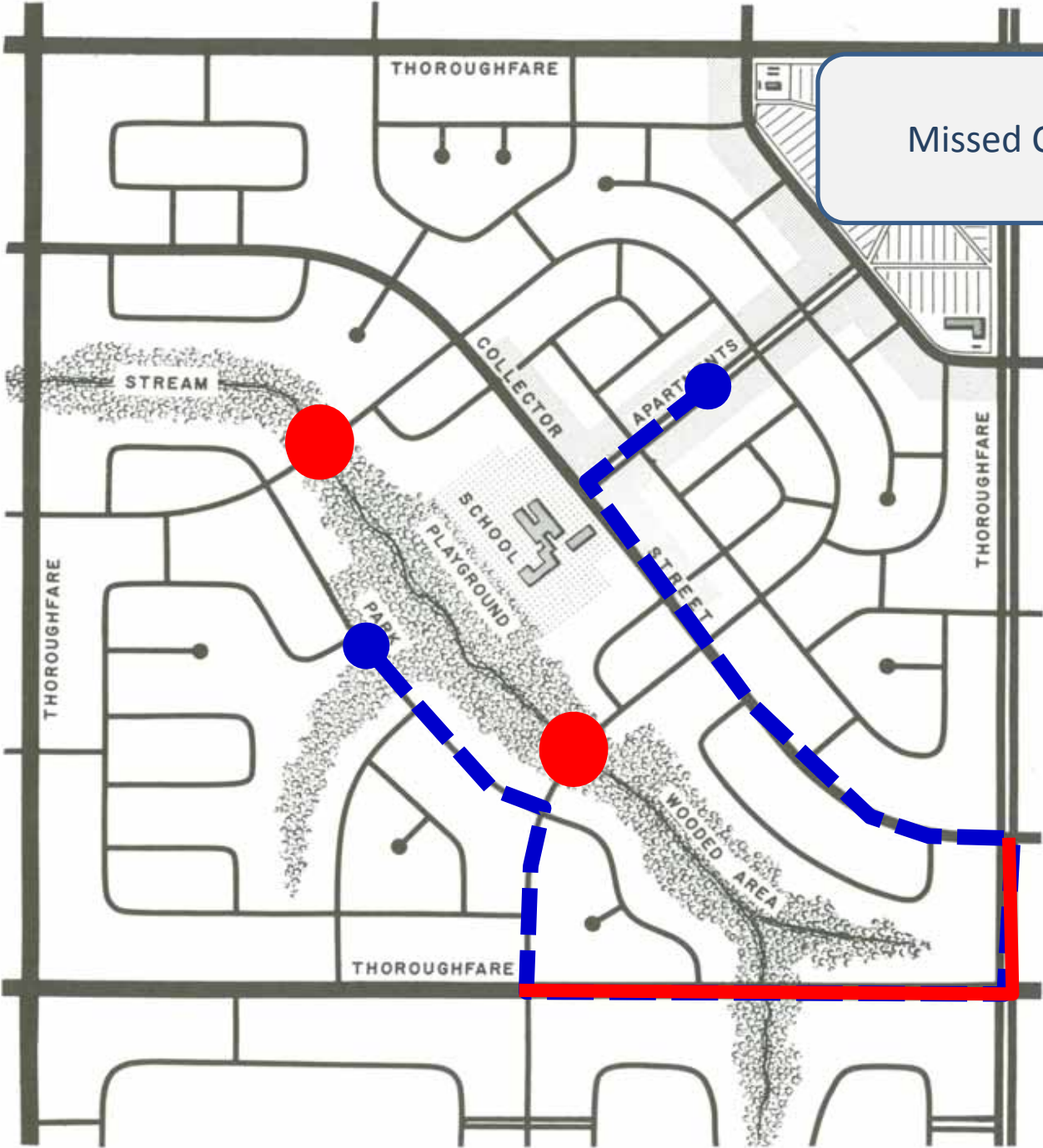
Street Systems Network



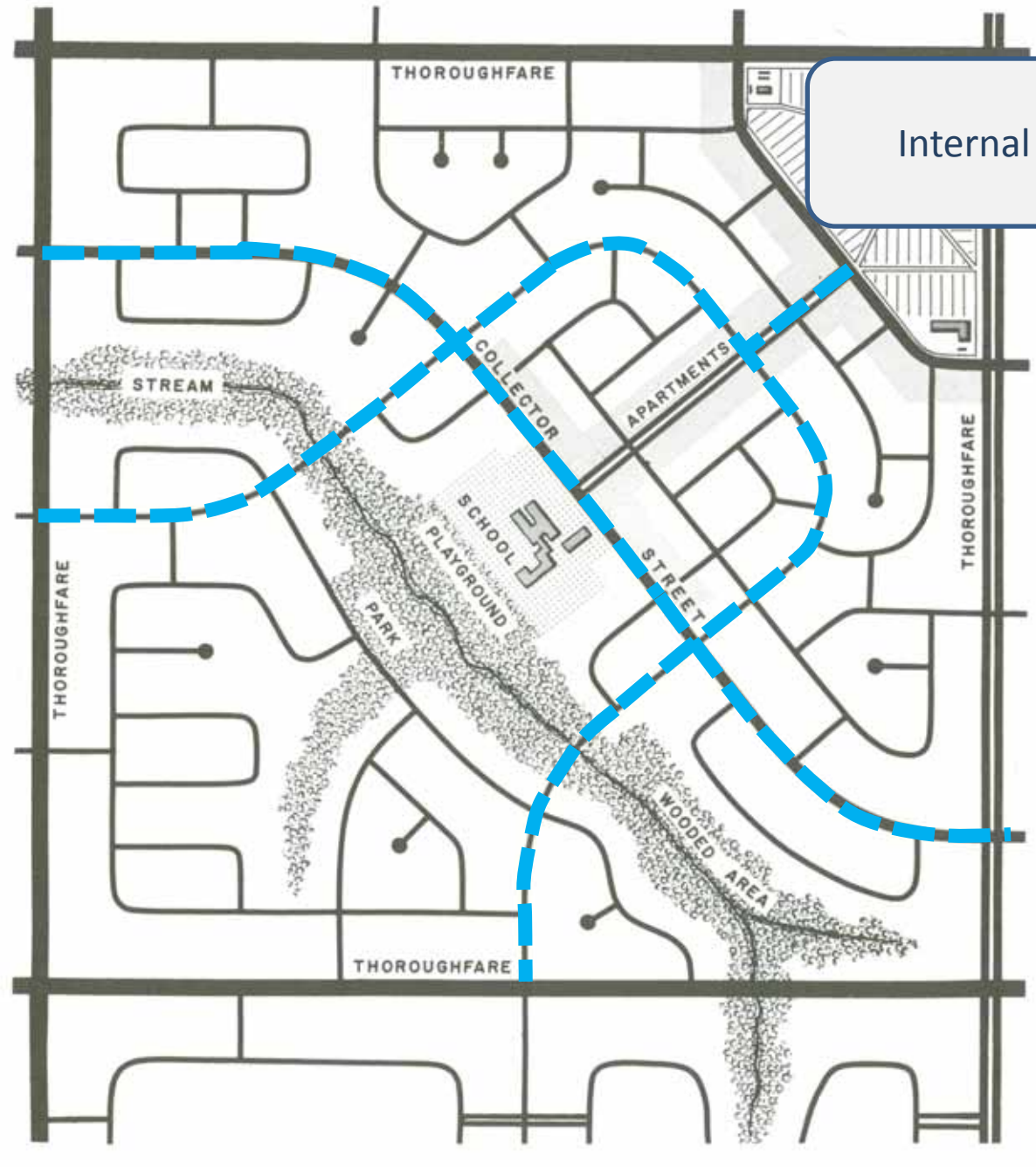
Internal Collectors



Missed Connections



Internal Collectors



Basics of Connectivity



Planning Commission Actions

- Approve
 - Conditions: Special Requirements Reasonably Related to the Request
- Disapprove
- Defer
 - More Information is Needed from Applicant
 - Applicant Requests Time to Make Adjustments to Project
 - Property Owners Need Time to Review with Developer
- Withdraw
- Grant and Approve or Deny and Approve

Coordination with Permitting Center

- Planning Commission Approval conditions
 - ILMS holds – Permitting Center Review System
 - CPC 101 form



PLANNING & DEVELOPMENT DEPARTMENT		Houston Planning Commission	
		Meeting CPC 101 Form	
		Platting Approval Conditions	
Agenda Item:	104	Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed	
Action Date:	03/02/2017		
Plat Name:	Garrow York		
Developer:			
Applicant:			
App No/Type:	2017-0280 C2R		
Total Acreage:	0.6070	Total Reserve Acreage:	0.0000
Number of Lots:	21	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County:	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and Requirements for Approval

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

073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC 101 Form.

125. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 500 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of 1-0 off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

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

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

204. Provide current site opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (49)

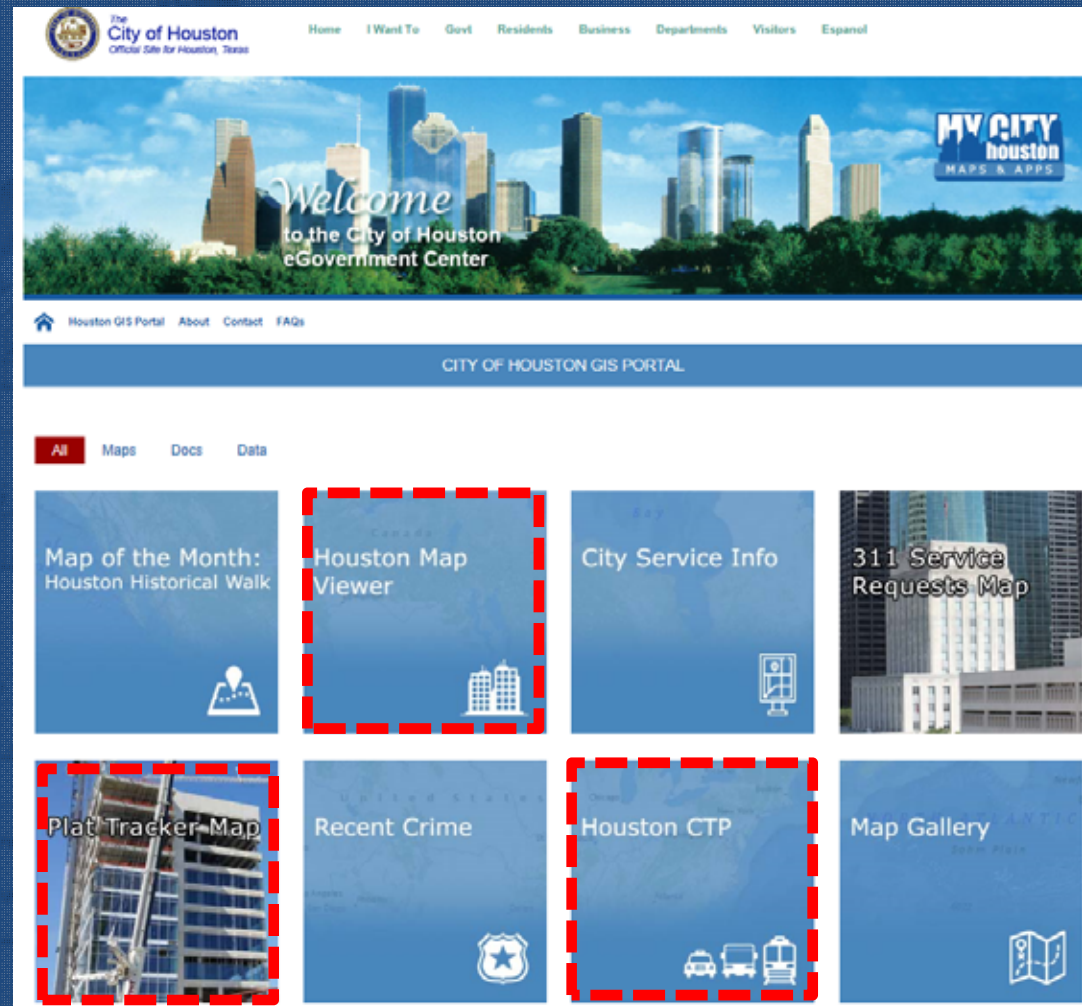
1) Minimum lot size – 900 SF as shown on the spreadsheet
 2) Requiring an average of 200 SF for green space or permeable area for each subdivision plat as shown on the spreadsheet.
 3) Maximum 72% lot coverage for any lot as per the spreadsheet
 4) Providing min 6' unobstructed sidewalk, 3" caliper street trees, any fence shall be wrought iron semi-transparent ornamental fence max 4' in height along all public streets.
 5. Provide agreement between the developer and the Dept of Housing and Community Development at recordation

For Your Information:

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

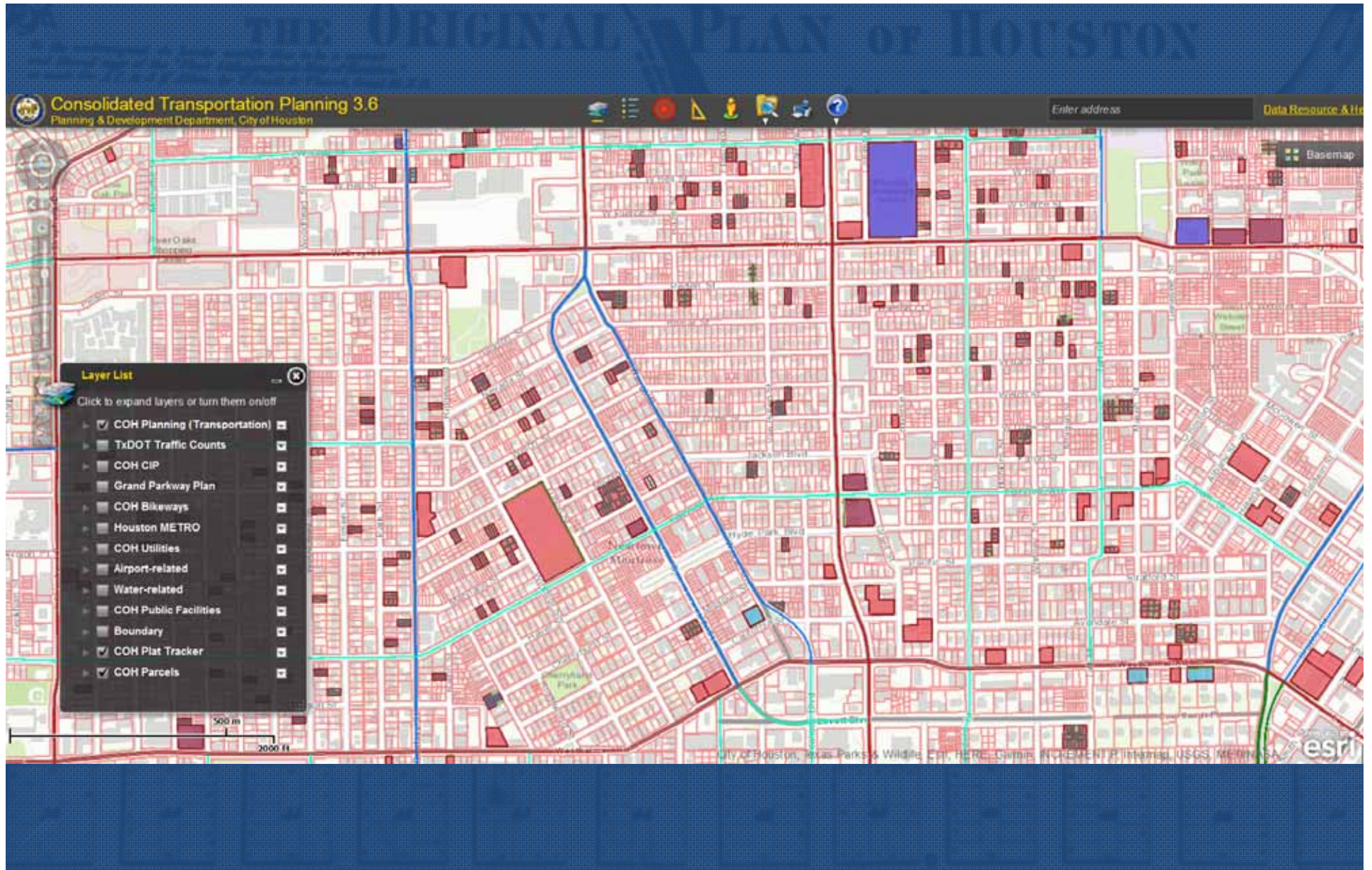
Research Tools

- Previous Plats
- Adjacent Plats and Development
- Development Trends
- Traffic and Parking
- Pedestrian Realm
- Site Visits



<http://mycity.houstontx.gov/home/>

Research Tools



Research Tools

Consolidated Transportation Planning 3.6
Planning & Development Department, City of Houston

Enter address Data Resource & Help

Basemap

Layer List
Click to expand layers or turn them on/off

- COH Planning (Transportation)
- TxDOT Traffic Counts
- COH CIP
- Grand Parkway Plan
- COH Bikeways
- Houston METRO
- COH Utilities
- Airport-related
- Water-related
- COH Public Facilities
- Boundary
- COH Plat Tracker
- COH Parcels

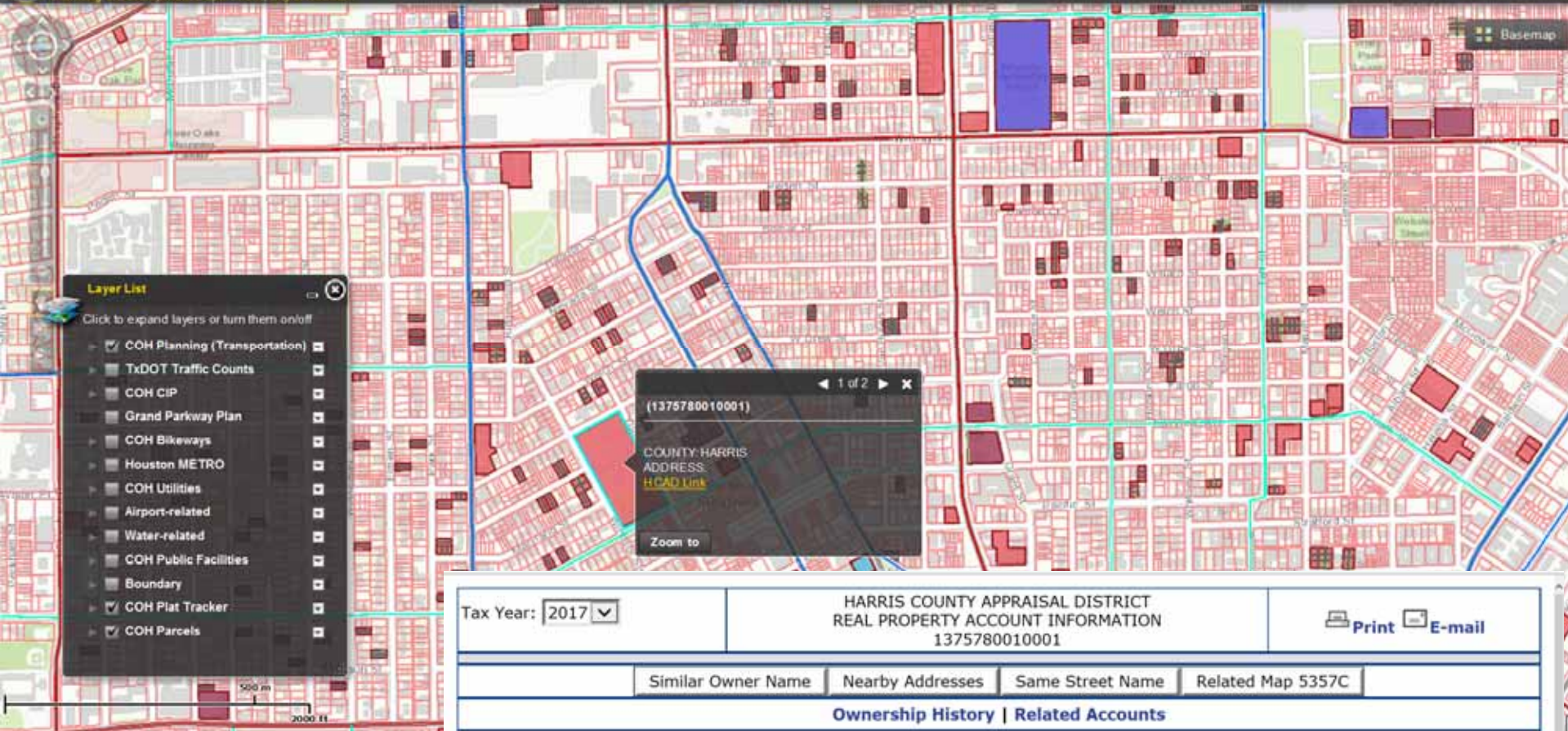
(1375780010001) ◀ 1 of 2 ▶ X

COUNTY: HARRIS
ADDRESS:
[HCAD Link](#)

Zoom to

500 m
2000 ft

City of Houston, Texas Parks & Wildlife, Esri, HERE, Garmin, UNICENT, Intermap, USGS, WPA, NOAA, ESRI



Tax Year: HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 1375780010001 Print E-mail

[Similar Owner Name](#) | [Nearby Addresses](#) | [Same Street Name](#) | [Related Map 5357C](#)

Ownership History | Related Accounts

Owner and Property Information

Owner Name & Mailing Address: HOUSTON ISD 4400 W 18TH ST HOUSTON TX 77092-8501	Legal Description: RES A BLK 1 HISD WOODROW WILSON MONTESSORI Property Address: 2100 YUPON ST HOUSTON TX 77006
--	---

State Class Code		Land Use Code		Building Class		Total Units
XV -- Other Exempt (Government)		None				0
Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
0 SF	0	0	5904.02	0 -- Place holder	5357C	492R

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Research Tools

The screenshot displays a GIS application interface. At the top, there is a navigation bar with a logo on the left, a search box labeled "Enter address", and a "Data Reso" link on the right. Below the navigation bar is a map of Houston, Texas, showing various streets and landmarks. A data popup window is open over the map, displaying the following information:

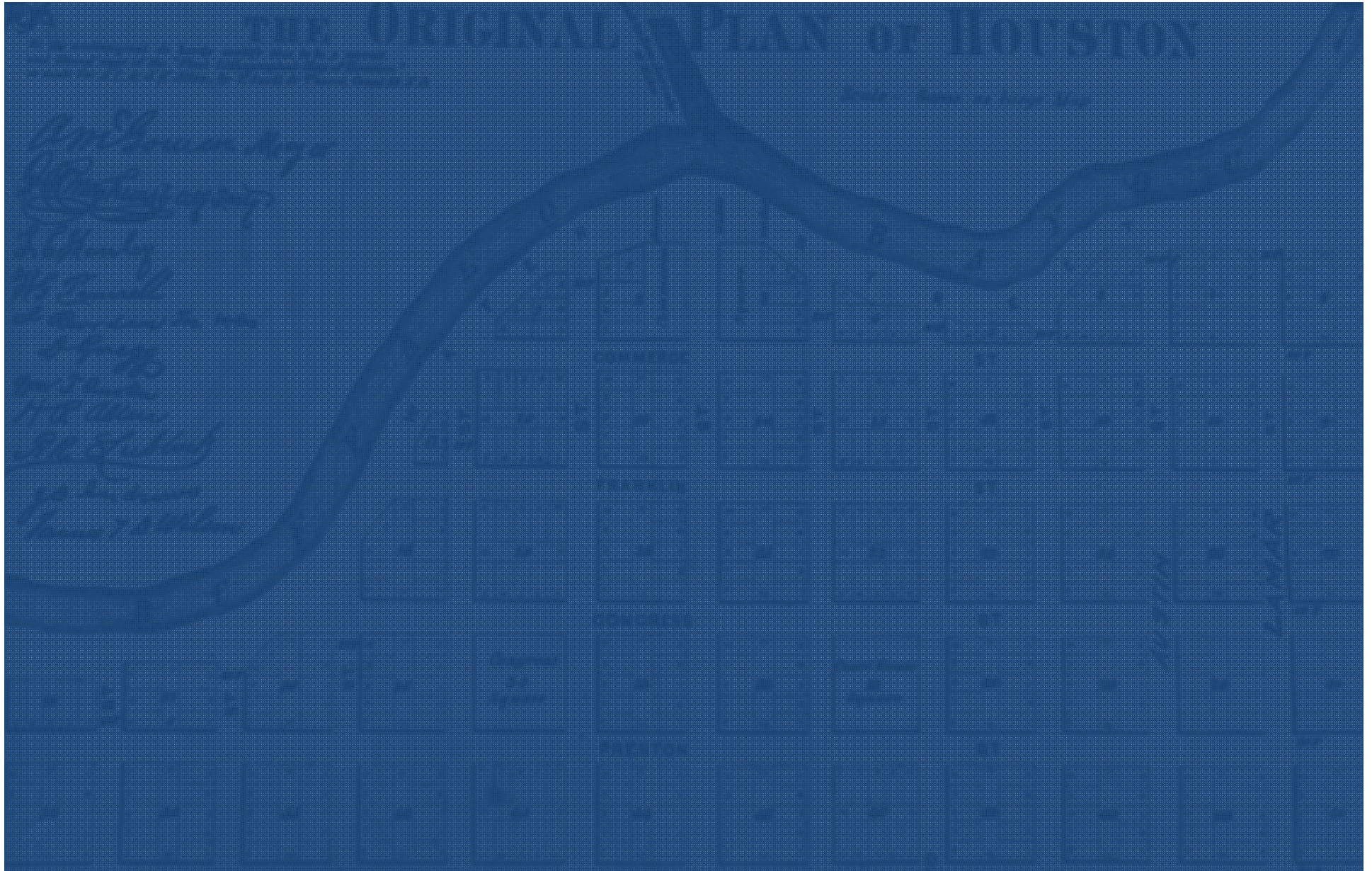
HISD Woodrow Wilson Montessori

2 of 2

UPLOAD DATE: 10/5/2015
APPLICATION NO: 2015-2049
SUBDIVISION NAME: HISD Woodrow Wilson Montessori
REVIEW CYCLE: 2015-21
APPLICATION STATUS: Action Form Completed
APPLICATION TYPE: C2R
[Plat Tracker Link](#)

At the bottom left, a "Layer List" panel is visible, with the text "Click to expand layers or turn them on/off" and a scale of "0.5 mi".

Questions / Discussion



The Development Process

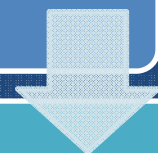
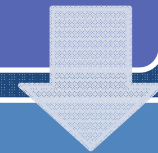
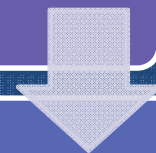
Subdivision Plat Review Process

Planning Commission Approval

Subdivision Plat Recordation

Site Plan Review/ Development Plat Review

Building Permits



Topics

- Site Plan Review Process
- Development Plat Variances vs Subdivision Plat Variance
- Inspections and Red Tags
- Enforcement

Site Plan Review



Type of Building

Building Setbacks

Required Landscaping

Off-Street Parking

Easements

Deed Restrictions Affidavit

Development Plat vs Subdivision Plat

DIFFERENCES BETWEEN THE TWO	DP	SUB
RECORDATION REQUIRED		X
COMPLIES WITH CHAPTER 42	X	X
COMPLIES WITH CHAPTER 26 -- Off-street Parking	X	
COMPLIES WITH CHAPTER 33 -- Landscaping	X	
REQUIRED AT PERMITTING	X	X
LAST THE LIFE OF THE STRUCTURE	X	

Variations: Development Plat vs Subdivision Plat

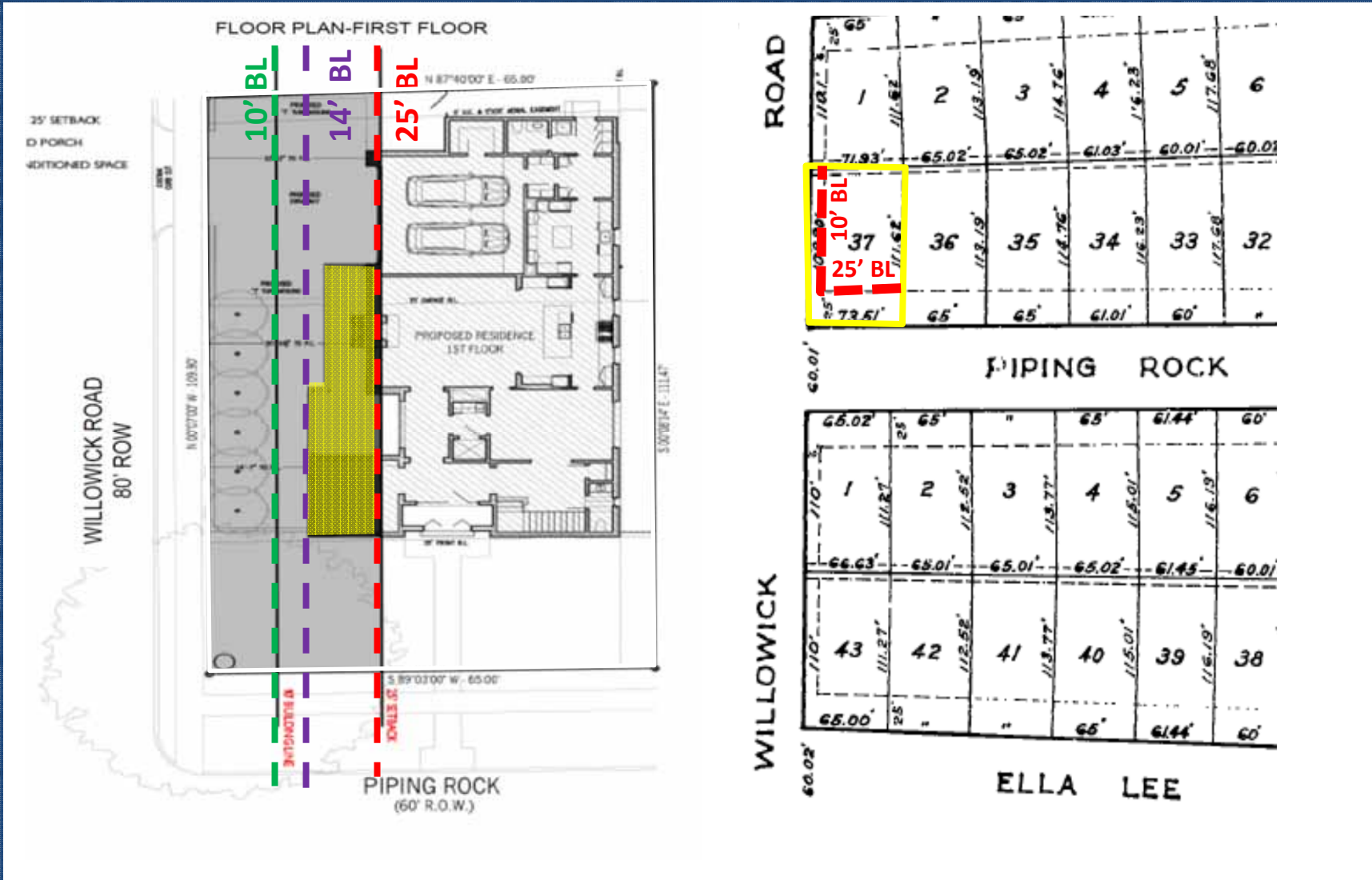
Development Plat Variance

- No Subdivision Replat is Required and
- Building Line is by Ordinance

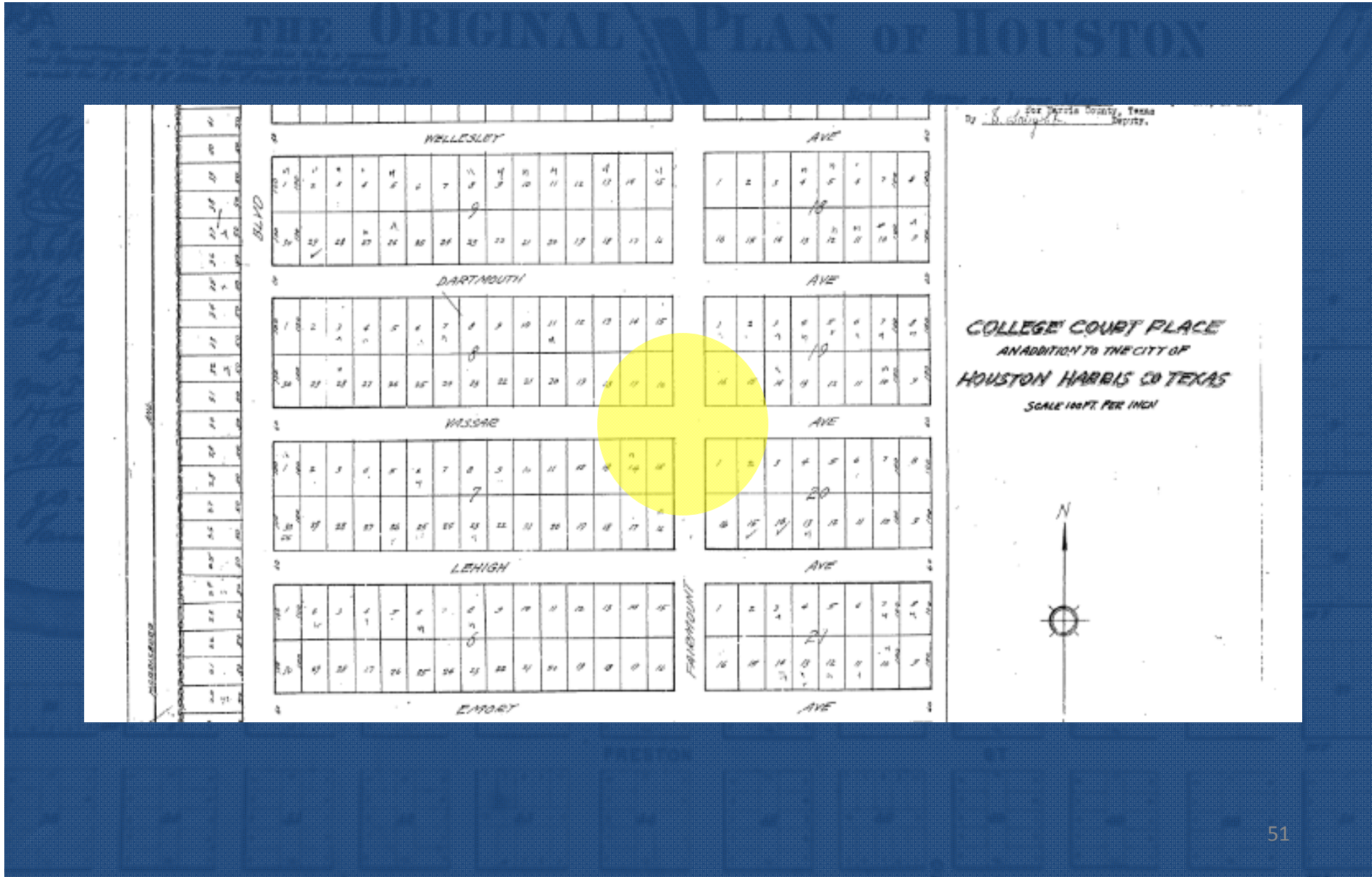
Subdivision Plat Variance

- A Subdivision Plat or Replat Required
- Building Line Violation is on the Face of the Subdivision Plat

Development Plat Variances



Plat without Building Lines



Inspections and Red Tags

Citizen Complaint Call 3-1-1

- ILMS (Permit System)
- Investigation
- Red Tag
- Citation

Inspector Drive by

- ILMS (Permit System)
- Red Tag
- Citation

Red Tag

- Stop Work Order
- States Violation
- Holds Entered in ILMS
- 15 Days to Comply



Unpermitted Work



- Time
- Expenses
- Deed Restrictions May Have to be Amended
- Variance to Encroach BL May be Needed



Enforcement

- Site Plan Reviewer Role (Explain the Process)
 - Modify Structure to Comply
 - Ask for a Variance
- Variance Process for Unpermitted Work
- Time and Expenses
- Deed Restrictions, Subdivision Replat, Variance Procedures
- Double Fees vs Unpermitted Fees

Questions / Discussion

