



**Agenda Item:** 93  
**Action Date:** 03/28/2019  
**Plat Name:** Crossing at Midtown  
**Developer:** PJ Jamea  
**Applicant:** Windrose  
**App No / Type:** 2019-0240 C2

Total Acreage:	0.8035	Total Reserve Acreage:	0.8035
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493T	City

***Conditions and requirements for approval:***

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 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 the dual building line variance the applicant must provide 6 foot unobstructed sidewalks along the property boundary on the four streets surrounding the development (Smith, Louisiana, Drew and Dennis) and along the portion of Drew Street without an existing sidewalk.
- Pedestrian Realms and Safety buffers must be provided as shown on the site plan and cross sections:  
 Smith Street: 14'4" Pedestrian Realm 8'4" Safety Buffer  
 Louisiana Street: 13' Pedestrian Realm 6'7" safety Buffer  
 Dennis Street: 8'10" Pedestrian Realm 2'10" Safety buffer  
 Drew Street: 13' 9" Pedestrian Realm 7'9" Safety Buffer
- 3 inch caliper trees along Dennis and Drew.
- 10 bicycle racks
- The removal of one of the two curb cuts along Dennis Street.
- Coordinate with Center Point regarding existing utilities.

***Commission Action:***



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

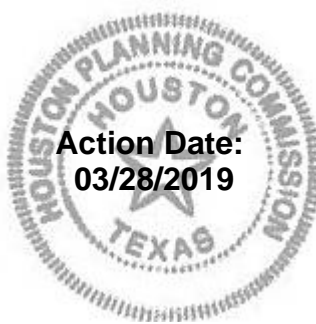
### Action CPC 101 Form

### Platting Approval Conditions

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Grant the requested variance(s) and Approve the plat subject to the conditions listed  
Planning Commission granted the requested variances to allow a dual building line of 0.8 feet along Dennis Street, 3.4 feet along Smith Street, 0 feet along Drew and Louisiana Street for the existing structures and 0 feet along Drew Street for an addition on the second floor and the encroachment of the existing building into the visibility triangle at the corner of Dennis and Smith.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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

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

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

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

Harris County Flood Control District: Flood Control review - Include Key Map information on the Vicinity Map.

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