

HOUSTON PLANNING COMMISSION

AGENDA

MAY 1, 2014



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

PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Keiji Asakura
Kenneth J. Bohan
Fernando L. Brave
Antoine Bryant
Lisa Clark
Truman C. Edminster, III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Algenita Scott Segars
Mark Sikes
Martha Stein
Eileen Subinsky
Blake Tarrt III
Shaukat Zakaria

The Honorable Grady Prestage, P. E.
Fort Bend County
The Honorable Ed Emmett
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

Richard W. Stolleis, P. E.
Fort Bend County
Raymond J. Anderson, P. E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Daniel Krueger, P.E.
Dawn Ullrich
George Greanias

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

Planning Commission may alter the order of the agenda to consider 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 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, time will be allowed after all agenda items have been completed and "public comments" are taken.
4. 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 for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute for all consent agenda items.
7. Time limits will not apply to elected officials.
8. No speaker is permitted to accumulate speaking time from another person.
9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
10. 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.

11. 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. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

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 713-837-7758. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

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.

The Departments mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Suzy.Hartgrove@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

Speakers Sign In Form

Instructions:

1. So that the Commission's Chairperson can call on those wishing to address the Commission, please provide the information below. Make sure the information is legible. If you have questions about the form or a particular item while filling out this form Planning and Development Department staff members are available at the front of the room to answer any questions. Hand the completed form to a staff member prior to the meeting's Call to Order.
2. It is important to include your "position" so that the Chairperson can group the speakers by position.
3. If you are a part of an organized group of speakers and want to address the Commission in a particular order please let a staff member know prior to the beginning of the meeting.
4. The Chairperson will call each speaker's name when it is his or her turn to speak. The Chairperson will also call out the speaker to follow.
5. As the called speaker you should move forward to the podium, state your name for the record, and then deliver your comments.
6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

Speakers Sign In Form

Instructions:

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

This online document is preliminary and not official. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

AGENDA

May 1, 2014

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

Call to Order

Director's Report

- **Approval of the April 17, 2014 Planning Commission Meeting Minutes and Workshop Meeting Minutes**
- I. Presentation on the Proposed Houston General Plan** (Brian Crimmins)
- II. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Peter Klomparens)
 - b. Replats (Peter Klomparens)
 - c. Replats requiring Public Hearings with Notification (Kimberly Bowie, Teresa Geisheker, Dorianne Powe-Phlegm and Aracely Rodriguez)
 - d. Subdivision Plats with Variance Requests (Muxian Fang, Mikalla Hodges and Dipti Mathur)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Muxian Fang, Mikalla Hodges and Pete Klomparens)
 - g. Extension of Approvals (Marlon Connley)
 - h. Name Changes (Marlon Connley)
 - i. Certificates of Compliance (Marlon Connley)
 - j. Administrative
 - k. Development Plats with Variance Requests
- III. Establish a public hearing date of May 29, 2014**
 - a. Bayou Woods Sec 2 partial replat no 2
 - b. Broad Oaks partial replat no 6
 - c. Contemporary Main Plaza partial replat no 2
 - d. Contemporary Main Sec 2 replat no 1
 - e. Craig Woods partial replat no 5
 - f. Craig Woods partial replat no 7
 - g. Fountains at Copperwood replat no 1
 - h. Frost and Settegast First Addition partial replat no 1
 - i. Hidden Oaks partial replat no 4 and extension
 - j. Riverside Terrace Sec 1 partial replat no 1
 - k. Riverway Estates Sec 1 partial replat no 2
 - l. Shady Acres Extension no 3 partial replat no 2
 - m. Tanglewood Sec 11 partial replat no 1 replat no 1
 - n. Windsor Place Addition partial replat no 2
- IV. Consideration for an Off-Street Parking Variance for a property located at 2736 Virginia Street** (Jennifer Ostlind)
- V. Public Comment**
- VI. Adjournment**

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Aliana GP	GP	
2	Aliana Sec 32	C3F	DEF1
3	Aliana Sec 33	C3P	DEF1
4	Ashton Gardens West Houston	C2	DEF1
5	Bavaria Sec 6	C3P	
6	Blackhawk 24 Seven	C2	
7	Bradbury Forest Drive Street Dedication Sec 1	SP	
8	Breckenridge Forest Sec 9	C3P	
9	Bridges on Lake Houston Sec 3	C3F	DEF1
10	Bunga Plaza	C2	
11	Cedarpost Square	C3F	DEF1
12	Chevy Chase partial replat no 2	C3F	
13	Cinco Ranch Northwest Sec 14	C3F	
14	Cinco Trace Drive Street Dedication Sec 3	C3P	DEF1
15	Combre Parkview Villas	C3F	
16	Commercial Reserves at Blue Creek	C2	DEF1
17	Cottage Grove Green GP	GP	
18	Craig Woods partial replat no 4	C3F	
19	Cypresswood Memory Care	C3F	
20	East Park O'Reilly GP	GP	
21	East Park O'Reilly Sec 1	C2	
22	Energy Park South	C3F	
23	Fallbrook Pines Sec 2	C3F	
24	Fannin Station Sec 2 partial replat no 1	C3F	
25	Flores Addition on Gillespie	C3F	DEF1
26	FM 529 Sommerall Commercial GP	GP	
27	FM 529 Sommerall Commercial Sec 1	C2	
28	Four Seasons Hollister	C2	
29	Hampton Creek Sec 3	C3F	DEF1
30	Hardy Spring Crossing	C2	
31	Harris County MUD no 406 Lift Station no 2	C2	
32	Harvest Green Sec 1	C3P	
33	Harvest Green Sec 3	C3P	
34	Harvest Green Sec 4	C3P	
35	Harvest Green Sec 5	C3P	
36	Harvest Green Sec 6	C3P	
37	Herkimer Place	C3F	
38	Hollywood Gardens partial replat no 1	C3F	DEF1
39	Hollywood Gardens partial replat no 2	C3F	
40	Houston First North Garage Addition	C3P	
41	Imperial Trace Sec 2	C3F	DEF1
42	Interstate Commerce Center	C3P	

Platting Summary**Houston Planning Commission****PC Date: May 01, 2014**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Inway Oaks Estates Sec 2	C3P	
44	King Crossing Sec 2	C3F	DEF1
45	King Crossing Sec 3	C3F	DEF1
46	Kirksey Machine	C2	
47	Lakepointe Estates	C3P	DEF2
48	Lifetime Villas at Snover	C2	
49	Medical Development at FM 2920 Sec 1	C3F	DEF1
50	Noble Drilling at FM 525	C2	
51	Northwest Cullen Plaza No 2	C3F	
52	Pine Creek at Canyon Lakes West Sec 11	C3F	
53	Pine Valley Development Sec 1	C3F	DEF1
54	Retreat on Velasco	C2	
55	Royal Brook at Kingwood Sec 1	C3F	
56	Royal Brook at Kingwood Sec 2	C3F	
57	Shree Sainath LLC	C2	
58	Speedy Stop 305	C2	DEF1
59	Sunset Ridge East GP	GP	
60	Sunset Ridge Sec 5	C3F	DEF1
61	Towne Lake Greene Sec 3	C3P	
62	Uptown Crossing Retail Sec 1	C3F	
63	Uptown North GP	GP	
64	Vista Memorial	C2	
65	Waters Edge Sec 20	C2	
66	West Lake Houston Parkway Street Dedication Sec 4	C3F	
67	Westcourt partial replat no 1	C3F	
68	Westhaven Estates Sec 1 partial replat no 2	C3F	
69	Whispering Pines Estates partial replat no 6	C3F	
70	Whispering Pines Estates partial replat no 7	C3F	
71	Willowcreek Ranch Sec 5	C3F	
72	Willows Edge	C3F	
73	Woodcreek Forest Reserve	C3P	
74	Woodlands Creekside Park West Creekside Forest Drive Street Dedication Sec 1	SP	
75	Woodlands Creekside Park West Sec 32	C3F	
76	Woodlands Creekside Park West Shumard Oak Street Dedication Sec 1	SP	
77	Woodridge Forest Sec 4	C3F	DEF1
78	Wyman Gordon Complex Sec 1	C2	DEF1

B-Replats

79	Verona	C2R	
80	Abundantly Blessed Church	C2R	DEF1
81	Beall Street Green	C2R	
82	Beltway South Business Park	C2R	
83	Broadview Acres	C2R	
84	Brooke Smith Square	C2R	DEF1

Platting Summary**Houston Planning Commission****PC Date: May 01, 2014**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Colina Court on West 24th Street	C2R	
86	Cottage Grove Green Sec 1	C3R	
87	Creeside Apartments replat no 3	C2R	
88	Cypress Oaks Sec 1	C3R	
89	DBV	C2R	
90	East Post Oak Lane at North Post Oak Street Dedication	C2R	
91	Fairdale Park Place	C3R	
92	Garcia Oaks Enclave	C3R	
93	Holman Outlot 36 partial replat no 1	C2R	
94	Keystone at North Cornish Street	C2R	DEF1
95	Kingwood Parc City Center South	C2R	
96	Lakeside Park Estates partial replat no 3	C2R	
97	Lofts at McGowen	C2R	DEF1
98	Midtown Park Place	C2R	DEF2
99	Montrose Addition partial replat no 5	C2R	DEF1
100	Oakdale Manor	C2R	
101	Old River Terrace Third Section Extension partial replat no 1	C3R	
102	Ovid Street Gardens	C2R	DEF1
103	Park at Shady Acres	C2R	
104	Reserve on West 28th	C2R	
105	Sherman Street Villas	C2R	
106	Sterling McCall Inventory Lot	C2R	
107	Thor Ranch Commercial Reserve partial replat no 1	C2R	
108	Trails on Cline Street	C2R	
109	Trails on West 26th Street	C2R	DEF1
110	Victory Store	C2R	DEF1
111	West 25th Street Casitas	C2R	
112	West Side Villas	C3R	DEF2

C-Public Hearings Requiring Notification

113	Cadogan Place	C3N	
114	Central Gardens Sec 2 partial replat no 1	C3N	DEF1
115	Contemporary Main Plaza partial replat no 1	C3N	DEF1
116	Craig Woods partial replat no 3	C3N	DEF1
117	Craig Woods partial replat no 6	C3N	
118	David Crockett Second Replat partial replat no 4	C3N	
119	Gillespie Street Sec 2 replat no 2	C3N	
120	Lamar Terrace partial replat no 3	C3N	
121	Mandell Courts replat no 1	C3N	DEF1
122	Park Court partial replat no 1	C3N	DEF1
123	Ridgecrest Addition Sec 3 partial replat no 1	C3N	
124	Walden on Lake Houston Olympic Village Sec 2 partial replat no 1	C3N	
125	Walden on Lake Houston Olympic Village Sec 2 partial replat no 2	C3N	
126	Willowcreek Ranch Sec 2 partial replat no 1 and extension	C3N	

Item No.	Subdivision Plat Name	App	
		Type	Deferral

D-Variances

127	Dowling Park	C2R	DEF1
128	King Crossing GP	GP	
129	Lilly Mae Gardens	C2	DEF1
130	Louetta Park GP	GP	
131	Montrose Addition partial replat no 6	C2R	DEF1
132	Somerset Green Sec 1	C3R	
133	Somerset Green Sec 3	C3R	
134	Somerset Green Sec 4	C3R	
135	Viewpoint Square replat no 1	C2R	
136	Village at Palm Center	C3P	DEF1
137	Waterstone West Sec 1	C2	
138	Woodbridge at Spring Creek GP	GP	

E-Special Exceptions

139	Harvest Green Sec 2	C3P	
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F-Reconsideration of Requirements

140	Four Seasons Business Park Beltway	C2	
141	Great Southern Stabilized New Caney	C2	
142	Shady Acres Partial Replat No 10	C3R	DEF2

G-Extensions of Approval

143	Bridgeland Mason Road at Water Haven Park Drive Street Dedication	EOA	
144	Crossing at Cinco Fulshear	EOA	
145	Cypress Creek Lakes Center replat and extension	EOA	
146	Piney Point Estates partial replat no 4	EOA	

H-Name Changes

None			
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I-Certification of Compliance

147	19760 Hill Top Lane	COC	
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J-Administrative

None			
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K-Development Plats with Variance Requests

None			
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Platting Summary**Houston Planning Commission****PC Date: May 01, 2014**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

A-Consent

1	Aliana GP	2014-0963	GP	Fort Bend	ETJ	527X	1999.56	0.00	0	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
2	Aliana Sec 32 (DEF1)	2014-0850	C3F	Fort Bend	ETJ	567B	20.40	1.16	88	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
3	Aliana Sec 33 (DEF1)	2014-0831	C3P	Fort Bend	ETJ	567A	16.04	1.14	52	Aliana Development	LJA Engineering, Inc.- (West Houston Office)
4	Ashton Gardens West Houston (DEF1)	2014-0751	C2	Harris	ETJ	447F	3.67	3.67	0	AG-WHP,LLC	REKHA ENGINEERING, INC.
5	Bavaria Sec 6	2014-0892	C3P	Harris	ETJ	416Y	20.59	6.49	131	Bavaria CMI, Limited	Van De Wiele & Vogler, Inc.
6	Blackhawk 24 Seven	2014-0874	C2	Harris	City	575V	1.00	1.00	0	24 Seven Entrepreneurs, LLC	Windrose Land Services, Inc.
7	Bradbury Forest Drive Street Dedication Sec 1	2014-0779	SP	Harris	ETJ	293T	1.93	0.00	0	CET limited	Van De Wiele & Vogler, Inc.
8	Breckenridge Forest Sec 9	2014-0891	C3P	Harris	ETJ	293Y	17.57	0.43	86	Crighton Park Limited	Van De Wiele & Vogler, Inc.
9	Bridges on Lake Houston Sec 3 (DEF1)	2014-0814	C3F	Harris	ETJ	377D	31.36	1.25	105	Marlin Atlantis	Marsh Darcy Partners, Inc.
10	Bunga Plaza	2014-0862	C2	Harris	ETJ	285R	1.83	1.72	0	Samad Properties, Inc.	E.I.C. Surveying Company
11	Cedarpost Square (DEF1)	2014-0774	C3F	Harris	City	450X	2.28	0.45	31	City Choice Homes L.L.C.	ICMC GROUP INC
12	Chevy Chase partial replat no 2	2014-0944	C3F	Harris	City	492Y	0.14	0.00	2	McCollum City Homes, LLC	Total Surveyors, Inc.
13	Cinco Ranch Northwest Sec 14	2014-0949	C3F	Fort Bend	ETJ	484N	9.16	0.39	28	Nash Cinco NW, LLC	Brown & Gay Engineers, Inc.
14	Cinco Trace Drive Street Dedication Sec 3 (DEF1)	2014-0764	C3P	Fort Bend	ETJ	484N	5.10	0.00	0	Newland Communities	BGE Kerry R. Gilbert Associates
15	Combres Parkview Villas	2014-0901	C3F	Harris	City	533L	0.24	0.01	6	MacGregor Area CDC	Owens Management Systems, LLC
16	Commercial Reserves at Blue Creek (DEF1)	2014-0834	C2	Harris	ETJ	370V	13.81	13.81	0	Bull & Bear Partners One Through Seven, L.P.	EHRA
17	Cottage Grove Green GP	2014-0913	GP	Harris	City	492B	24.77	0.00	0	Belt Line Partners, LP	Windrose Land Services, Inc.
18	Craig Woods partial replat No 4	2014-0934	C3F	Harris	City	451X	0.25	0.00	2	HESS HOMES, LLC	replats.com
19	Cypresswood Memory Care	2014-0980	C3F	Harris	ETJ	331U	7.98	6.81	0	S.G. Development Inc. LLC	R.G. Miller Engineers
20	East Park O'Reilly GP	2014-0881	GP	Harris	City	455D	2.04	0.00	0	Weingarten Realty Investors	CLR, Inc.
21	East Park O'Reilly Sec 1	2014-0749	C2	Harris	City	455D	0.70	0.70	0	Weingarten Realty Investors	CLR, Inc.
22	Energy Park South	2014-0927	C3F	Fort Bend	ETJ	611G	35.47	34.36	0	LoneStar Construction	GBI Partners, LP
23	Fallbrook Pines Sec 2	2014-0919	C3F	Harris	ETJ	370X	31.49	29.73	0	Fallbrook Industrial Associates, LLC.	EHRA

Platting Summary**Houston Planning Commission****PC Date: May 01, 2014**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
24	Fannin Station Sec 2 partial replat no 1	2014-0974	C3F	Harris	City	532Z	7.14	1.93	115	InTownHomes, Ltd.	Windrose Land Services, Inc.
25	Flores Addition on Gillespie (DEF1)	2014-0763	C3F	Harris	City	494J	0.14	0.00	2	none	PROSURV
26	FM 529 Sommerall Commercial GP	2014-0885	GP				27.11	0.00	0	Terra Associates, Inc	Terra Surveying Company, Inc.
27	FM 529 Sommerall Commercial Sec 1	2014-0884	C2	Harris	ETJ	407R	8.41	8.41	0	Terra Associates, Inc	Terra Surveying Company, Inc.
28	Four Seasons Hollister	2014-0821	C2	Harris	ETJ	410H	3.05	3.05	0	Four Seasons Development	Gruller Surveying
29	Hampton Creek Sec 3 (DEF1)	2014-0807	C3F	Harris	ETJ	251W	15.34	7.88	21	D.R. Horton	Jones & Carter, Inc.
30	Hardy Spring Crossing	2014-0886	C2	Harris	ETJ	292B	6.64	6.64	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
31	Harris County MUD no 406 Lift Station no 2	2014-0897	C2	Harris	ETJ	372X	0.23	0.23	0	Pinto Realty Development, Inc.	Brown & Gay Engineers, Inc.
32	Harvest Green Sec 1	2014-0915	C3P	Fort Bend	ETJ	566G	17.60	2.28	59	Johnson Development	BGE Kerry R. Gilbert Associates
33	Harvest Green Sec 3	2014-0921	C3P	Fort Bend	ETJ	566F	23.00	2.52	93	Johnson Development	BGE Kerry R. Gilbert Associates
34	Harvest Green Sec 4	2014-0922	C3P	Fort Bend	ETJ	566F	19.10	2.45	55	Johnson Development	BGE Kerry R. Gilbert Associates
35	Harvest Green Sec 5	2014-0923	C3P	Fort Bend	ETJ	566B	18.40	3.51	44	Johnson Development	BGE Kerry R. Gilbert Associates
36	Harvest Green Sec 6	2014-0911	C3P	Fort Bend	ETJ	566F	23.86	14.34	0	Johnson Development	BGE Kerry R. Gilbert Associates
37	Herkimer Place	2014-0882	C3F	Harris	City	492D	0.18	0.00	1	McCarthy	Network Development Services Division B
38	Hollywood Gardens partial replat no 1 (DEF1)	2014-0789	C3F	Harris	City	450V	1.65	0.30	22	City Choice Homes L.L.C.	ICMC GROUP INC
39	Hollywood Gardens partial replat no 2	2014-0946	C3F	Harris	City	450V	5.58	0.77	58	BluTech Homes, LLC	The Interfield Group
40	Houston First North Garage Addition	2014-0866	C3P	Harris	City	493R	3.71	3.27	0	Houston First	Windrose Land Services, Inc.
41	Imperial Trace Sec 2 (DEF1)	2014-0765	C3F	Harris	ETJ	332R	8.53	0.69	50	Elan Development, L.P.	McDonough Engineering Corporation
42	Interstate Commerce Center	2014-0937	C3P	Harris	ETJ	332P	50.76	48.34	0	North Freeway Associates, LP	Arborleaf Engineering & Surveying, Inc.
43	Inway Oaks Estates Sec 2	2014-0900	C3P	Harris	ETJ	290D	2.34	0.02	12	Brookline Development Company	Jones & Carter, Inc. - The Woodlands
44	King Crossing Sec 2 (DEF1)	2014-0811	C3F	Harris	ETJ	444D	28.84	8.66	77	Pulte Group	LJA Engineering, Inc. - (West Houston Office)
45	King Crossing Sec 3 (DEF1)	2014-0824	C3F	Harris	City/ ETJ	404Z	17.29	0.88	67	Pulte Group	LJA Engineering, Inc. - (West Houston Office)
46	Kirksey Machine	2014-0838	C2	Harris	City	450M	5.63	5.63	0	KMC 2013 GP, LLC	Windrose Land Services, Inc.
47	Lakepointe Estates (DEF2)	2014-0674	C3P	Harris	ETJ	444B	107.09	17.16	73	SATEX Investment Group, Ltd.	Jones & Carter, Inc.
48	Lifetime Villas at Snover	2014-0851	C2	Harris	City	492M	0.41	0.00	10	Lifetime Villas	TKE Development Services, Ltd.
49	Medical Development at FM 2920 Sec 1 (DEF1)	2014-0855	C3F	Harris	ETJ	291V	1.61	1.45	0	2920 MED DEV Partners, LLC.	IDS Engineering Group
50	Noble Drilling at FM 525	2014-0878	C2	Harris	ETJ	374X	4.73	4.72	0	KDW LTD	Century Engineering, Inc

Platting Summary**Houston Planning Commission****PC Date: May 01, 2014**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
51	Northwest Cullen Plaza No 2	2014-0950	C3F	Harris	ETJ	573Y	12.41	11.38	0	MJP Commercial Properties, LLC	Hovis Surveying Company Inc.
52	Pine Creek at Canyon Lakes West Sec 11	2014-0972	C3F	Harris	ETJ	406G	7.53	0.41	44	beazer homes	AGS CONSULTANTS LLC
53	Pine Valley Development Sec 1 (DEF1)	2014-0817	C3F	Harris	ETJ	412J	36.04	31.80	0	Aldine ISD & Mount Houston Road MUD	TBG Partners
54	Retreat on Velasco	2014-0869	C2	Harris	City	494N	0.58	0.00	15	ISAR HOLDINGS, LP	MOMENTUM EGINEERNG
55	Royal Brook at Kingwood Sec 1	2014-0843	C3F	Harris	City	297P	22.68	9.24	48	Friendswood Development Company	CobbFendley
56	Royal Brook at Kingwood Sec 2	2014-0858	C3F	Harris	City	297K	19.02	2.83	54	Friendswood Development Company	CobbFendley
57	Shree Sainath LLC	2014-0953	C2	Harris	ETJ	446W	1.31	1.31	0	Shree Sainath LLC	Hovis Surveying Company Inc.
58	Speedy Stop 305 (DEF1)	2014-0606	C2				0.92	0.92	0	CIVILCORP LLC	Civilcorp LLC
59	Sunset Ridge East GP	2014-0948	GP	Harris	ETJ	376V	305.00	0.00	0	LANDO DEVELOPMENT	Benchmark Engineering Corp.
60	Sunset Ridge Sec 5 (DEF1)	2014-0819	C3F	Harris	ETJ	376V	8.68	3.20	24	SSR-185 Investments, Ltd.	Benchmark Engineering Corp.
61	Towne Lake Greene Sec 3	2014-0959	C3P	Harris	ETJ	406D	9.67	0.66	53	Chesmar Homes, LTD. L.P.	EHRA
62	Uptown Crossing Retail Sec 1	2014-0896	C3F	Harris	City	531C	22.68	22.60	0	Midway Eastside Partners, LP	Brown & Gay Engineers, Inc.
63	Uptown North GP	2014-0943	GP	Harris	City	451Z	5.27	0.00	0	Urban Lots and Development, Ltd.	Windrose Land Services, Inc.
64	Vista Memorial	2014-0964	C2	Harris	City	488H	1.00	1.00	0	No Developer	South Texas Surveying Associates, Inc.
65	Waters Edge Sec 20	2014-0931	C2	Harris	City	377H	15.78	15.78	0	Meritage Homes of Texas LLC	Marsh Darcy Partners, Inc.
66	West Lake Houston Parkway Street Dedication Sec 4	2014-0982	C3F	Harris	City/ETJ	297J	1.24	0.00	0	Friendswood Development Company	CobbFendley
67	Westcourt Partial Replat No 1	2014-0924	C3F	Harris	City	492U	0.13	0.00	2	On Point Custom Homes	Total Surveyors, Inc.
68	Westhaven Estates Sec 1 partial replat no 2	2014-0870	C3F	Harris	City	491S	0.59	0.11	8	ALABAMA REALTY, LLC	MOMENTUM EGINEERNG
69	Whispering Pines Estates partial replat no 6	2014-0899	C3F	Harris	City	451X	0.34	0.01	3	Paradigm Design	Hovis Surveying Company Inc.
70	Whispering Pines Estates partial replat no 7	2014-0973	C3F	Harris	City	451X	0.29	0.00	2	Big Star Management, Inc	Bates Development Consultants
71	Willowcreek Ranch Sec 5	2014-0914	C3F	Harris	ETJ	287V	16.43	0.00	12	CC Telge Road, L.P.	EHRA
72	Willows Edge	2014-0902	C3F	Harris	City/ETJ	290J	14.19	4.30	42	LPUSA, INC.	R.G. Miller Engineers
73	Woodcreek Forest Reserve	2014-0935	C3P	Harris	ETJ	333P	21.24	20.97	0	Woodcreek Forest LTD	Benchmark Engineering Corp.

Platting Summary**Houston Planning Commission****PC Date: May 01, 2014**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
74	Woodlands Creekside Park West Creekside Forest Drive Street Dedication Sec 1	2014-0898	SP	Harris	ETJ	249Q	2.21	0.00	0	The Woodlands Land Development Company, L.P.	IDS Engineering Group
75	Woodlands Creekside Park West Sec 32	2014-0952	C3F	Harris	ETJ	249V	30.55	7.34	78	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.- (West Houston Office)
76	Woodlands Creekside Park West Shumard Oak Street Dedication Sec 1	2014-0939	SP	Harris	ETJ	249V	2.25	0.00	0	THE WOODLANDS LAND DEVELOPMENT COMPANY, LP	LJA Engineering, Inc.- (West Houston Office)
77	Woodridge Forest Sec 4 (DEF1)	2014-0768	C3F	Montgomery	City/ETJ	296Q	38.51	13.94	68	Cernus	LJA Engineering, Inc.- (West Houston Office)
78	Wyman Gordon Complex Sec 1 (DEF1)	2014-0795	C2	Harris	ETJ	367Z	1.97	1.97	0	Wyman Gordon Forgings, Inc.	Baseline Corporation

B-Replats

79	Verona	2014-0848	C2R	Harris	City	452Y	0.22	0.00	6	TITAN URBAN DEVELOPMENT	ICMC GROUP INC
80	Abundantly Blessed Church (DEF1)	2014-0785	C2R	Harris	City	455Y	2.77	2.77	0	CAS CONSULTANTS	PLS
81	Beall Street Green	2014-0936	C2R	Harris	City	452U	0.17	0.00	4	Habitat Construction	TKE Development Services, Ltd.
82	Beltway South Business Park	2014-0907	C2R	Harris	City	574Y	18.70	18.13	0	14 South Wayside, LLC	Total Surveyors, Inc.
83	Broadview Acres	2014-0967	C2R	Harris	City	535W	1.42	1.42	0	Surv-Tex Surveying Inc	Surv-Tex surveying Inc.
84	Brooke Smith Square (DEF1)	2014-0498	C2R	Harris	City	453X	0.23	0.00	4	RCBP, LLC	RCBP, LLC
85	Colina Court on West 24th Street	2014-0837	C2R	Harris	City	452U	0.17	0.00	4	COLINA HOMES	ICMC GROUP INC
86	Cottage Grove Green Sec 1	2014-0983	C3R	Harris	City	492B	10.09	2.45	116	Belt Line Partners, LP	Windrose Land Services, Inc.
87	Creekside Apartments replat no 3	2014-0887	C2R	Harris	City	490U	28.27	28.27	0	Kimley-Horn, Inc	Terra Surveying Company, Inc.
88	Cypress Oaks Sec 1	2014-0778	C3R	Harris	ETJ	406J	20.81	0.32	105	saratoga homes	Van De Wiele & Vogler, Inc.
89	DBV	2014-0708	C2R	Harris	City	533Q	3.03	3.03	0	The Grocers Supply Co., Inc.	Gessner Engineering
90	East Post Oak Lane at North Post Oak Street Dedication	2014-0945	C2R	Harris	City	451Z	1.07	0.00	0	Urban Lofts XIX Land & Development, Ltd.	Windrose Land Services, Inc.
91	Fairdale Park Place	2014-0933	C3R	Harris	City	491X	0.76	0.21	12	Prebish Homes	Total Surveyors, Inc.
92	Garcia Oaks Enclave	2014-0955	C3R	Harris	City	453C	1.61	0.10	12	Sabinas Construction C	Owens Management Systems, LLC
93	Holman Outlot 36 partial replat no 1	2014-0879	C2R	Harris	City	493Y	0.11	0.00	3	TK Homes	Tetra Surveys

Platting Summary**Houston Planning Commission****PC Date: May 01, 2014**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
94	Keystone at North Cornish Street (DEF1)	2014-0772	C2R	Harris	City	492H	0.38	0.10	8	TAFT TOWNHOMES, LLC	MOMENTUM ENGINEERING
95	Kingwood Parc City Center South	2014-0906	C2R	Montgomery	City/ ETJ	296W	3.03	3.03	0	Kingwood Parc City Center, LP	CobbFendley
96	Lakeside Park Estates partial replat no 3	2014-0962	C2R	Harris	ETJ	498G	1.49	0.00	6	Channelview Oaks Mobile Homes	South Texas Surveying Associates, Inc.
97	Lofts at McGowen (DEF1)	2014-0500	C2R	Harris	City	493Z	0.13	0.00	3	Major Farina Investments, LLC	Overland (Surveyors) Consortium, Inc
98	Midtown Park Place (DEF2)	2014-0646	C2R	Harris	City	493U	0.23	0.00	5	cygunholds	ICMC GROUP INC
99	Montrose Addition partial replat no 5 (DEF1)	2014-0713	C2R	Harris	City	493S	0.69	0.00	14	411 Lovett Houston, LLC	TBG Partners
100	Oakdale Manor	2014-0904	C2R	Harris	City	533B	0.12	0.00	3	Saint Cloud Development, L.L.C.	Manley Engineering and Associates Inc
101	Old River Terrace Third Section Extension partial replat no 1	2014-0970	C3R	Harris	ETJ	458Z	11.10	4.85	4	NONE	Tetra Surveys
102	Ovid Street Gardens (DEF1)	2014-0803	C2R	Harris	City	493F	0.37	0.01	9	Urban Living, LP	Total Surveyors, Inc.
103	Park at Shady Acres	2014-0889	C2R	Harris	City	452U	0.21	0.00	5	cygunholds	ICMC GROUP INC
104	Reserve on West 28th	2014-0940	C2R	Harris	City	452V	0.30	0.30	0	Manco Associates, LC	RVi Planning + Landscape Architecture
105	Sherman Street Villas	2014-0888	C2R	Harris	City	494N	0.12	0.00	3	Applewaterworks	TKE Development Services, Ltd.
106	Sterling McCall Inventory Lot	2014-0872	C2R	Harris	City	529Z	4.34	4.34	0	Dynamic Engineering Consultants, PC	Gruller Surveying
107	Thor Ranch Commercial Reserve partial replat no 1	2014-0895	C2R	Fort Bend	ETJ	524G	1.52	1.52	0	BW Cinco, LLC	McKim & Creed, Inc.
108	Trails on Cline Street	2014-0816	C2R	Harris	City	494J	0.29	0.00	7	Legion Custom Homes	ICMC GROUP INC
109	Trails on West 26th Street (DEF1)	2014-0520	C2R	Harris	City	452V	0.45	0.00	10	JOHN MICHAEL L.L.C.	ICMC GROUP INC
110	Victory Store (DEF1)	2014-0630	C2R	Harris	City	412T	1.15	1.15	0	NORTH VICTORY PLAZA, LLC	Advance Surveying, Inc.
111	West 25th Street Casitas	2014-0868	C2R	Harris	City	452U	0.25	0.00	6	GRAFTON DEVELOPMENT, LTD.	Tetra Surveys
112	West Side Villas (DEF2)	2014-0686	C3R	Harris	City	451T	1.84	0.30	21	Prebish Homes	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

113	Cadogan Place	2014-0588	C3N	Harris	City	492Q	0.61	0.06	12	UR Partners, LLC	TBG Partners
114	Central Gardens Sec 2 partial replat no 1 (DEF1)	2014-0479	C3N	Harris	City	454S	2.06	2.06	0	Rohini Enterprises, Inc.	Surv-Tex surveying Inc.
115	Contemporary Main Plaza partial replat no 1 (DEF1)	2014-0653	C3N	Harris	City	532W	13.22	3.24	199	Main St. Investment Corp.	Manley Engineering and Associates Inc

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Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
116	Craig Woods partial replat no 3 (DEF1)	2014-0567	C3N	Harris	City	451X	0.22	0.01	2	Cabo Custom Homes	Bates Development Consultants
117	Craig Woods partial replat no 6	2014-0712	C3N	Harris	City	451X	0.29	0.02	3	SHIRAZ	Bates Development Consultants
118	David Crockett Second Replat partial replat no 4	2014-0380	C3N	Harris	City	492U	3.16	3.16	0	THOR Kirby 3 Group, LLC	Windrose Land Services, Inc.
119	Gillespie Street Sec 2 replat no 2	2014-0519	C3N	Harris	City	494J	1.09	0.10	26	UNIQUE DEVELOPMENT GROUP	ICMC GROUP INC
120	Lamar Terrace partial replat no 3	2014-0521	C3N	Harris	City	491X	0.15	0.00	2	Carnegie Homes	ICMC GROUP INC
121	Mandell Courts replat no 1 (DEF1)	2014-0504	C3N	Harris	City	492Z	0.11	0.00	1	Kelly M. Brown	Probstfeld & Associates, Inc.
122	Park Court partial replat no 1 (DEF1)	2014-0124	C3N	Harris	City	493U	0.26	0.00	6	EIM Building Group, LLC	The Porter Drafting Co.
123	Ridgecrest Addition Sec 3 partial replat no 1	2014-0554	C3N	Harris	City	450V	0.56	0.06	6	Ennis Road Holdings, LLC	Jones & Carter, Inc. - The Woodlands
124	Walden on Lake Houston Olympic Village Sec 2 partial replat no 1	2014-0698	C3N	Harris	ETJ	338W	3.00	0.42	11	Pointe Land Development	BGE Kerry R. Gilbert Associates
125	Walden on Lake Houston Olympic Village Sec 2 partial replat no 2	2014-0700	C3N	Harris	City/ ETJ	338W	8.50	1.25	34	Pointe Land Development	BGE Kerry R. Gilbert Associates
126	Willowcreek Ranch Sec 2 partial replat no 1 and extension	2014-0725	C3N	Harris	ETJ	288S	54.46	3.27	49	CC Telge Road, L.P.	EHRA

D-Variances

127	Dowling Park (DEF1)	2014-0776	C2R	Harris	City	493U	0.11	0.00	3	Maverick Group, LLP	Richard Grothues Designs
128	King Crossing GP	2014-0979	GP	Harris	ETJ	445A	319.89	0.00	0	Pulte Group	LJA Engineering, Inc.- (West Houston Office)
129	Lilly Mae Gardens (DEF1)	2014-0790	C2	Fort Bend	ETJ	568B	4.00	4.00	0	Rode Enterprises	Jalayer And Associates, Inc.
130	Louetta Park GP	2014-0877	GP	Harris	ETJ	292W	50.73	0.00	0	DR Horton	LJA Engineering, Inc.- (West Houston Office)
131	Montrose Addition partial replat no 6 (DEF1)	2014-0815	C2R	Harris	City	493S	0.31	0.30	0	Montrose & Marshall, LLC	TBG Partners
132	Somerset Green Sec 1	2014-0954	C3R	Harris	City	492A	8.78	6.08	0	Development Houston In Town L.P., In Town Phase II-III LP	TBG Partners
133	Somerset Green Sec 3	2014-0958	C3R	Harris	City	492A	1.87	0.26	30	Development Houston In Town L.P., In Town Phase II-III LP	TBG Partners
134	Somerset Green Sec 4	2014-0960	C3R	Harris	City	492A	4.65	0.76	75	Development Houston In Town L.P., In Town Phase II-III LP	TBG Partners
135	Viewpoint Square replat no 1	2014-0875	C2R	Harris	City	493U	0.86	0.86	0	Fisher Homes	Century Engineering, Inc

Platting Summary**Houston Planning Commission****PC Date: May 01, 2014**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
136	Village at Palm Center (DEF1)	2014-0840	C3P	Harris	City	534J	9.56	8.58	0	ITEX Group	Jones & Carter, Inc.
137	Waterstone West Sec 1	2014-0912	C2	Harris	ETJ	445G	103.20	103.20	0	Chevron U.S.A. Inc.	Brown & Gay Engineers, Inc.
138	Woodbridge at Spring Creek GP	2014-0762	GP	MULTI PLE	ETJ	249K	595.00	0.00	0	Toll Brothers	Costello, Inc.

E-Special Exceptions

139	Harvest Green Sec 2	2014-0920	C3P	Fort Bend	ETJ	566F	15.20	0.43	66	Johnson Development	BGE Kerry R. Gilbert Associates
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F-Reconsideration of Requirements

140	Four Seasons Business Park Beltway	2014-0961	C2	Harris	ETJ	370U	15.09	15.09	0	Four Seasons Development	Gruller Surveying
141	Great Southern Stabilized New Caney	2014-0909	C2	Montgomery	ETJ	256Q	11.37	11.37	0	Great Southern Stabilized	Town and Country Surveyors
142	Shady Acres partial replat no 10 (DEF2)	2014-0699	C3R	Harris	City	452U	3.58	0.39	58	Shady Acres Partners on 26th Street, LLC	Jones & Carter, Inc. - The Woodlands

G-Extensions of Approval

143	Bridgeland Mason Road at Water Haven Park Drive Street Dedication	2013-1508	EOA	Harris	ETJ	365M	1.83	0.00	0	Bridgeland Development, LP	Brown & Gay Engineers, Inc.
144	Crossing at Cinco Fulshear	2013-1485	EOA	Fort Bend	ETJ	524E	93.23	93.23	0	Lovett Commercial	Windrose Land Services, Inc.
145	Cypress Creek Lakes Center replat and extension	2013-1459	EOA	Harris	ETJ	366X	15.77	15.77	0	HEB Grocery Company, LP	Brown & Gay Engineers, Inc.
146	Piney Point Estates partial replat no 4	2013-1514	EOA	Harris	City	490T	2.26	0.00	4	Proven Home Investors, Inc.	Brown & Gay Engineers, Inc.

H-Name Changes

None

I-Certification of Compliance

147	19760 Hill Top Lane	17-1011	COC	Mont.	ETJ	257L				Henry Zecena	Henry Zecena
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J-Administrative

None

K-Development Plats with Variance Requests

None

Minutes of the Houston Planning Commission

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

April 17, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza called the meeting to order at 2:51 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
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M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark	Absent
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Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Davis

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Mark Mooney for	Absent
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James Noack

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

DIRECTOR'S REPORT

The Director's report was given by Patrick Walsh, Director of the Planning and Development Department.

APPROVAL OF THE APRIL 3, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 3, 2014 Planning Commission meeting minutes.

Motion: **Tartt** Second: **Subinsky** Vote: **Carries** Abstaining: **Alleman**

I. PLATTING ACTIVITY (Consent items A and B, 1- 114)

Items removed for separate consideration **18, 35, 36, 51, 58, 59, 62, 63, 67, and 68.**

Staff recommendation: Approve staff's recommendations for items **1 – 114** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 114** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendation to approve items **18, 35, 36, 51, 58, 59, 62, 63, 67, and 68** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **18, 35, 36, 51, 58, 59, 62, 63, 67, and 68** subject to the CPC 101 form conditions.

Motion: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster returned.

C PUBLIC HEARINGS

115 Ammar Estates C3N Approve

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

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

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

116 Audubon Hollow partial replat no 1 C3N Approve

Staff recommendation: Grant the requested variances and approve plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Subinsky** Vote: **Carries** Abstaining: **Tartt**

Opposed: **Zakaria, Edminster, Brave, Bryant, and Nelson**

Speakers for item 124: Mary Lou Henry, Paul Brow– supportive; Jason Knesek, Victor Deneberg, and Patricia Curtis - opposed

117 Central Gardens Sec 2 partial replat no 1 C3N Defer

Staff recommendation: Defer the plat for two weeks at the applicant's request and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks at the applicant's request and continue the public hearing at that time.

Motion: **Brave** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

118 Combre Parkview Villas C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

119 Contemporary Main Plaza partial replat no 1 C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and continue the public hearing at that time.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and continue the public hearing at that time.
Motion: **Sikes** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

120 Craig Woods partial replat no 3 C3N Defer
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.
Motion: **Nelson** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

121 Craig Woods partial replat no 4 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

122 Estates of Teal Run Sec 5 partial replat no 1 C3N Approve
Staff recommendation: Grant the requested variance and approve plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster returned.

123 Green Mint Museum 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: **Asakura** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

124 Highland Village 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: **Subinsky** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

125 Hollywood Gardens partial replat no 2 C3N Approve
Staff recommendation: Grant the requested variances and approve plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved plat subject to the CPC 101 form conditions.
Motion: **Stein** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

126 Mandell Courts replat no 1**C3N****Defer**

Staff recommendation: Defer the plat for two weeks at the applicant's request and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks at the applicant's request and continue the public hearing at that time.

Motion: **Bryant**Second: **Bohan**Vote: **Unanimous**Abstaining: **None****127 Oak Estates Sec 1 partial replat no 1****C3N****Approve**

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

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

Motion: **Tartt**Second: **Jard**Vote: **Unanimous**Abstaining: **None****128 Park Court partial replat no 1****C3N****Defer**

Staff recommendation: Defer the plat for two weeks at the applicant's request and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks at the applicant's request and continue the public hearing at that time.

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

Speakers for item 128: Bill Erwin – no position stated; Jesse Parker – supportive

129 Waldrons Grant Sec 2 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: **Bryant**Second: **Jard**Vote: **Unanimous**Abstaining: **None****130 Whispering Pines Estates partial replat no 7****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: **Subinsky**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****131 Wilson Green Court partial replat no 1****C3N****Withdraw****D VARIANCES****132 Brunner Addition partial replat no 2****C2R****Approve**

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

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions

Motion: **Edminster**Second: **Tartt**Vote: **Unanimous**Abstaining: **None****133 Crouch Teetshorn****C2R****Approve**

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

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

Motion: **Davis**Second: **Asakura**Vote: **Unanimous**Abstaining: **None**

134 Dowling Park **C2R** **Defer**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow applicant time to submit corrected drawings.
Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
Speaker for item 134: Rick Grothues, applicant

Agenda items 135 and 136 are taken together at this time.

135 Enclave at Northpointe GP **GP** **Approve**
136 Enclave at Northpointe Sec 4 **C3P** **Approve**
Staff recommendation: Grant the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary and approve the general plan and the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow excessive block length along the northern property boundary, deny the requested variance to allow excessive block length along the western property boundary and approve the general plan and the plat subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Agenda items 137 and 146 are taken together at this time.

137 Falls at Dry Creek GP **GP** **Approve**
146 Falls at Dry Creek Sec 1 **C3P** **Approve**
Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Anderson** Second: **Jard** Vote: **Carries** Abstaining: **Bohan**
Opposed: **Asakura, Alleman, Sikes, Stein, and Porras-Pirtle**
Speaker for items 137 and 146e: Alan McKee, applicant- supportive

Agenda items 138, 139, 143, and 147 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

138 Lilly Mae Gardens **C2** **Defer**
139 Montrose Addition partial replat no 6 **C2R** **Defer**
143 Village at Palm Center **C3P** **Defer**
147 Shady Acres Partial Replat No 10 **C3R** **Defer**
Staff recommendation: Defer the plats for two weeks for the reasons stated.
Commission action: Deferred the plats for two weeks for the reasons stated.
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

140 Mustang CAT Northwest Houston **C2** **Approve**
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

141 Pearl on Smith C2R Withdraw

142 Southwest Plating C2R Approve

Staff recommendation: Grant the requested dual building line and visibility triangle variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual building line and visibility triangle variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Bohan** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Speaker for item 142: Julia Ann DeLeon – no position stated

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

144 Bauer Landing Water Plant C2 Approve

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

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

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

Commissioner Alleman abstained and left the room.

145 Energy Park South C3P Defer

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

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

Motion: **Prestage** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

G EXTENSIONS OF APPROVAL

148 Generation Park West Sec 1 EOA Approve

149 Harris County Mud no 402 Water Plant no 1 EOA Approve

H NAME CHANGES

150 Lawrence Estates (prev. Lawrance Estates) NC Approve

I CERTIFICATES OF COMPLIANCE

151 18663 Kita Court COC Approve

Staff recommendation: Approve staff's recommendation for items **148-151**.

Commission action: Approved staff's recommendation for items **148-151**.

Motion: **Tartt** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

152 1215 Bingham Street DPV Disapprove

Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

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

153 3471 Locke Lane DPV Approve

Staff recommendation: Grant the requested variance subject to a 5' wide sidewalk along all public streets and four – 3" caliper street trees.

Commission action: Granted the requested variance subject to a 5' wide sidewalk along all public streets and four – 3" caliper street trees.

Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

154 730 Omar Street DPV Approve

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Asakura** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 15, 2014

- a. **Bradford Place partial replat no 2**
- b. **Commons Waterway Sec 4 partial replat no 1**
- c. **First Amended Replat of Block 1 Woodshire Sec 1 partial replat no 1**
- d. **Melody Oaks partial replat no 7**
- e. **Melody Oaks partial replat no 8**
- f. **Rockhurst replat no 1**
- g. **Simms Woods replat no 1 and extension**
- h. **Tanglewood Sec 11 partial replat no 2**

Staff recommendation: Establish a public hearing date of May 15, 2014 for items **II a-h.**

Commission action: Established a public hearing date of May 15, 2014 for items **II a-h.**

Motion: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Jard**

**III. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 2736 VIRGINIA STREET**

This item will be presented before the Commission in two weeks.

**IV. PUBLIC HEARING AND CONSIDERATION FOR A HOTEL MOTEL VARIANCE FOR A
WILLOWBROOK HOME 2 BY HILTON LOCATED AT 7815 WILLOWCHASE BLVD**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

**V. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 5:00 p.m.

Motion: **Edminster**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Sonny Garza, Vice Chair

Patrick Walsh, Secretary

**Minutes of the Houston Planning Commission
2014 Major Thoroughfare and Freeway Plan
Amendment Requests Workshop**

April 17, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
1:30 p.m.

Call to order:

Sonny Garza called the meeting to order at 1:30 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Algenita Davis	
Mike Sikes	
Martha Stein	
Eileen Subinsky	
Blake Tartt III	
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
The Honorable Grady Prestage	
Raymond Anderson for The Honorable Ed Emmett	

EXOFFICIO MEMBERS

Carol A. Lewis	Absent
Daniel W. Krueger, P.E.	Absent

SECRETARY

Patrick Walsh

DIRECTOR'S REPORT

There was no Director's Report given.

I. Introduction (Amar Mohite)

II. 2014 Major Thoroughfare and Freeway Plan Amendment Requests – Applicant Presentations

a. TBG Partners items presented by Mary Lou Henry

- i. Winfield Road / Generation Parkway
- ii. John Ralston Road
- iii. Street “E”

b. AECOM items presented by Justin Haire

- i. City Park Central Lane
- ii. Cityscape Avenue

c. RVi items presented by Chris Patterson. Amar Mohite of the City of Houston Planning & Development Department provided a history of the MTFP amendment from 2008.

- i. University Corridor
- ii. FM 2100
- iii. FM 1485
- iv. Community Drive
- v. Oakleaf Drive
- vi. Idleloch Drive
- vii. Miller Willson Road
- viii. Wolf Trot

d. Midtown Redevelopment Authority item was presented by Lee Anne Dixon at 1:55 pm.

- i. Brazos Street

e. Fort Bend County Engineering Department presented by Grady Prestage . Amar Mohite of the City of Houston Planning & Development Department requested and received permission to extend the amendment study limits to include area between Fondren Road and Beltway 8 along existing Hillcroft Avenue.

- i. Hillcroft Avenue

f. Harris County Public Infrastructure Department presented by Raymond Anderson at 2:03 pm

- i. Penn City Road
- ii. Jacintoport Boulevard
- iii. Cypress Hill Road
- iv. Cypress Hill Road

g. City of Houston - Planning & Development Department presented by Amar Mohite at 2:08 pm. Planning Commission requested additional information regarding the [Inner West Loop Mobility Study](#).

- | | | |
|----|---------------------|----------|
| 1. | Commonwealth Street | # 1, Map |
| 2. | Crocket Street | # 2, Map |
| 3. | Dunlavy Street | # 3, Map |
| 4. | Sawyer Street | # 4, Map |
| 5. | Sawyer Street | # 5, Map |

- | | | |
|----|-------------------|----------|
| 6. | Shepherd Drive | # 6, Map |
| 7. | Washington Avenue | # 7, Map |

New Minor/Major Collectors

- | | | |
|-----|--|-----------|
| 8. | Center Street | # 8, Map |
| 9. | Claremont Lane | # 9, Map |
| 10. | Clay Street | # 10, Map |
| 11. | Cummins Street | # 11, Map |
| 12. | Detering Street | # 12, Map |
| 13. | Drexel Street | #,13, Map |
| 14. | Eastside Street | # 14, Map |
| 15. | Fairview Street (Tuam-Fairview-Reba Drive) | # 15, Map |
| 16. | Fegan Street | # 16, Map |
| 17. | Graustark Street | # 17, Map |
| 18. | Greenbriar Drive | # 18, Map |
| 19. | Hazard Road | # 19, Map |
| 20. | Inwood Drive | # 20, Map |
| 21. | Jackson Hill Street | # 21, Map |
| 22. | Mandell Street | # 22, Map |
| 23. | McDuffie Street | # 23, Map |
| 24. | Mid Lane | # 24, Map |
| 25. | Patterson Street | # 25, Map |
| 26. | Patterson Street | # 26, Map |
| 27. | Post Oak Boulevard | # 27, Map |
| 28. | Post Oak Park Drive | # 28, Map |
| 29. | Post Oak Park Drive | # 29, Map |
| 30. | River Oaks Boulevard | # 30, Map |
| 31. | Stanford Street | # 31, Map |
| 32. | Taft Street | # 32, Map |
| 33. | Taft Street | # 33, Map |
| 34. | Timmons Lane | # 34, Map |
| 35. | Timmons Lane | # 35, Map |
| 36. | Vermont Street | # 36, Map |
| 37. | Westcreek Lane | # 37, Map |
| 38. | Willowick Road | # 38, Map |
| 39. | Woodhead Street | # 39, Map |

III. Public Comment

IV. Adjournment

There being no further business brought before the Commission Chair, Sonny Garza adjourned the meeting at 2:36 p.m.

Motion: **Bryant**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

Mark Kilkenny, Chair

Patrick Walsh, Secretary

Houston Planning Commission ITEM : 113

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Cadogan Place

Applicant: TBG Partners



C – Public Hearings

Site Location

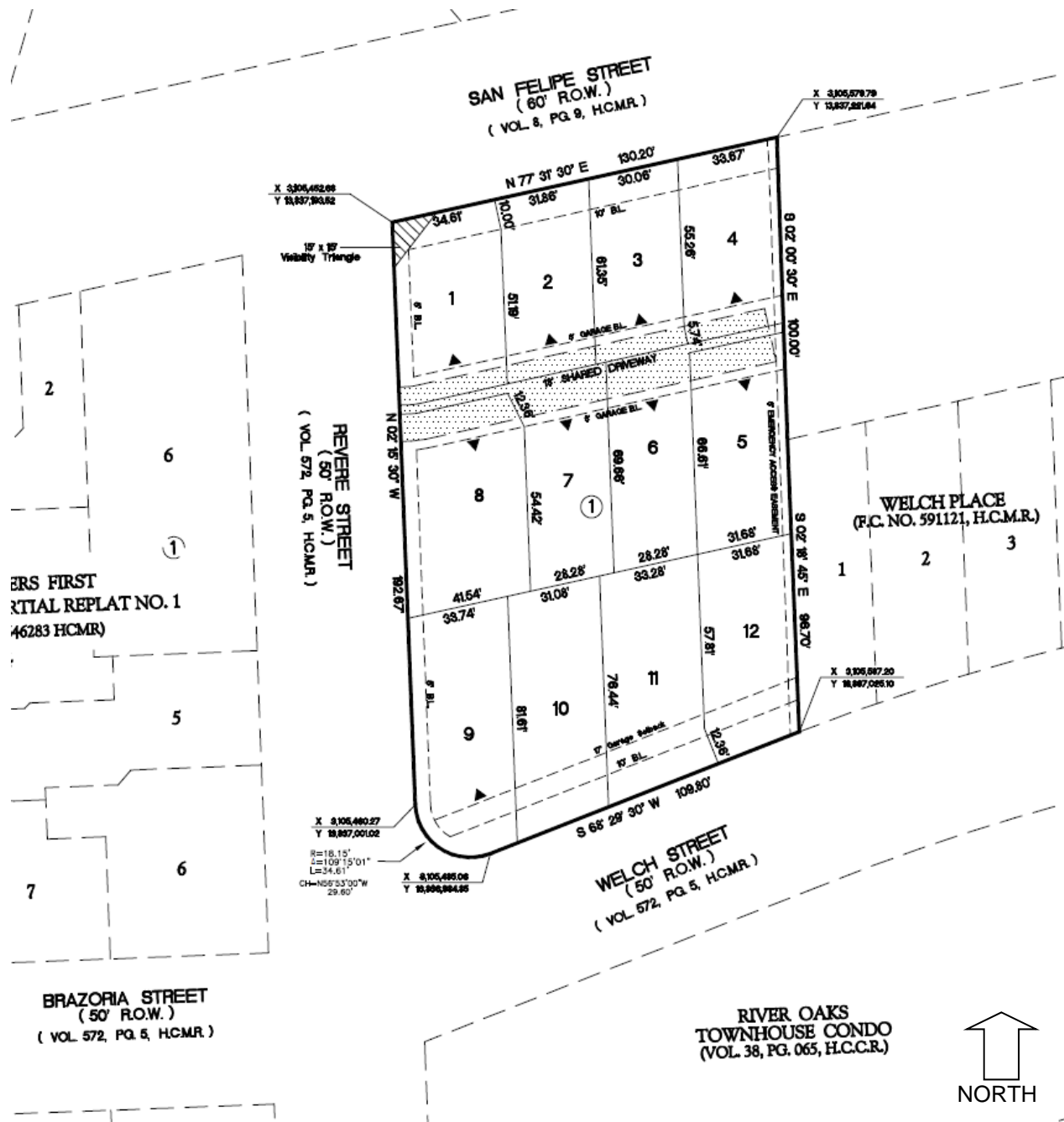
Houston Planning Commission ITEM : 113

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Cadogan Place

Applicant: TBG Partners



C – Public Hearings

Subdivision

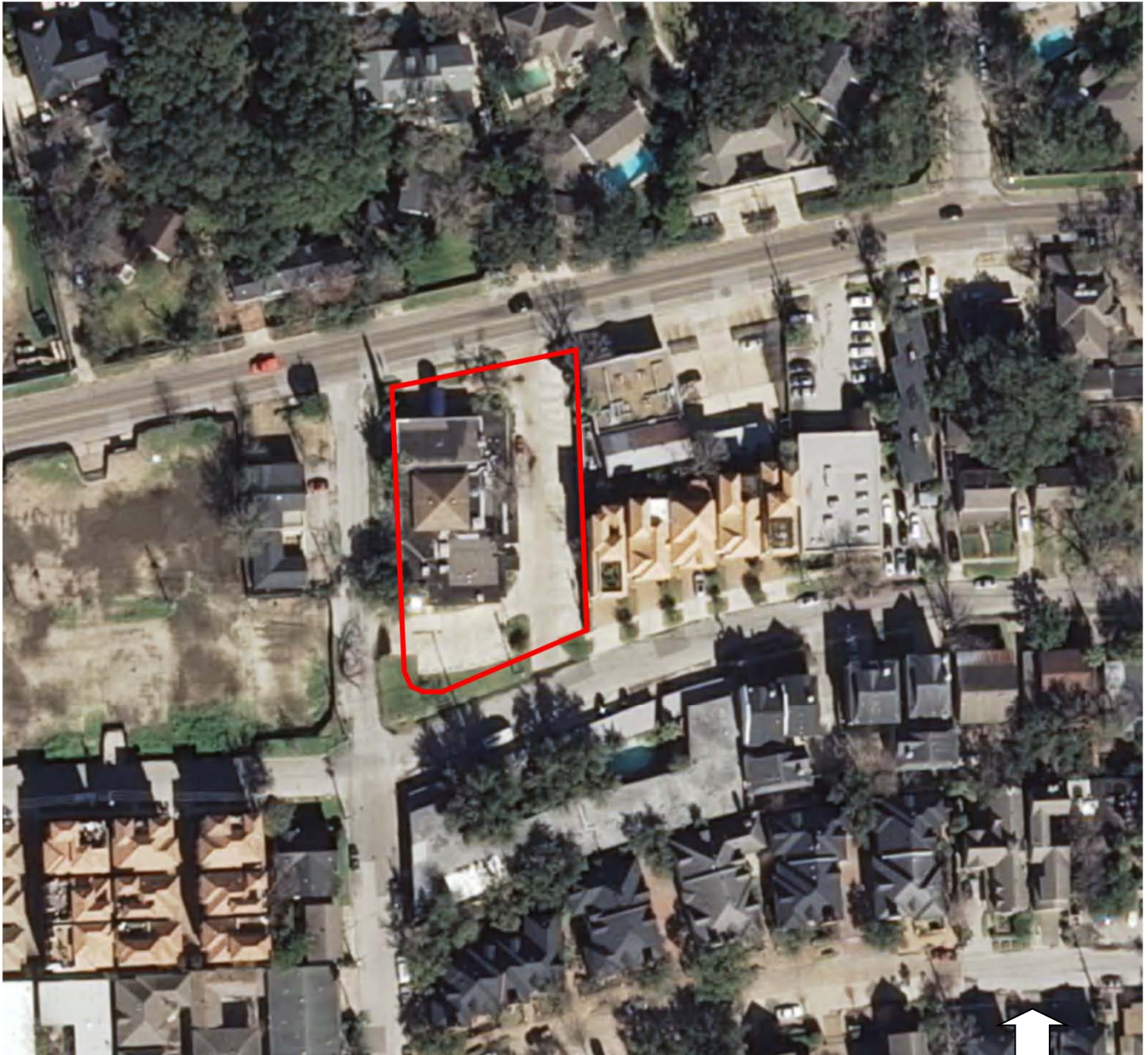
Houston Planning Commission ITEM : 113

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Cadogan Place

Applicant: TBG Partners



NORTH

C – Public Hearings

Aerial

Houston Planning Commission

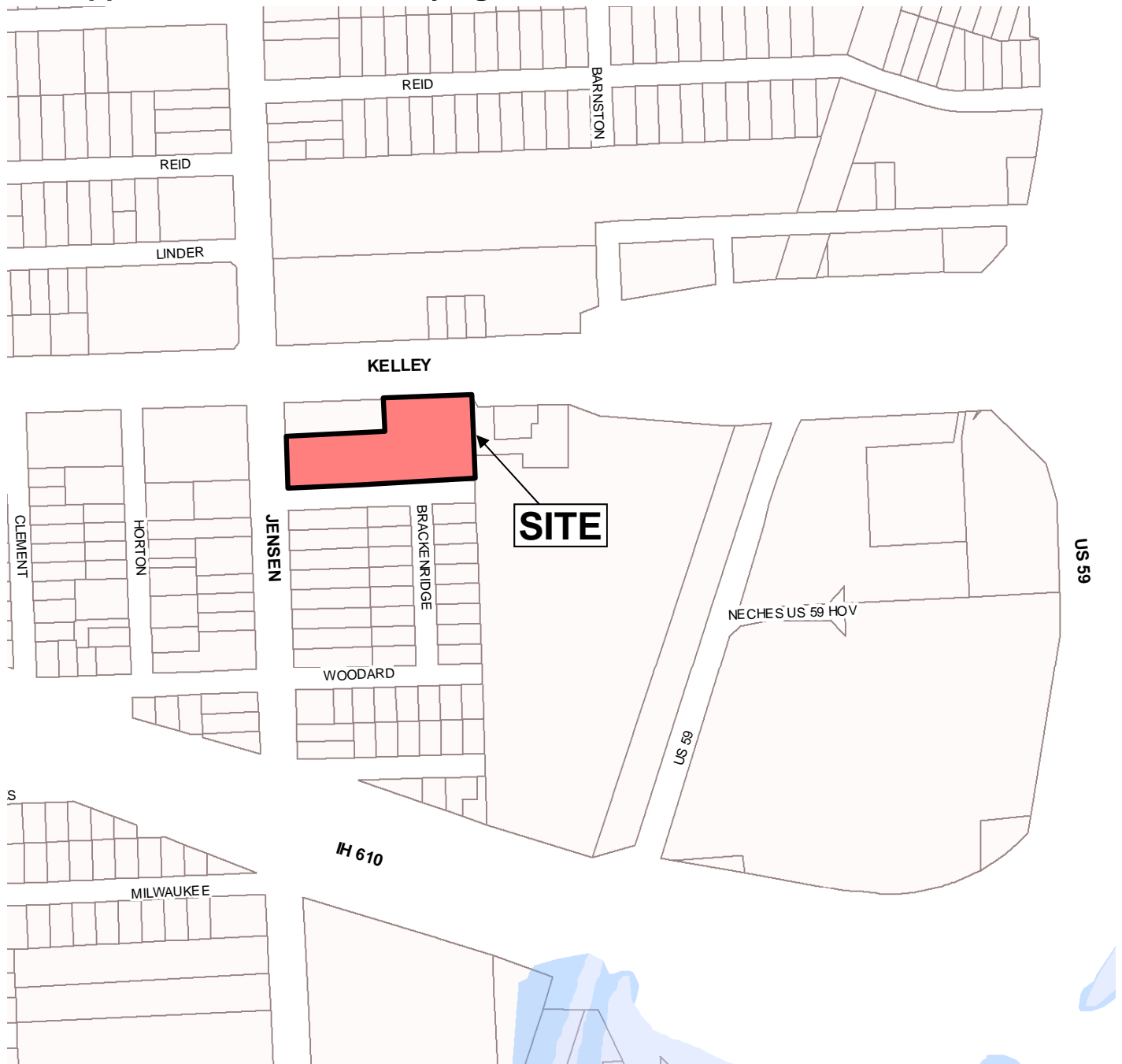
ITEM: 114

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Central Gardens Sec 2 partial replat no 1 (DEF 1)

Applicant: Surv-Tex Surveying Inc.



C – Public Hearings

Site Location

Houston Planning Commission

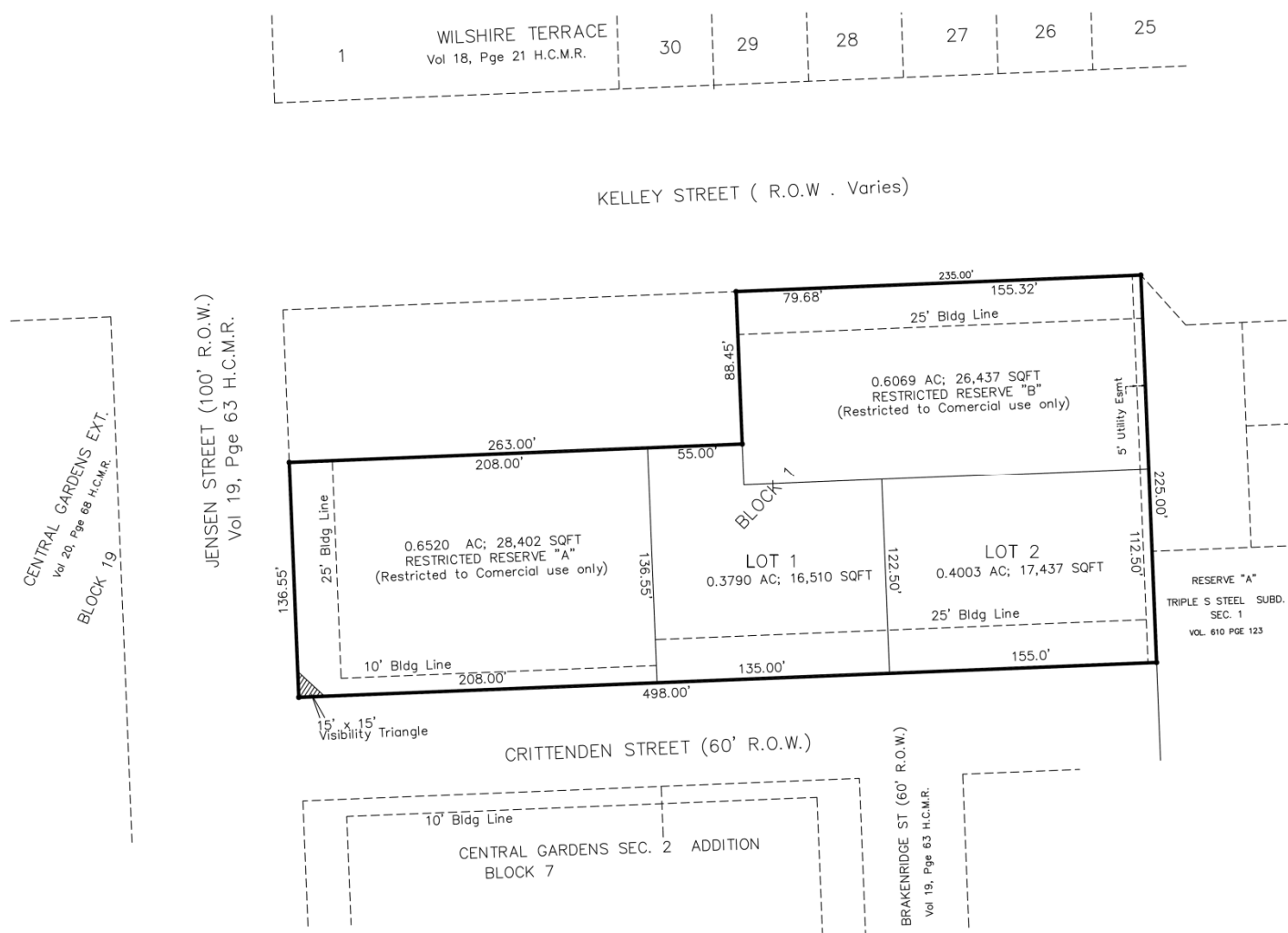
ITEM: 114

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Central Gardens Sec 2 partial replat no 1 (DEF 1)

Applicant: Surv-Tex Surveying Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Central Gardens Sec 2 partial replat no 1 (DEF 1)

Applicant: Surv-Tex Surveying Inc.



C – Public Hearings

Aerial

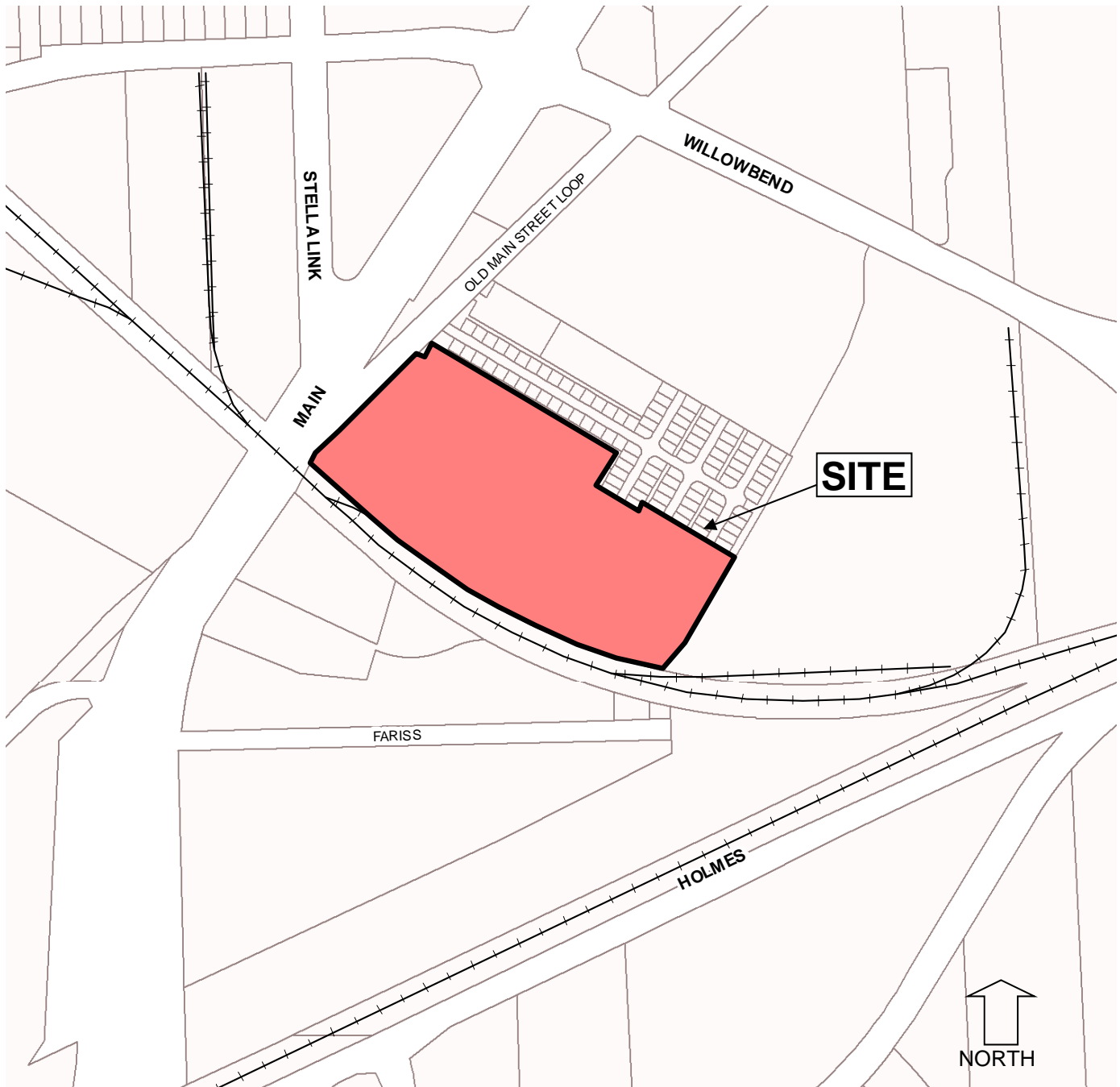
Houston Planning Commission ITEM : 115

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Contemporary Main Plaza partial replat no 1 (DEF 1)

Applicant: Manley Engineering and Associates Inc.



C – Public Hearings

Site Location

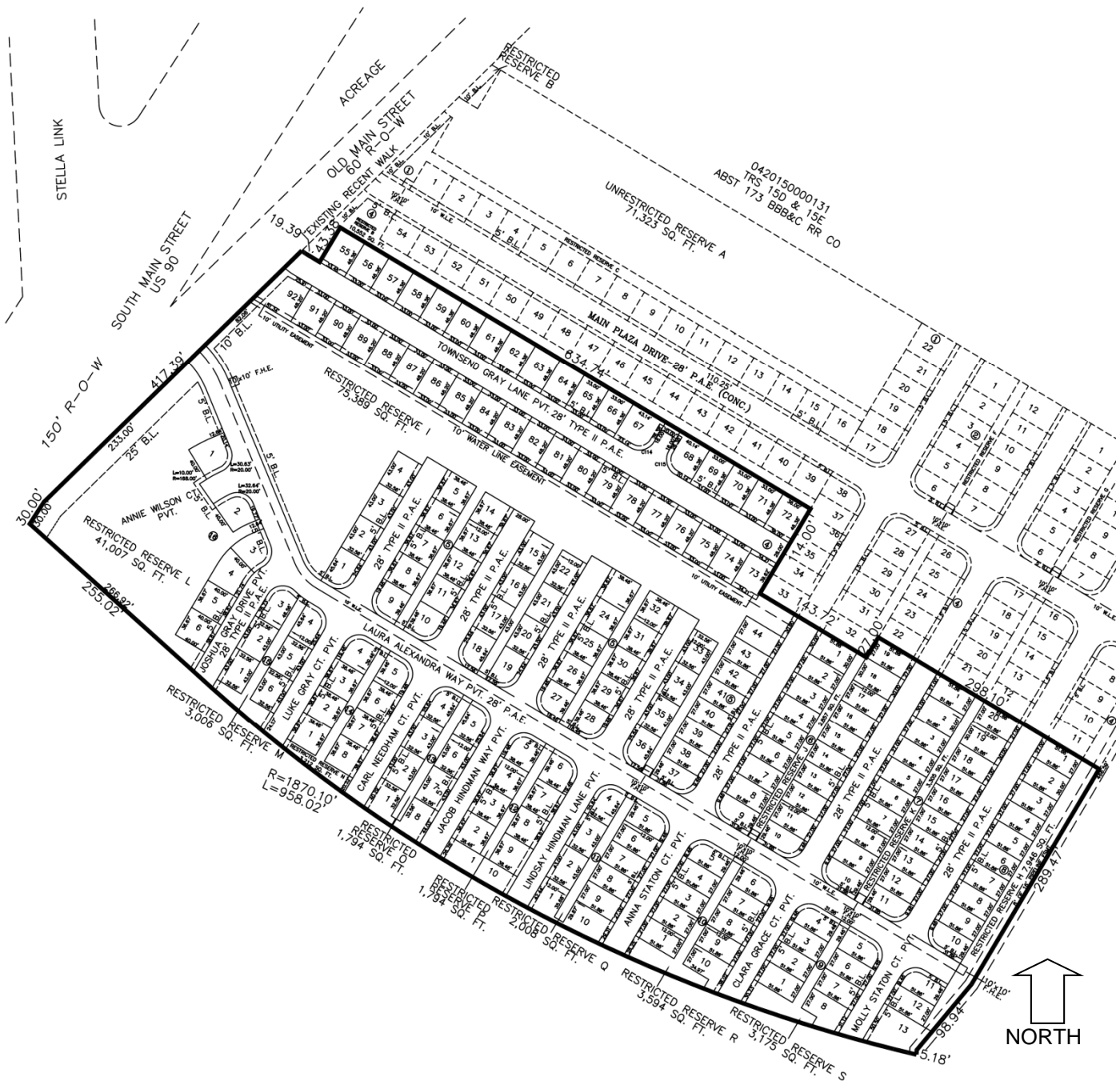
Houston Planning Commission ITEM : 115

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Contemporary Main Plaza partial replat no 1 (DEF 1)

Applicant: Manley Engineering and Associates Inc.



C – Public Hearings

Subdivision

Houston Planning Commission ITEM : 115

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Contemporary Main Plaza partial replat no 1 (DEF 1)

Applicant: Manley Engineering and Associates Inc.



C – Public Hearings

Aerial

Houston Planning Commission

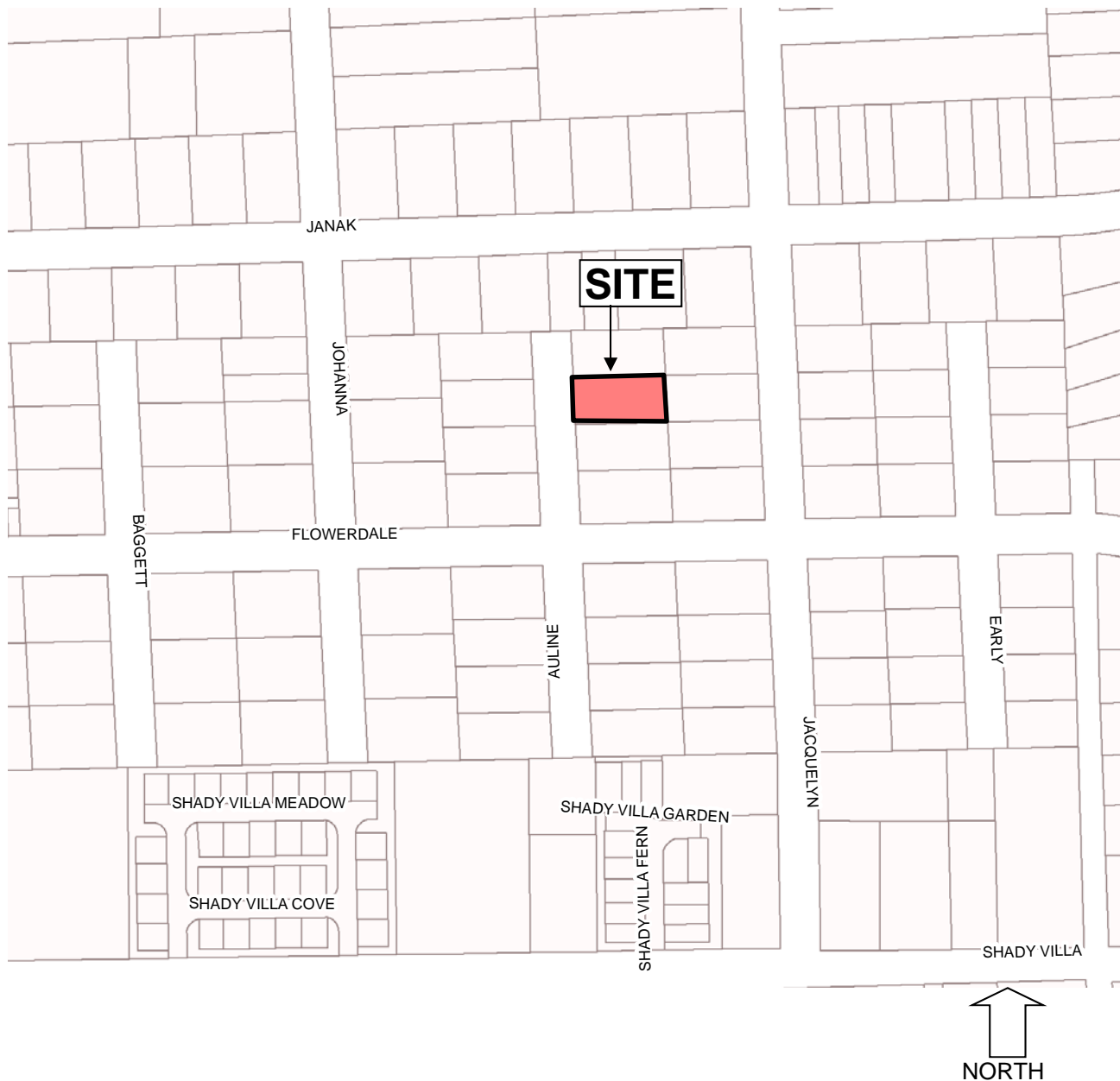
ITEM: 116

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Craig Woods partial replat no 3 (DEF 1)

Applicant: Bates Development Consultants



C – Public Hearings

Site Location

Houston Planning Commission

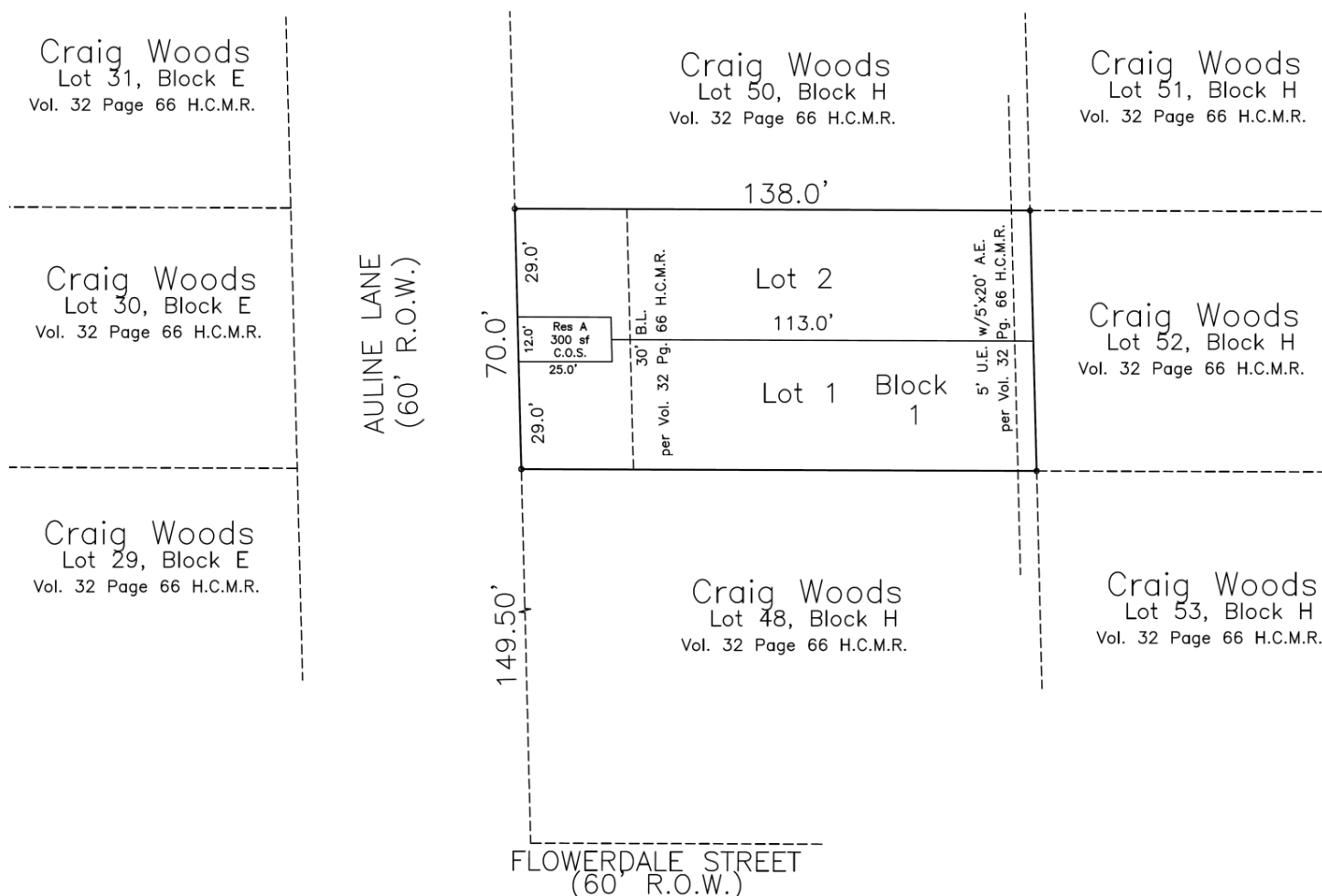
ITEM: 116

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Craig Woods partial replat no 3 (DEF 1)

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision

Houston Planning Commission

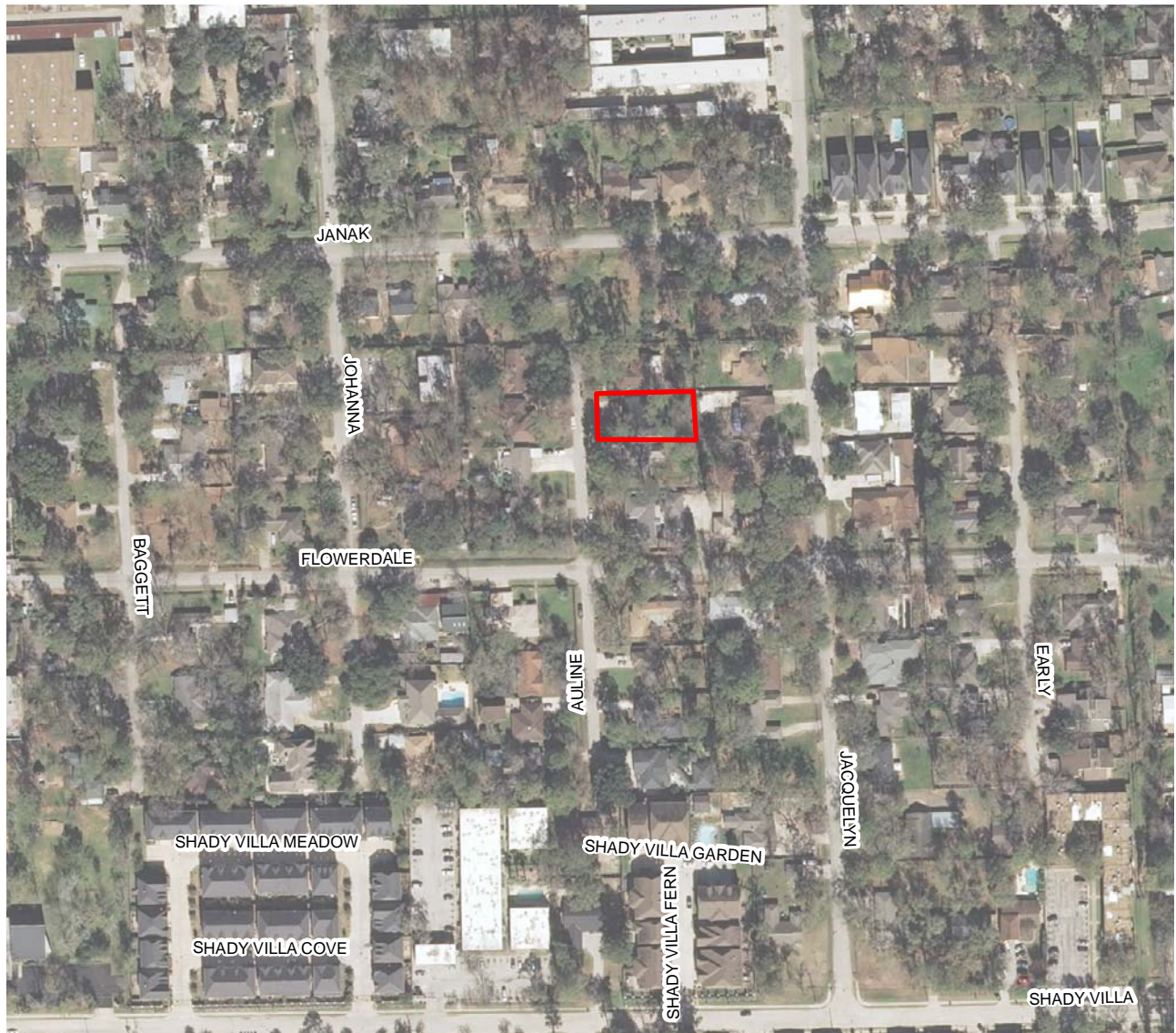
ITEM: 116

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Craig Woods partial replat no 3 (DEF 1)

Applicant: Bates Development Consultants



C – Public Hearings

Aerial

Houston Planning Commission ITEM : 117

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Craig Woods partial replat no 6

Applicant: Bates Development Consultants



C – Public Hearings

Site Location

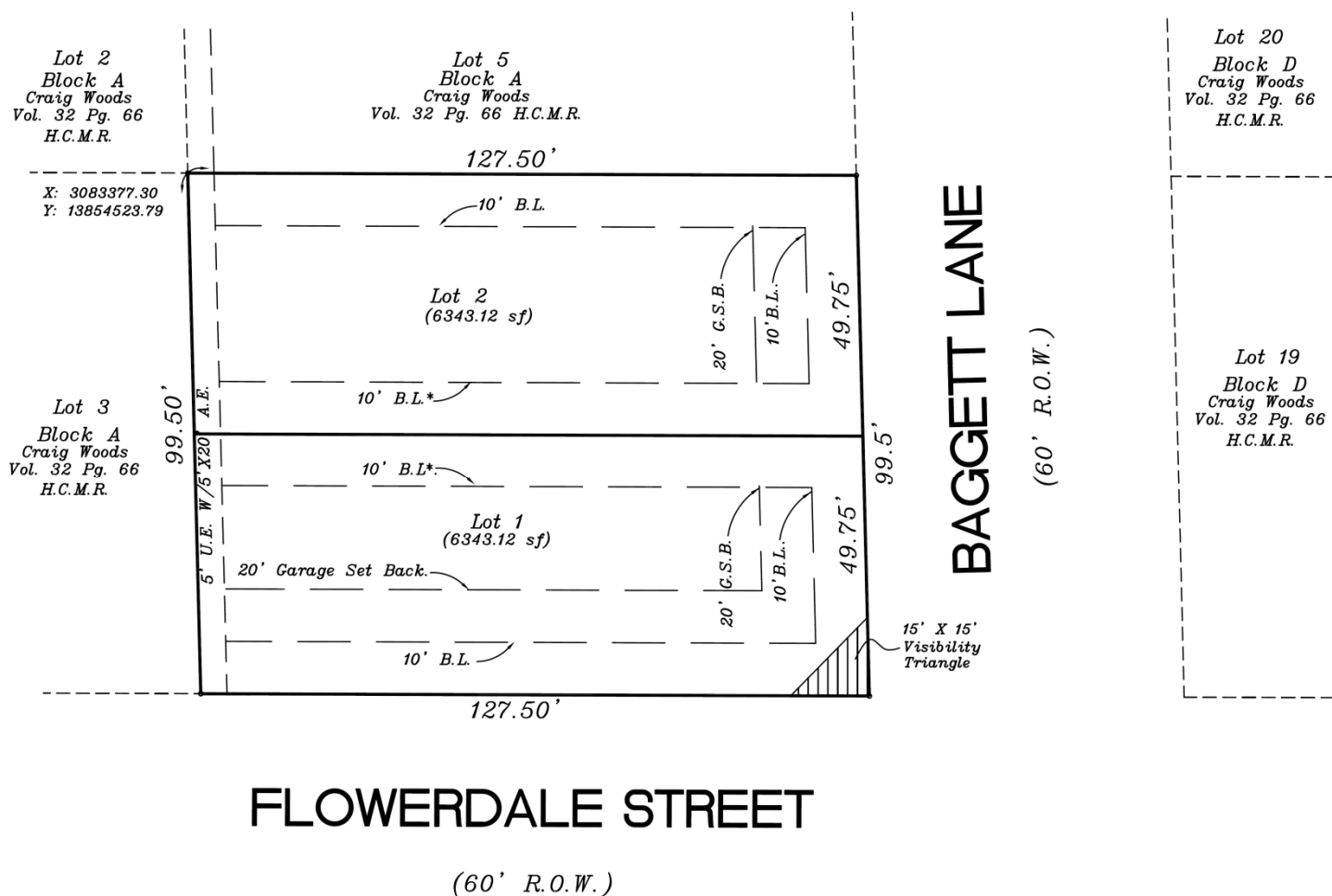
Houston Planning Commission ITEM : 117

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Craig Woods partial replat no 6

Applicant: Bates Development Consultants



C – Public Hearings

Subdivision

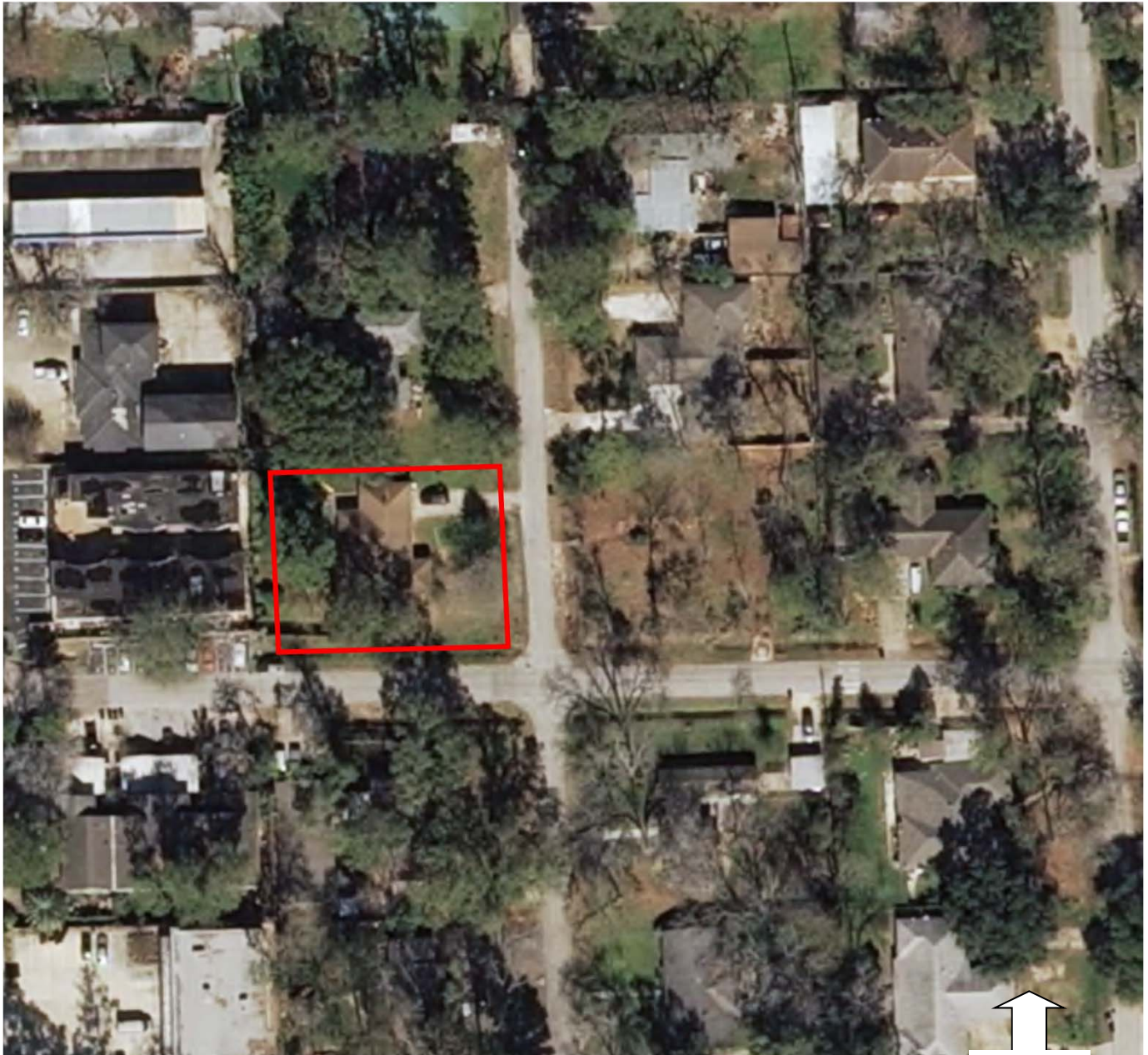
Houston Planning Commission ITEM : 117

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Craig Woods partial replat no 6

Applicant: Bates Development Consultants



C – Public Hearings

Aerial

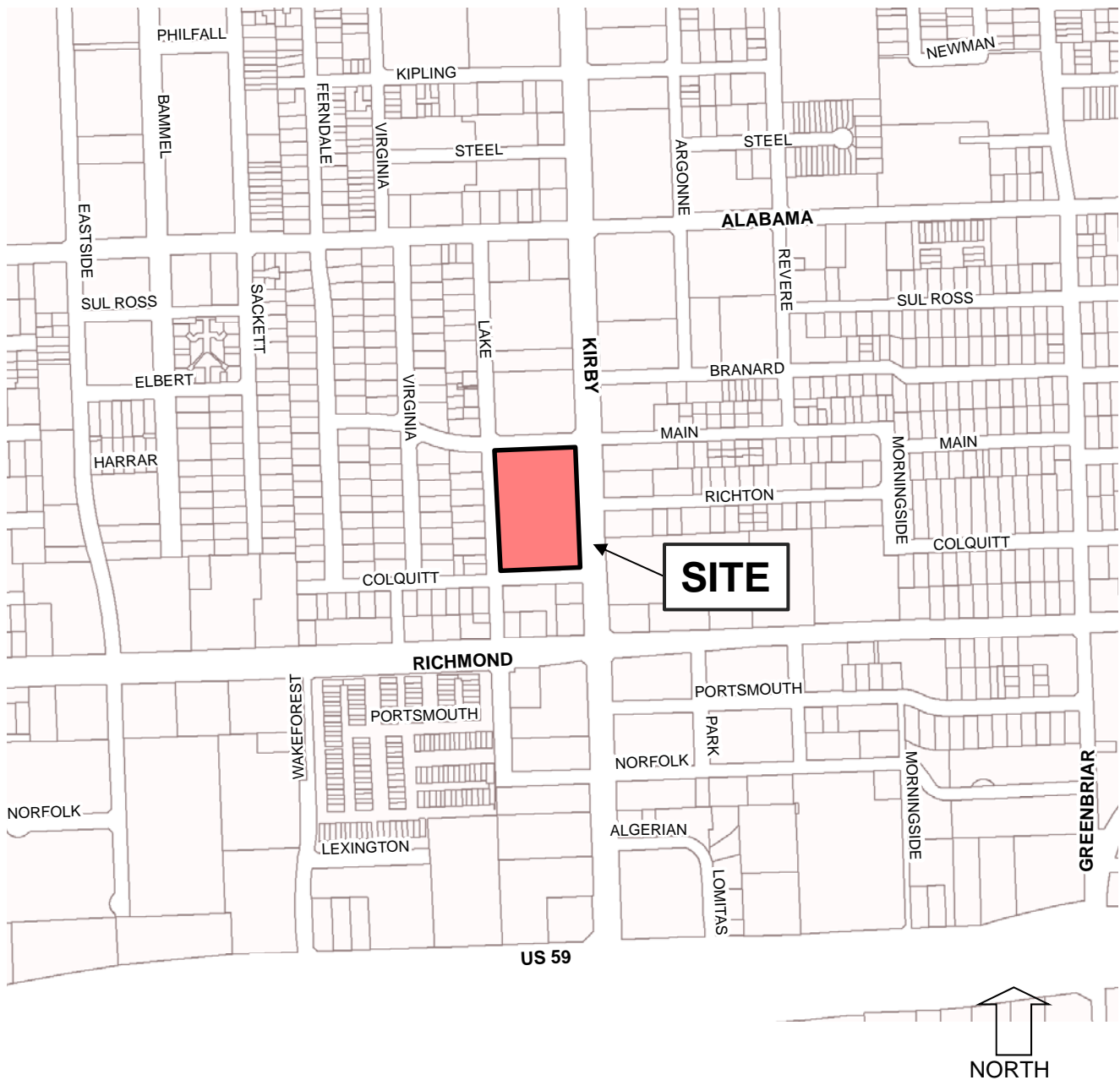
Houston Planning Commission ITEM : 118

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: David Crockett Second Replat partial replat no 4

Applicant: Windrose Land Services, Inc



C – Public Hearings

Site Location

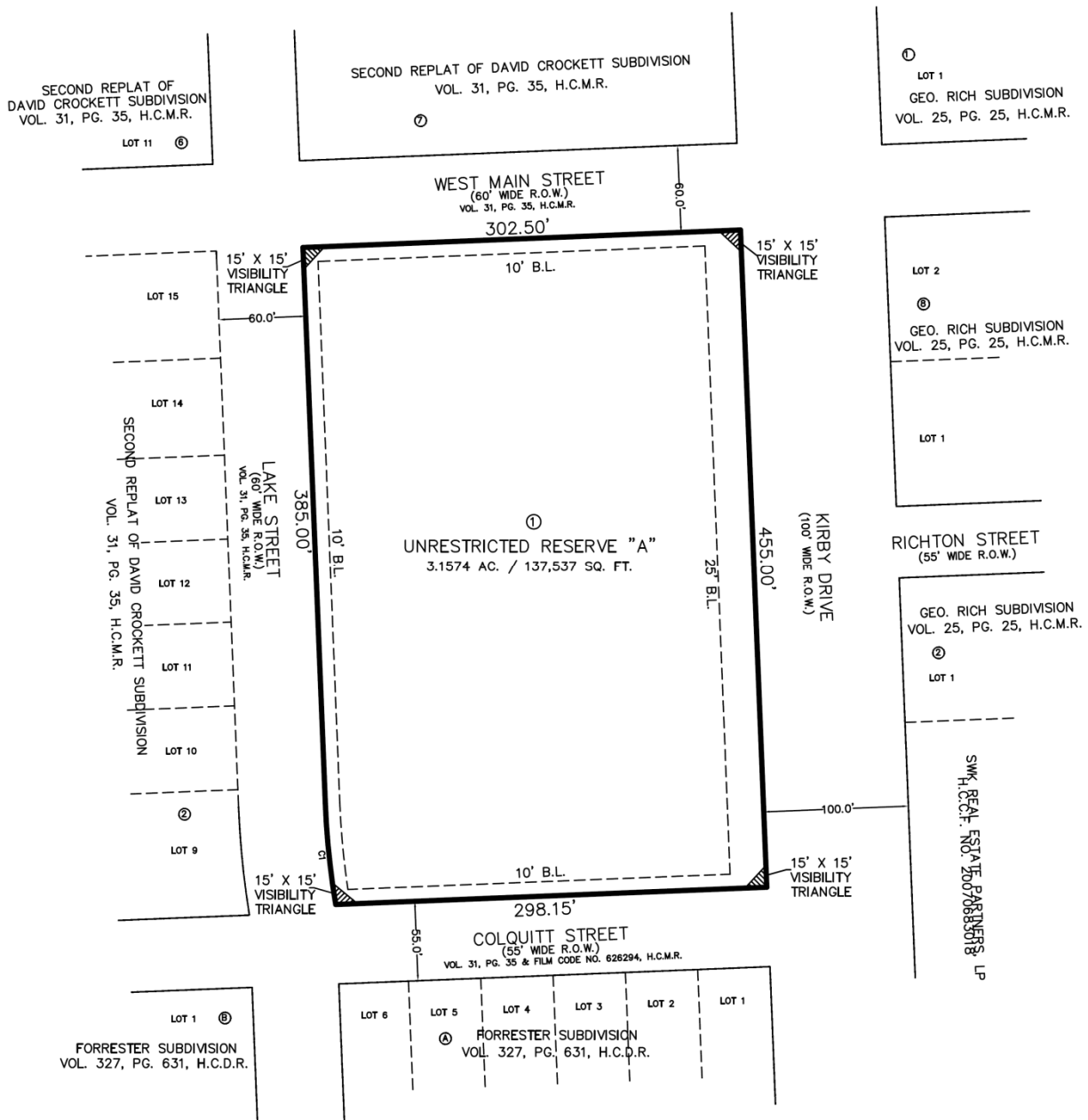
Houston Planning Commission ITEM : 118

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: David Crockett Second Replat partial replat no 4

Applicant: Windrose Land Services, Inc



C – Public Hearings

Subdivision

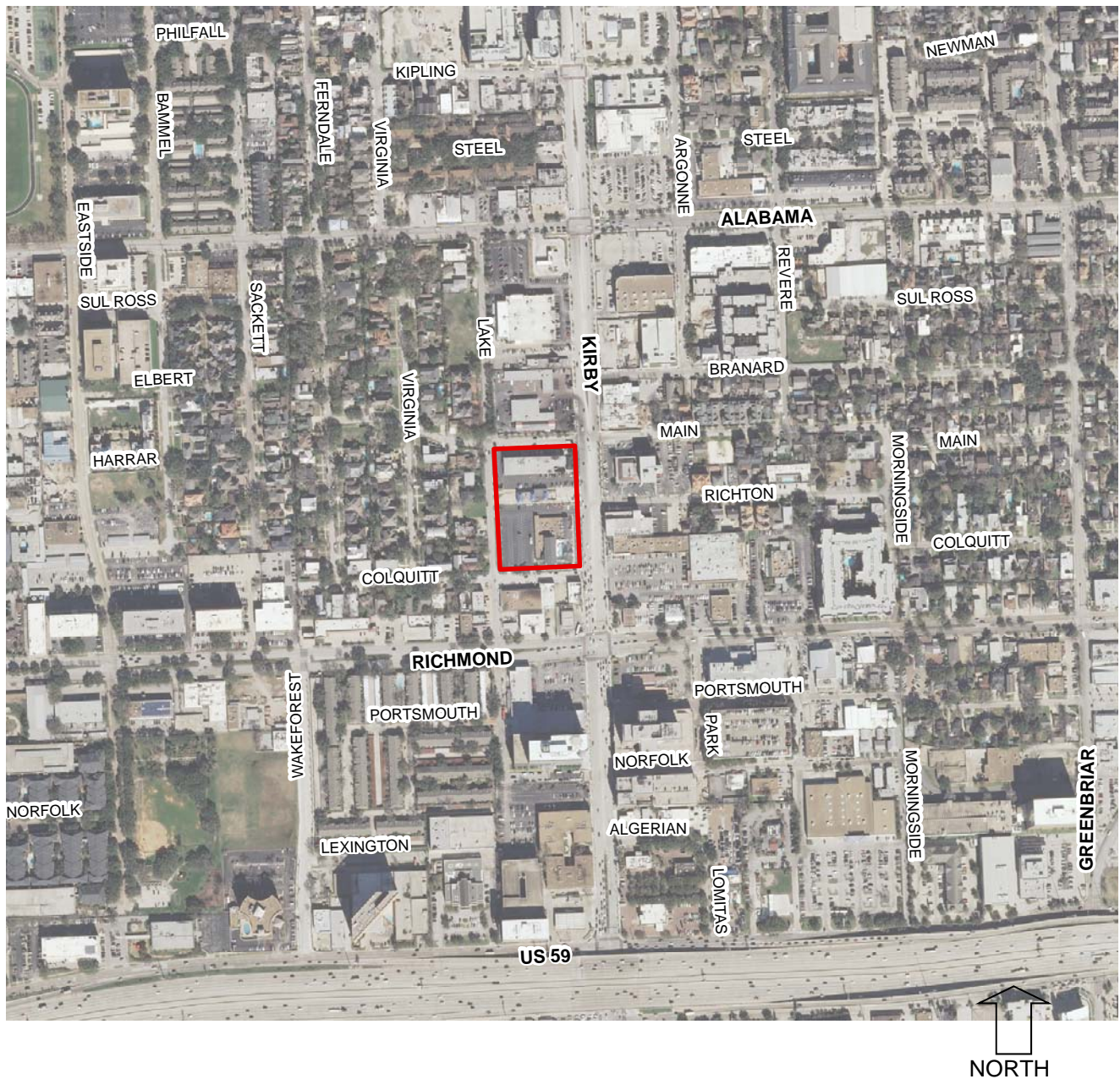
Houston Planning Commission ITEM : 118

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: David Crockett Second Replat partial replat no 4

Applicant: Windrose Land Services, Inc



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Gillespie Street Sec 2 replat no 2

Applicant: ICMC Group INC



C – Public Hearings

Site Location

Houston Planning Commission

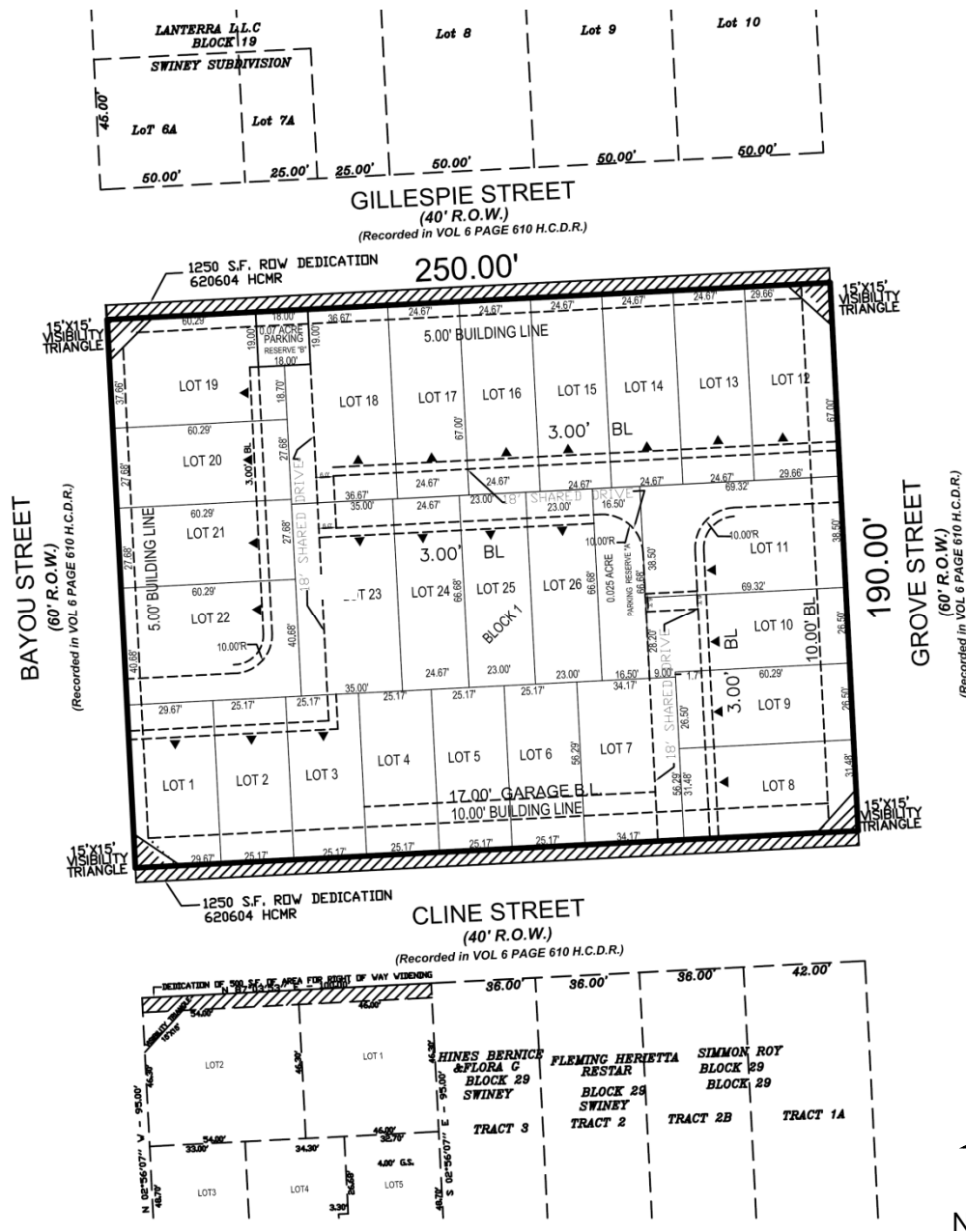
ITEM: 119

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Gillespie Street Sec 2 replat no 2

Applicant: ICMC Group INC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Gillespie Street Sec 2 replat no 2

Applicant: ICMC Group INC



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Lamar Terrace partial replat no 3

Applicant: ICMC Group INC



C – Public Hearings

Site Location

Houston Planning Commission

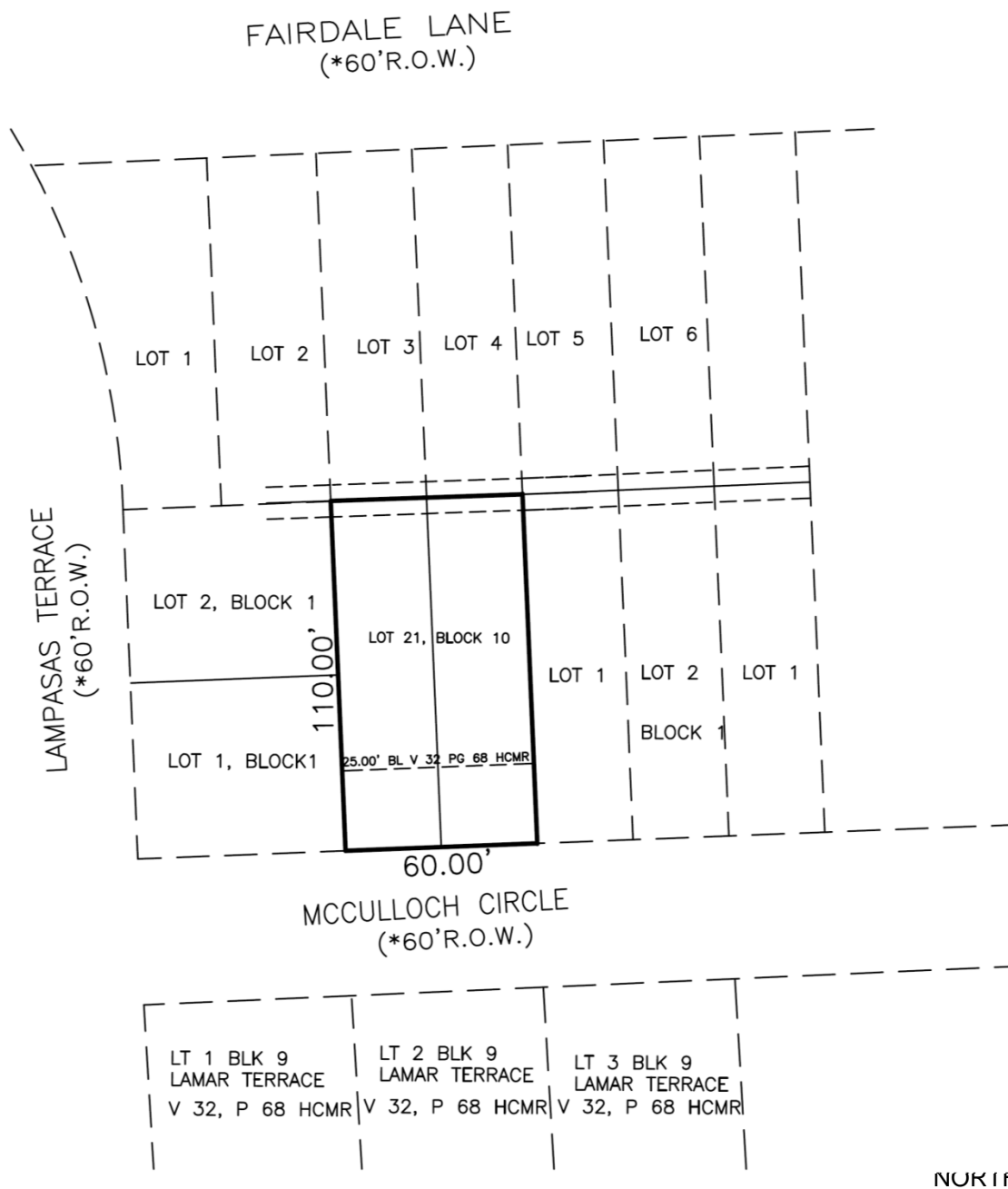
ITEM: 120

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Lamar Terrace partial replat no 3

Applicant: ICMC Group INC



C – Public Hearings

Subdivision

Houston Planning Commission

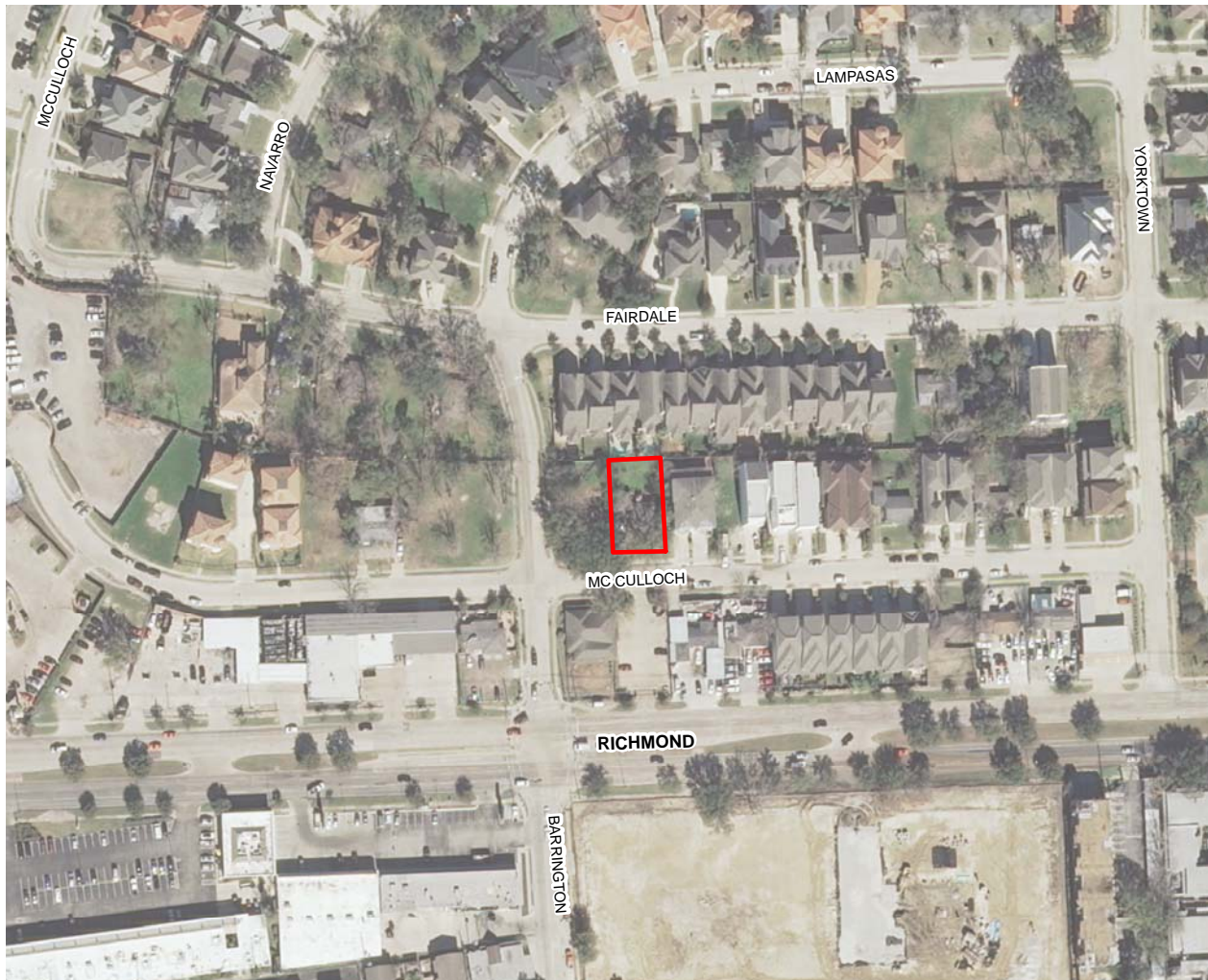
ITEM: 120

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Lamar Terrace partial replat no 3

Applicant: ICMC Group INC



C – Public Hearings

Aerial

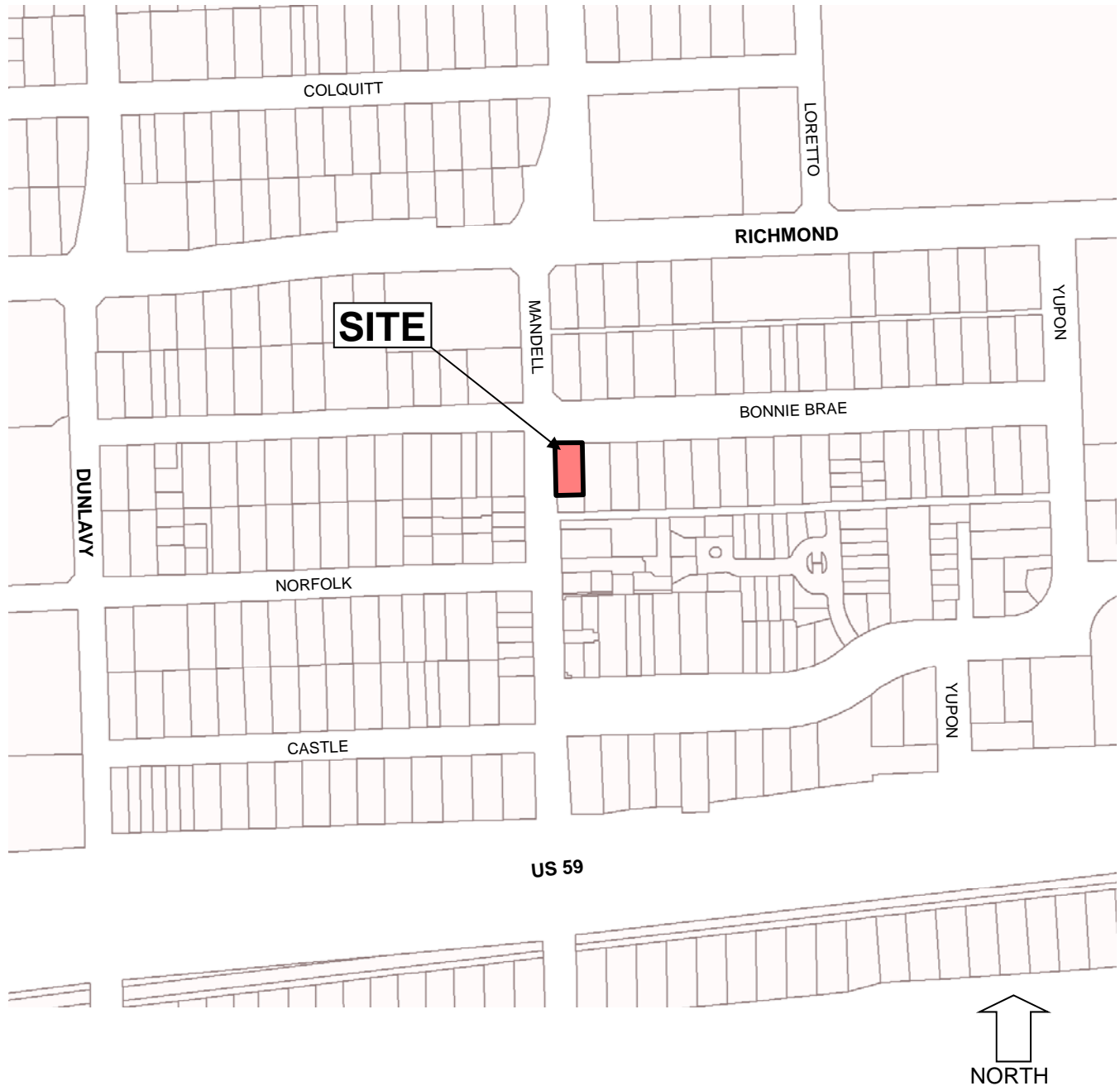
Houston Planning Commission ITEM : 121

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Mandell Courts replat no 1 (DEF 1)

Applicant: Probstfeld & Associates, Inc.



C - Public Hearings with Variances Site Location

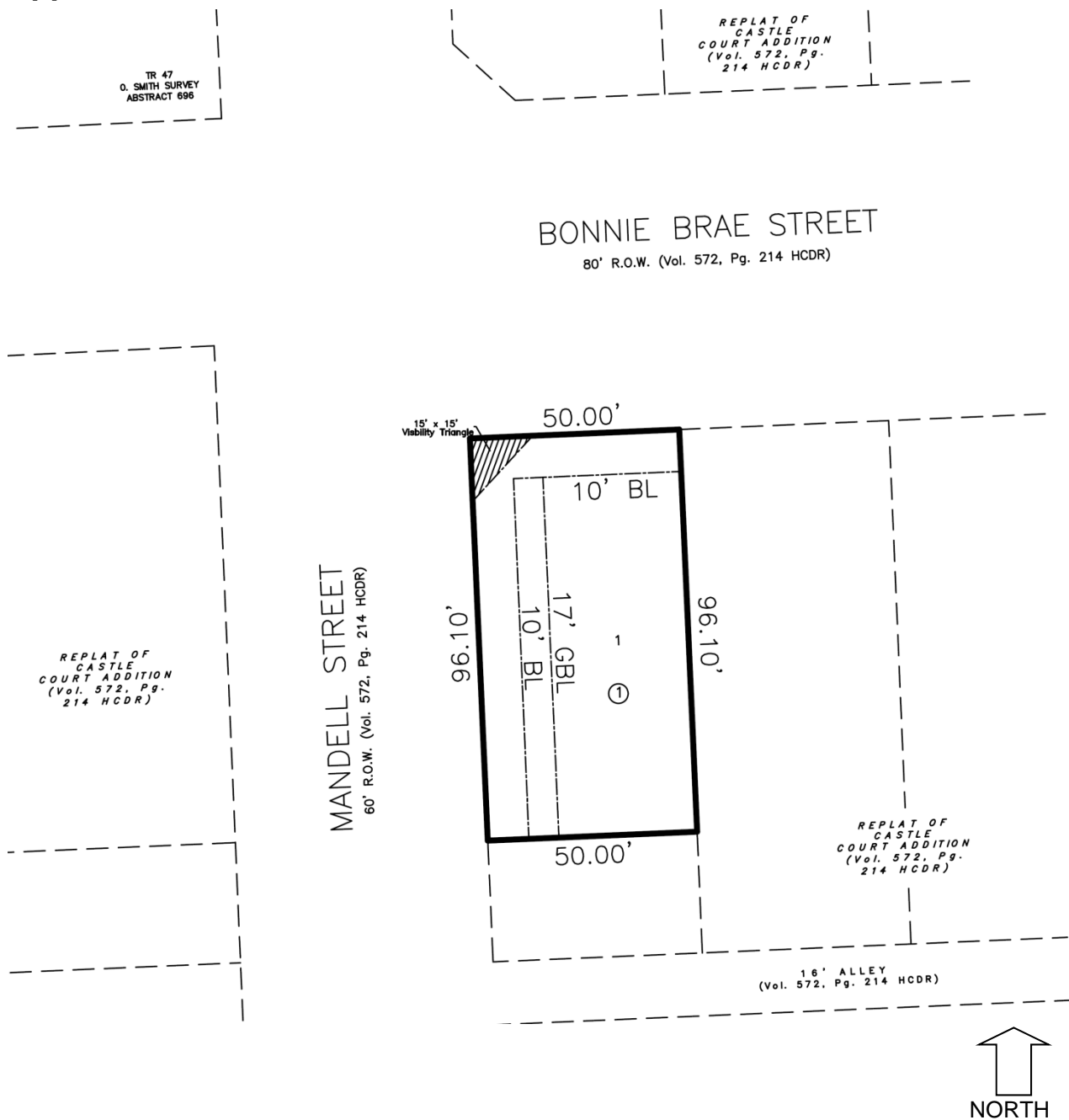
Houston Planning Commission ITEM : 121

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Mandell Courts replat no 1 (DEF 1)

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings with Variances

Subdivision

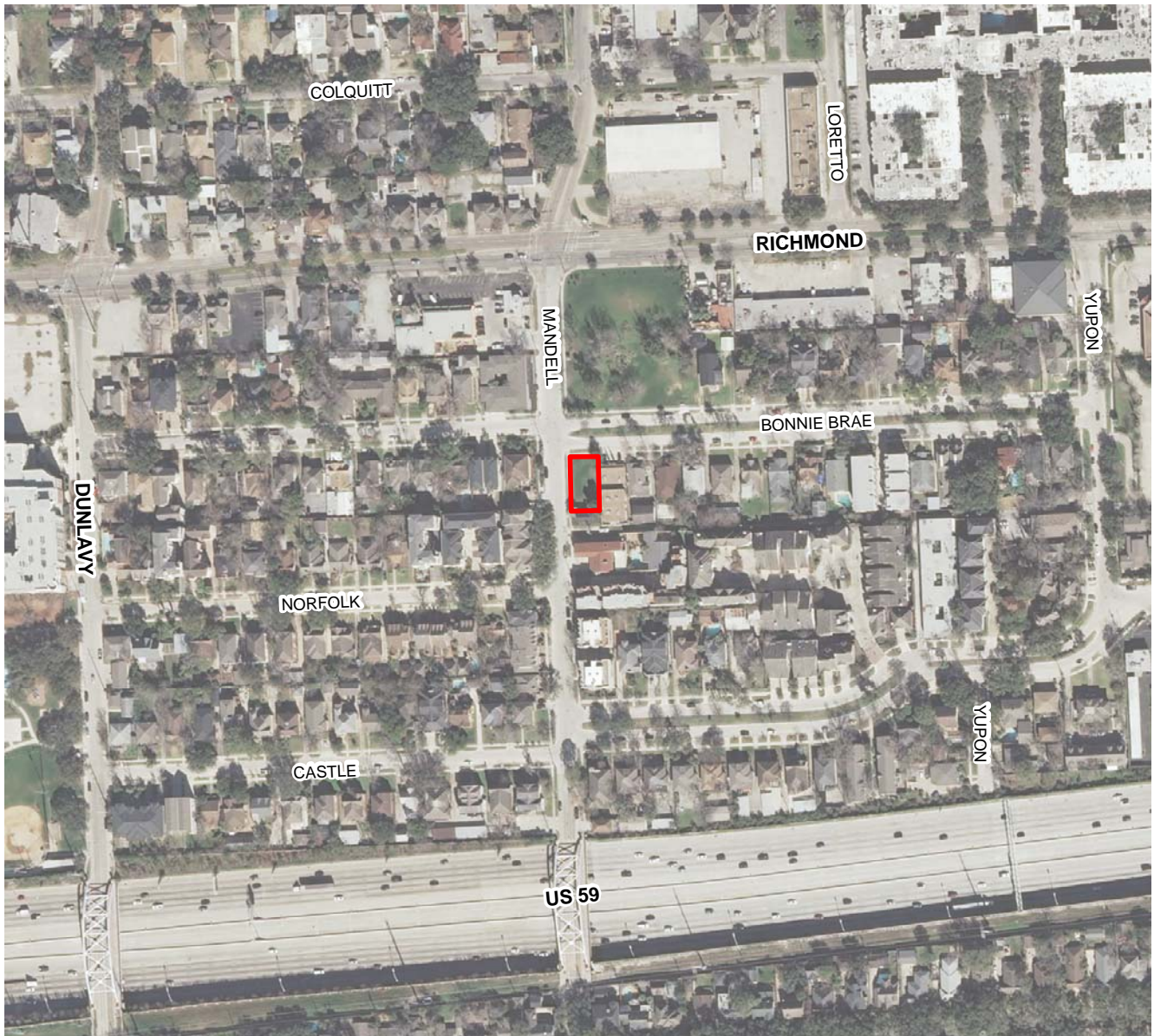
Houston Planning Commission ITEM : 121

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Mandell Courts replat no 1 (DEF 1)

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings with Variances

Aerial

4401 MANDELL ST
HOUSTON, TX 77006









Application Number: 2014-0504

Plat Name: Mandell Courts replat no 1

Applicant: Probstfeld & Associates, Inc.

Date Submitted: 03/07/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To reduce a 25' special minimum building line to a 10' building line along Bonnie Brae Street.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150: Building line Requirement. (c) A special minimum building line requirement established pursuant to subdivision B of this division shall control over all other provisions of this chapter relating to building line requirements.

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 located at the interception of Bonnie Brae Street and Mandell Street (corner lot) was purchased by current owners with the only intention of building their dream house; a 2-story, single-family residence that will be harmonious with the neighborhood and maintain the single-family character of the neighborhood. They spent the past two years working with an architectural firm in designing a residence utilizing the maximum buildable area of the lot. All the design work was based on the 10 foot building lines shown on Lots 1 & 2, block 1 of Mandell Courts. (See attached site plan & residence renderings). In light of the limited depth of the two combine lots of only 96.1 feet, and in comparison with all adjacent lots with a typical depth of 120 feet, the architect and owners designed a residence spreading the foot print of the house to a maximum to limit the height of the residence to a 2-Story, and thus preserving the 2-story character of the neighborhood.

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

Owners purchased these two lots on December 15, 2011, based on a recorded plat that shows 10 foot building lines along Bonnie Brae Street and Mandell Street. This plat was approved by the city of Houston Planning Commission on January 25, 2005; well after ordinance No. 2002-326 was passed and adopted by City Council on May 1, 2002, which established a 25-foot building line along Bonnie Brae Street.

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

The intent and general purposes of chapter 42 will be preserved and maintained. Variance approval will allow the construction of a single-family, 2-story residence, thus preserving the general character of the neighborhood, which is the intent and purpose of chapter 42; to assure proper residential use and subdivision of land.

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

The granting of this variance will not be injurious to the public health, safety or welfare of the community. Owners have secured a letter of approval from Castle Court Neighborhood Association with full support for the approval of the variance and also circulated a petition throughout the neighborhood within the radius of notification; with a large number of residents signing in support of the variance approval. Both letter & petition are attached to this form.

(5) Economic hardship is not the sole justification of the variance.

The granting of this variance is not solely based on economic hardship, but on the fact that the owners were deceived to due to the error with the plat. The owners respectfully request that this variance is granted.

Houston Planning Commission ITEM : 122

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Park Court partial replat no 1 (DEF 1)

Applicant: The Porter drafting Co.



C – Public Hearings

Site Location

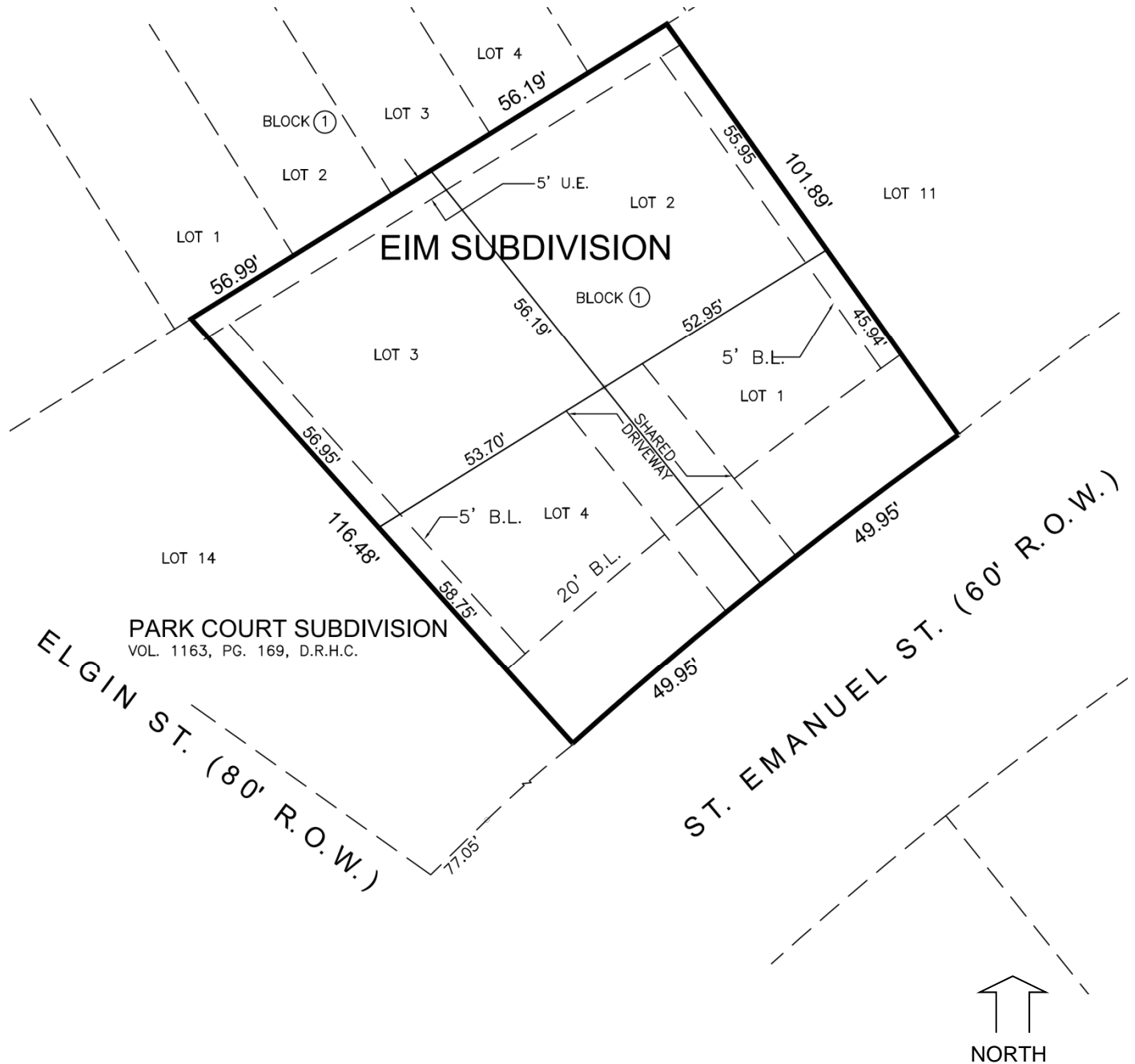
Houston Planning Commission ITEM : 122

Planning and Development Department

Meeting Date: 04/17/2014

Subdivision Name: Park Court partial replat no 1 (DEF 1)

Applicant: The Porter drafting Co.



C – Public Hearings

Subdivision

Houston Planning Commission ITEM : 122

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Park Court partial replat no 1 (DEF 1)

Applicant: The Porter drafting Co.



C – Public Hearings

Aerial

Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Ridgecrest Addition Sec 3 partial replat no 1

Applicant: Jones & Carter, Inc. - The Woodlands



C – Public Hearings

Site Location

Houston Planning Commission

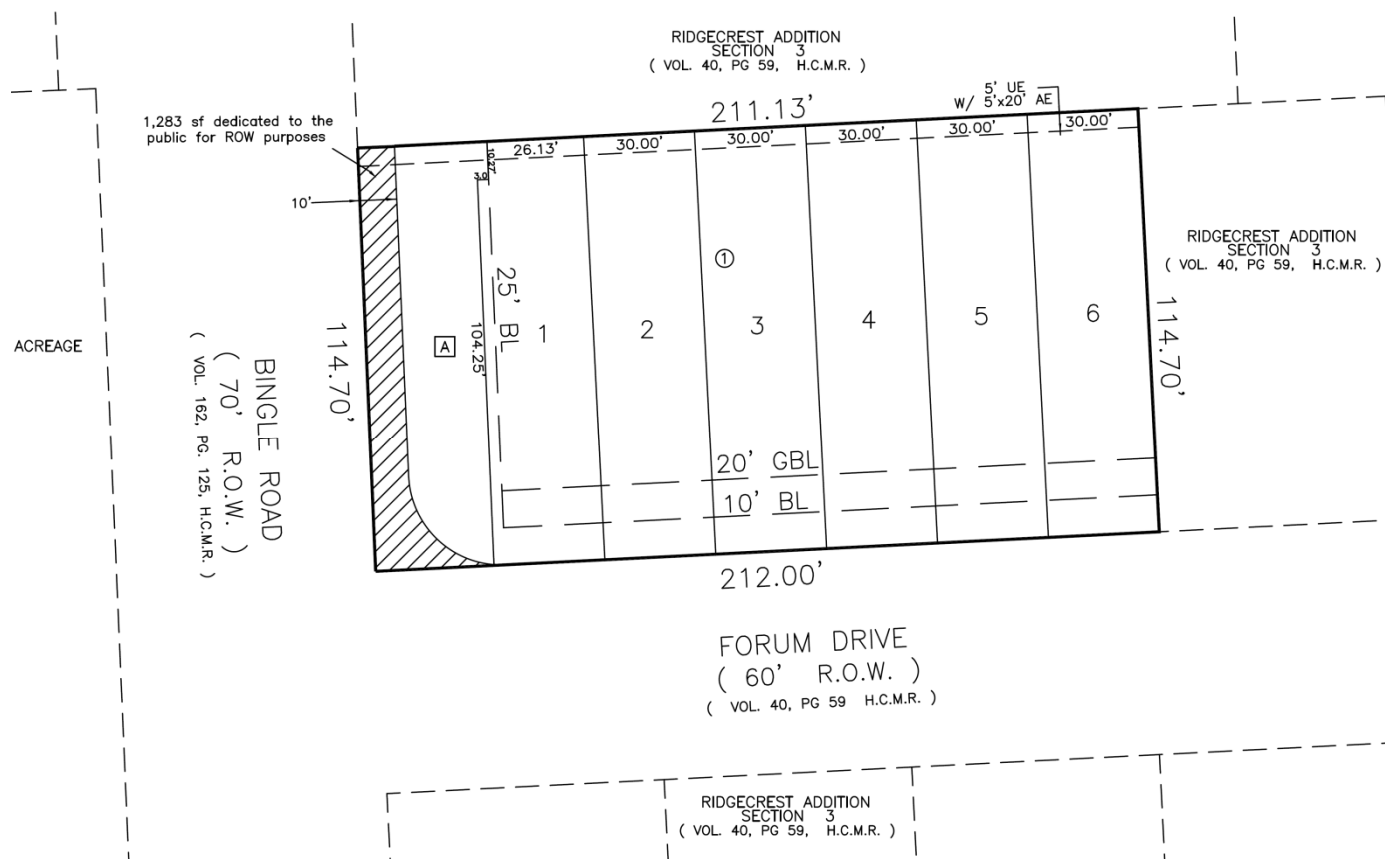
ITEM: 123

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Ridgcrest Addition Sec 3 partial replat no 1

Applicant: Jones & Carter, Inc. - The Woodlands



C – Public Hearings

Subdivision

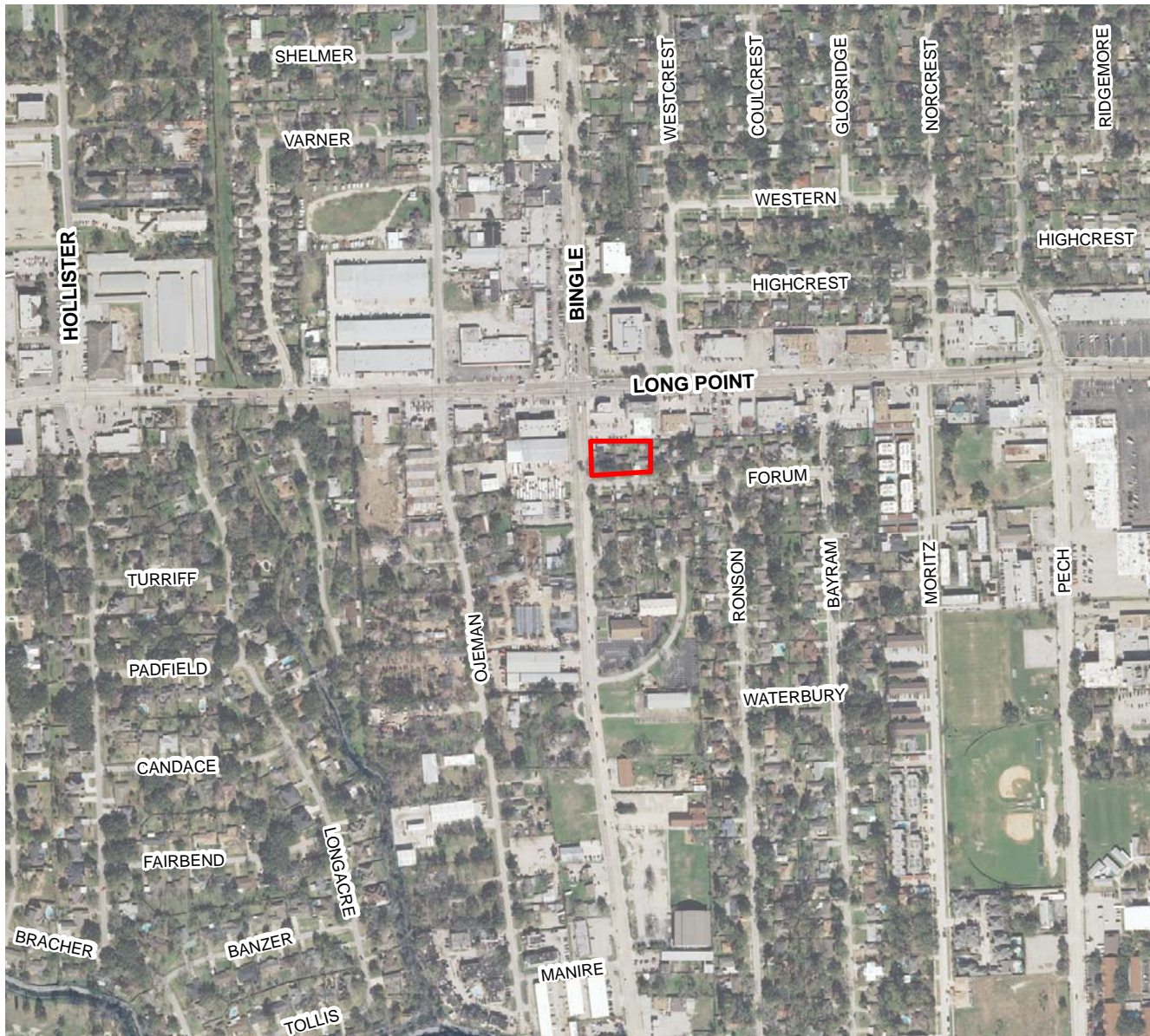
Houston Planning Commission ITEM : 123

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Ridgecrest Addition Sec 3 partial replat no 1

Applicant: Jones & Carter, Inc. - The Woodlands



C – Public Hearings

Aerial

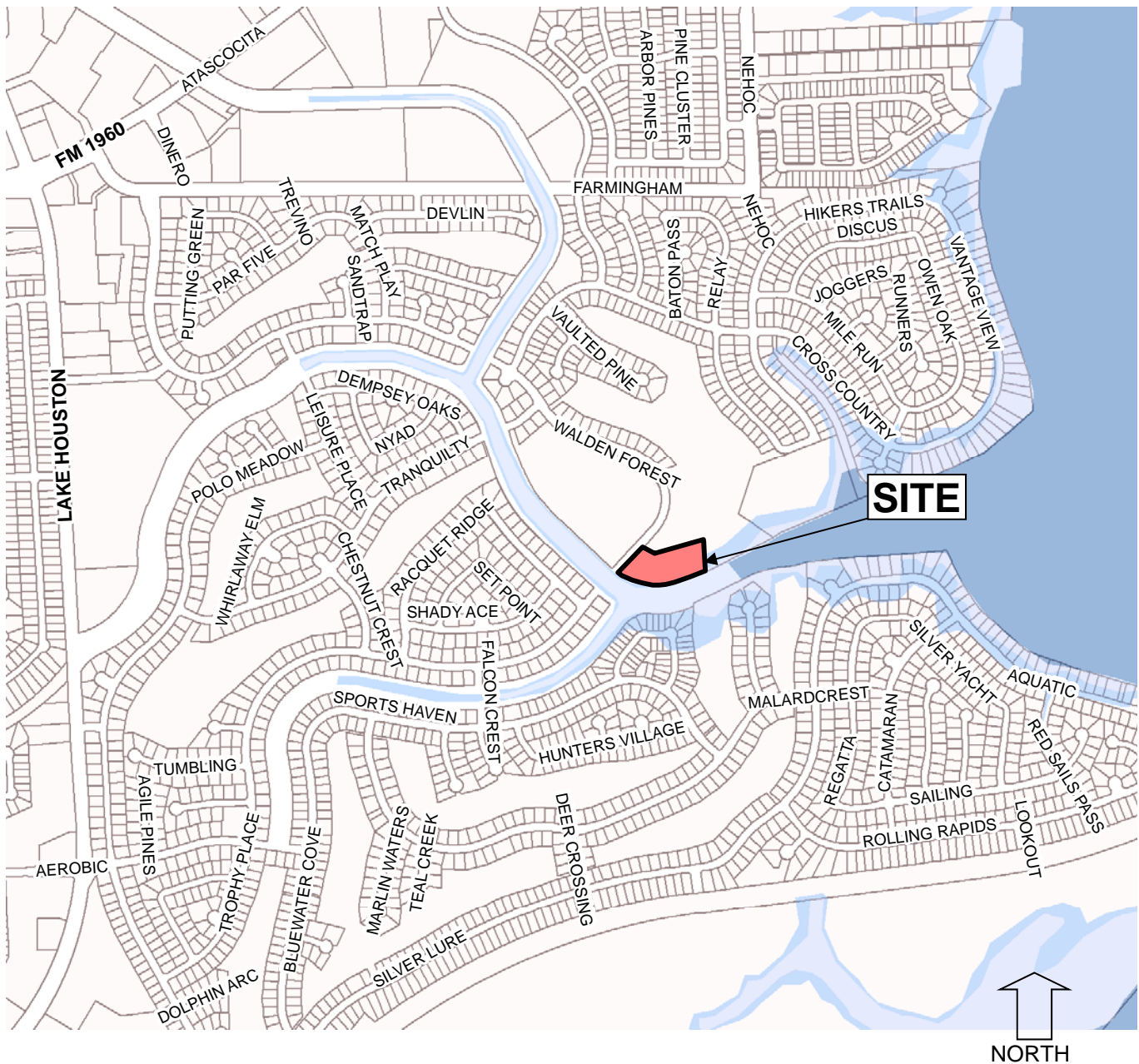
Houston Planning Commission ITEM : 124

Planning and Development Department

Meeting Date: 05/01/2014

**Subdivision Name: Walden on Lake Houston Olympic Village Sec 2
partial replat no 1**

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings

Site Location

Meeting Date: 05/01/2014

Applicant: BGE|Kerry R. Gilbert Associates



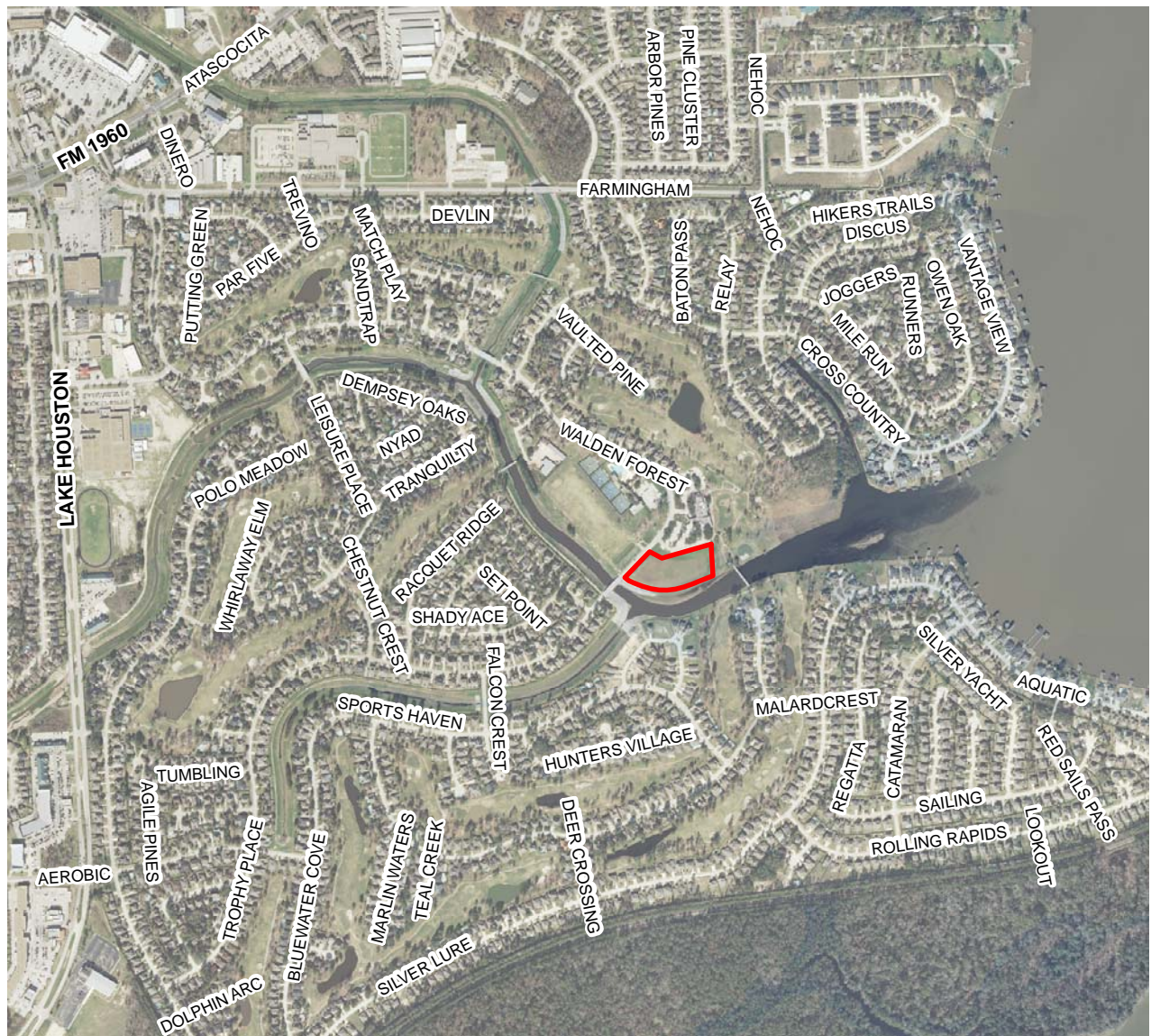
Houston Planning Commission ITEM : 124

Planning and Development Department

Meeting Date: 05/01/2014

**Subdivision Name: Walden on Lake Houston Olympic Village Sec 2
partial replat no 1**

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings

Aerial



TEXAS HOUSE OF REPRESENTATIVES
DAN HUBERTY

April 24, 2014

City of Houston Planning & Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

RE: Application to Replat Walden on Lake Houston Olympic Village Section Two

To whom it may concern:

It has come to my attention that an application has been submitted to your department requesting a partial replatting of an unrestricted reserve in my House District. I am writing to you today to request a denial of this application.

The property in question is located in Walden on Lake Houston Olympic Village Two. It is all of Unrestricted Reserve "C", as recorded at Volume 315, Page 104 of the Harris County Map Records. The application requests this area to be partially replatted to "create 34 single-family lots and 2 reserves in 2 blocks."

Currently, this land is unused and serves as green space for the residents of Walden. It is situated on the corner of Lake Houston that connects to Roger's Gully and is overlooked by the Walden Country Club. In the original plans for this community, the area in question was to be developed into a marina for residents. Due to a siltation issue at that location, the marina was never built. Several community residents filed lawsuits against the developer related to the undelivered amenity and received judgments in their favor.

I request that you would please afford the residents of Walden on Lake Houston the opportunity to meet with members of the Planning Commission to present the evidence from these previous court cases, along with any new information on the property. It is my hope that this will garner enough support that the commission will deny the application to replat this land.

If you have any questions about this situation, please contact me. I am happy to meet with anyone to discuss this issue, and I plan to testify at the upcoming Public Hearing to be held on this matter. Thank you for your consideration of this request.

Sincerely,


Dan Huberty

cc: Annise Parker, Mayor - City of Houston; Dave Martin, Council Member - City of Houston, District E; all members of the City of Houston Planning Commission and Walden on Lake Houston

DISTRICT OFFICE:
4501 MAGNOLIA COVE, SUITE 201 A
KINGWOOD, TEXAS 77345
281-360-9410

CAPITOL OFFICE:
P.O. Box 2910
AUSTIN, TEXAS 78768-2910
512-463-0520

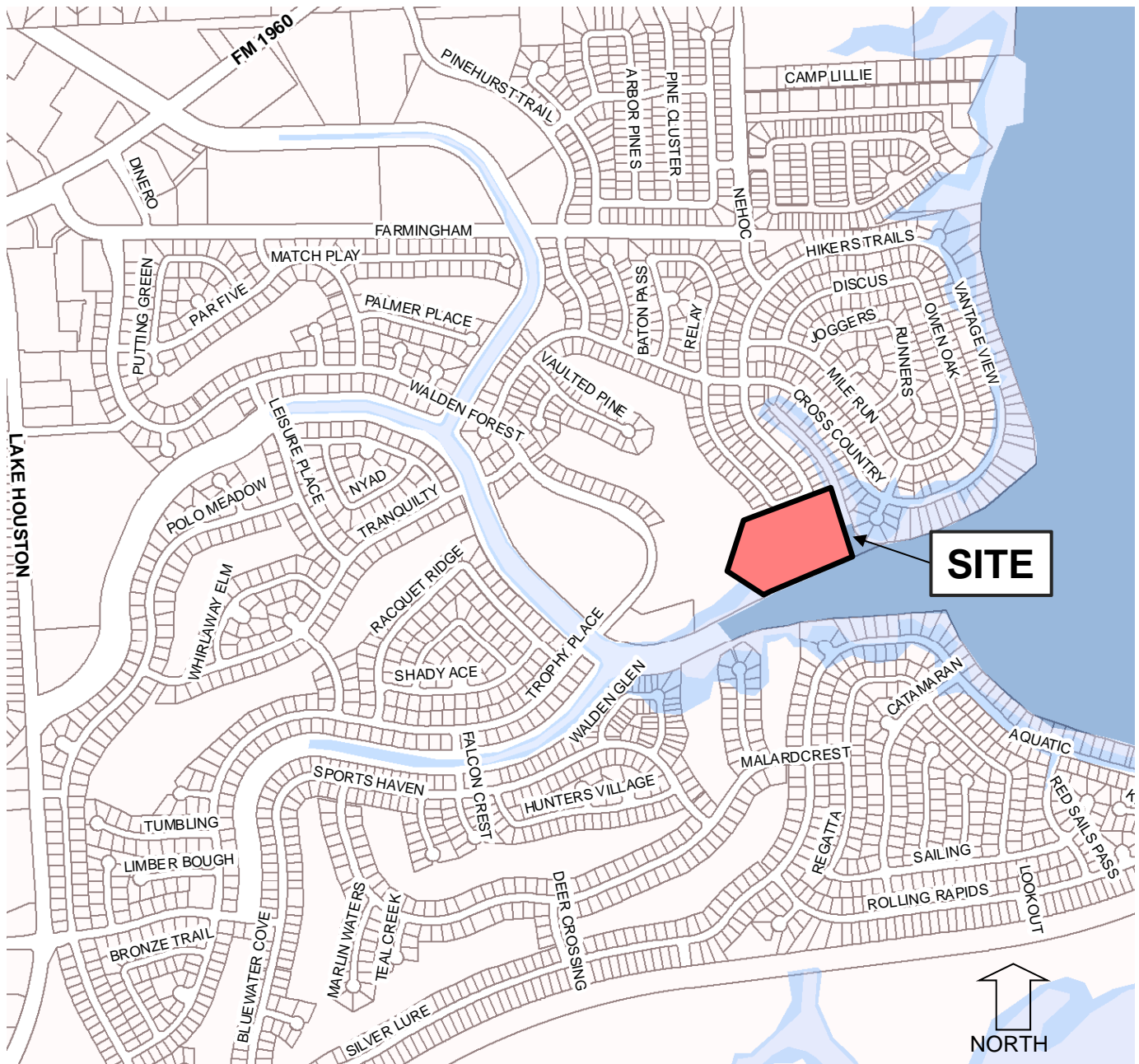
Houston Planning Commission ITEM : 125

Planning and Development Department

Meeting Date: 05/01/2014

**Subdivision Name: Walden on Lake Houston Olympic Village Sec 2
partial replat no 2**

Applicant: BGE|Kerry R. Gilbert Associates

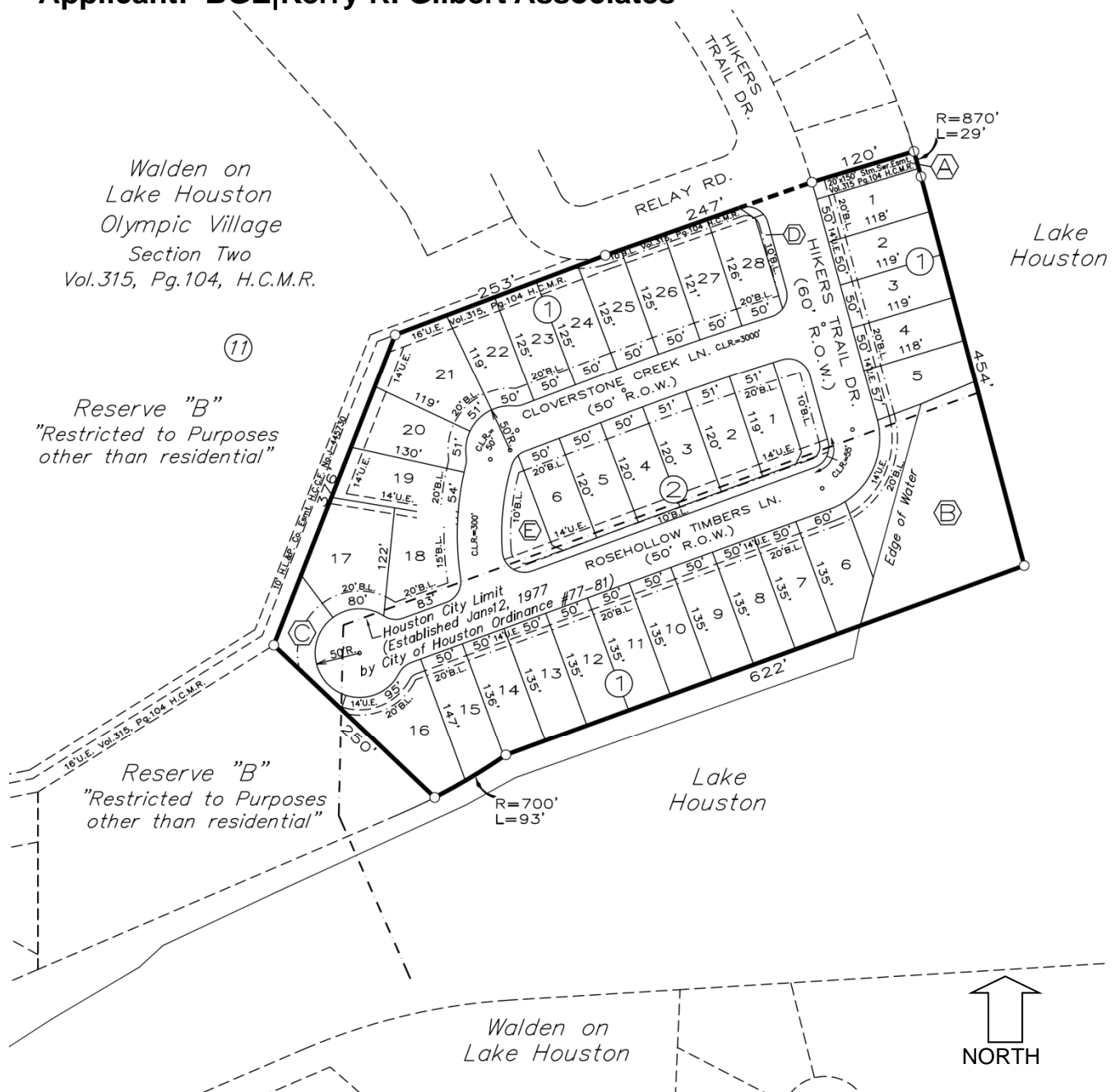


C – Public Hearings

Aerial

Meeting Date: 05/01/2014

Applicant: BGE|Kerry R. Gilbert Associates



Houston Planning Commission ITEM : 125

Planning and Development Department

Meeting Date: 05/01/2014

**Subdivision Name: Walden on Lake Houston Olympic Village Sec 2
partial replat no 2**

Applicant: BGE|Kerry R. Gilbert Associates



C – Public Hearings

Site Location



TEXAS HOUSE OF REPRESENTATIVES
DAN HUBERTY

April 24, 2014

City of Houston Planning & Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

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The property in question is located in Walden on Lake Houston Olympic Village Two. It is all of Unrestricted Reserve "C", as recorded at Volume 315, Page 104 of the Harris County Map Records. The application requests this area to be partially replatted to "create 34 single-family lots and 2 reserves in 2 blocks."

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I request that you would please afford the residents of Walden on Lake Houston the opportunity to meet with members of the Planning Commission to present the evidence from these previous court cases, along with any new information on the property. It is my hope that this will garner enough support that the commission will deny the application to replat this land.

If you have any questions about this situation, please contact me. I am happy to meet with anyone to discuss this issue, and I plan to testify at the upcoming Public Hearing to be held on this matter. Thank you for your consideration of this request.

Sincerely,


Dan Huberty

cc: Annise Parker, Mayor - City of Houston; Dave Martin, Council Member - City of Houston, District E; all members of the City of Houston Planning Commission and Walden on Lake Houston

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AUSTIN, TEXAS 78768-2910
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Houston Planning Commission

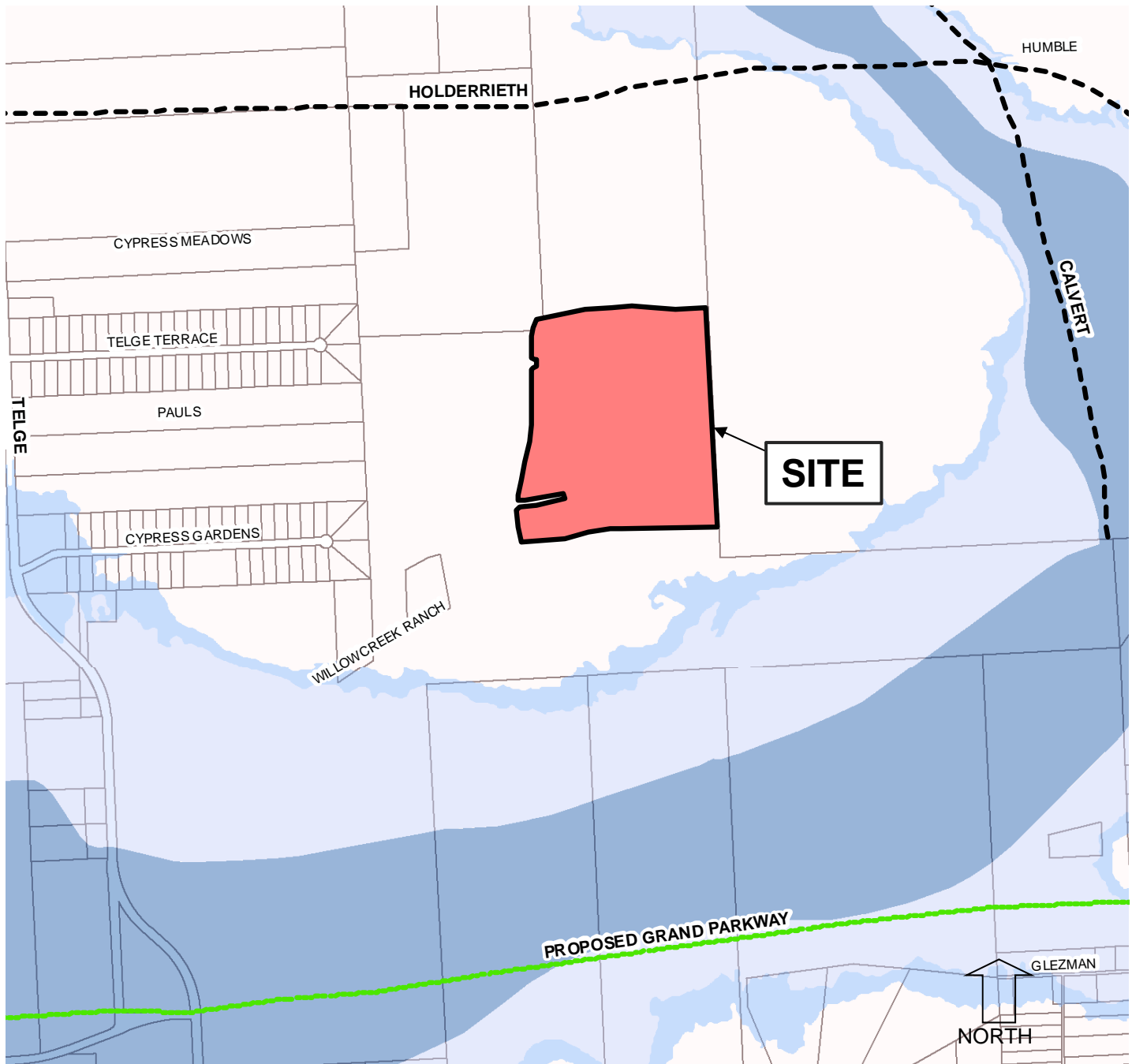
ITEM: 126

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Willowcreek Ranch Sec 2 partial replat no 1 and extension

Applicant: EHRA



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 126

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Willowcreek Ranch Sec 2 partial replat no 1 and extension

Applicant: EHRA



C – Public Hearings

Subdivision

Houston Planning Commission

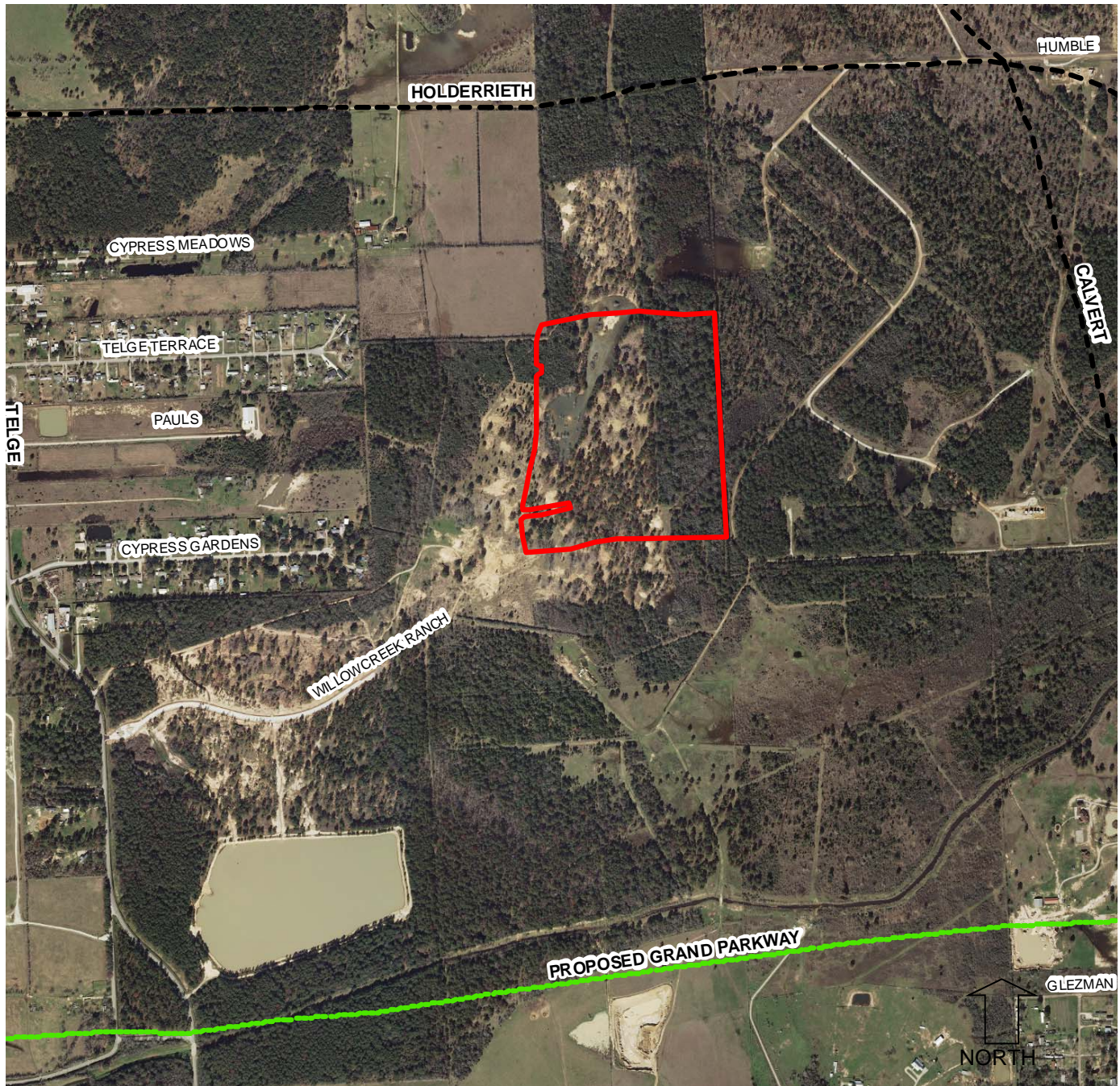
ITEM: 126

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Willowcreek Ranch Sec 2 partial replat no 1 and extension

Applicant: EHRA



C – Public Hearings

Aerial

Houston Planning Commission ITEM : 127

Planning and Development Department

Meeting Date: 5/01/2014

Subdivision Name: Dowling Park (DEF)

Applicant: Richard Grothues Designs



D – Variances

Site Location

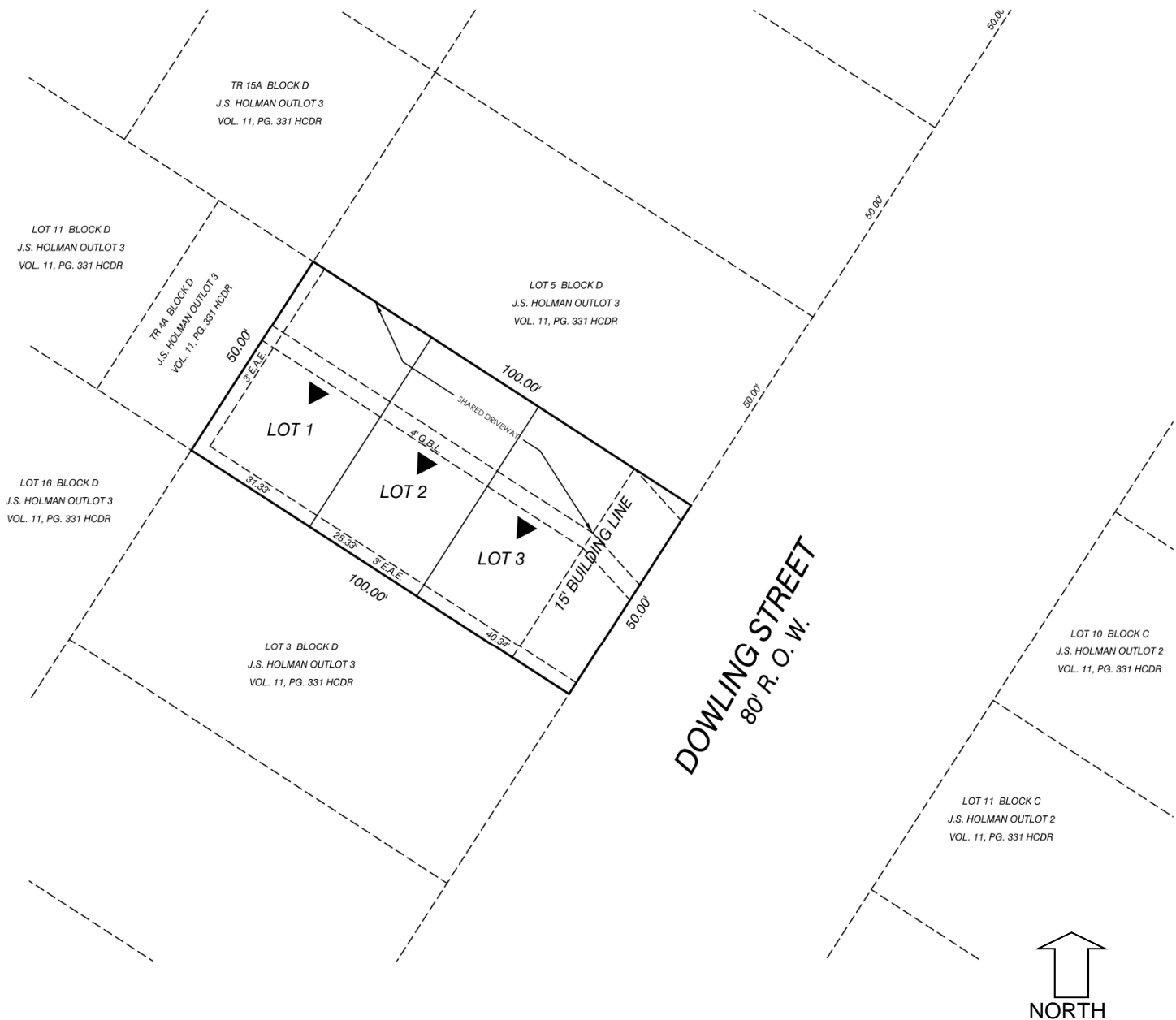
Houston Planning Commission ITEM : 127

Planning and Development Department

Meeting Date: 5/01/2014

Subdivision Name: Dowling Park (DEF)

Applicant: Richard Grothues Designs



D – Variances

Subdivision

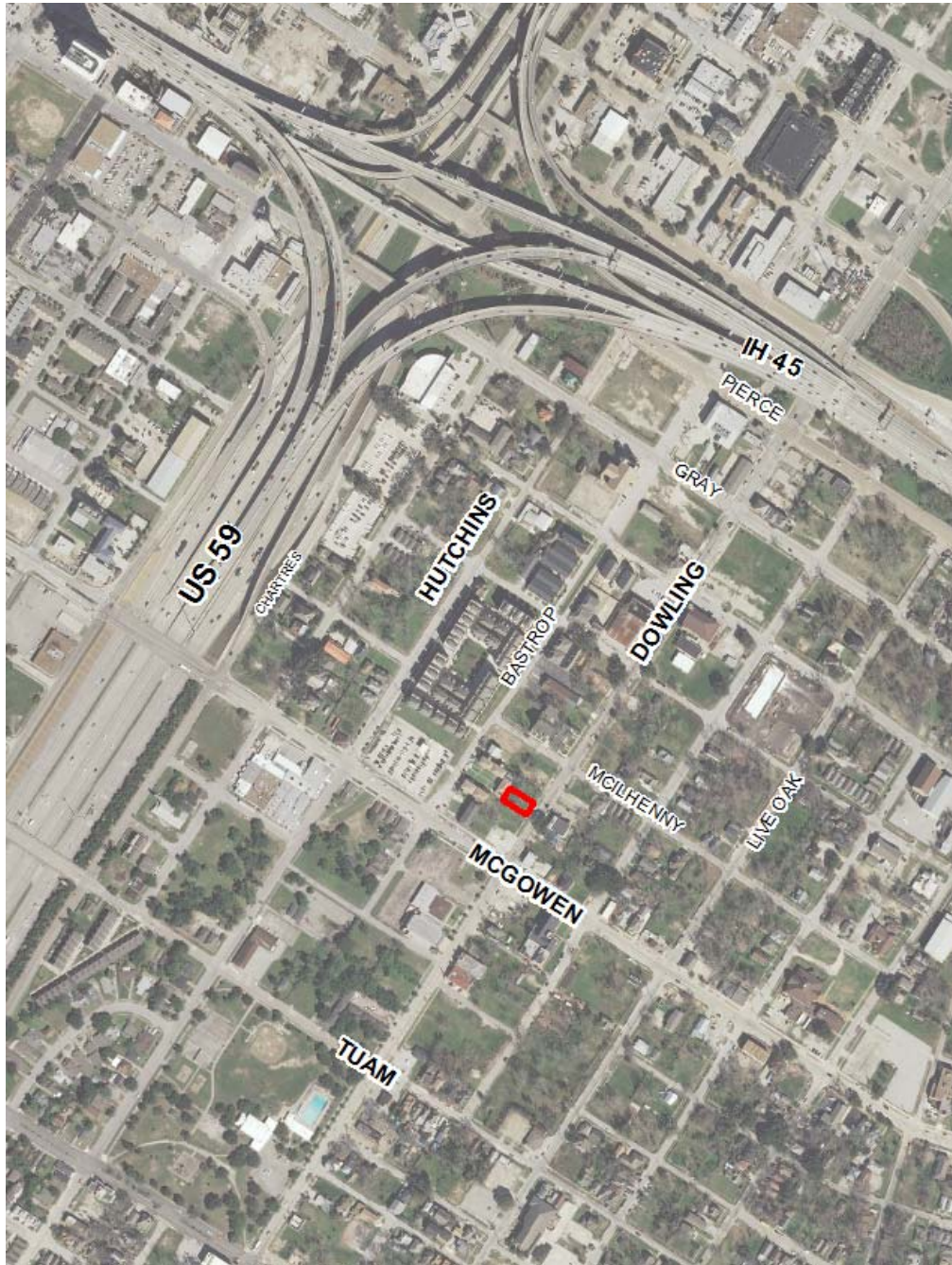
Houston Planning Commission ITEM : 127

Planning and Development Department

Meeting Date: 5/01/2014

Subdivision Name: Dowling Park (DEF)

Applicant: Richard Grothues Designs



D – Variances

Aerial





Application Number: 2014-0776

Plat Name: Dowling Park

Applicant: Richard Grothues Designs

Date Submitted: 04/05/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 15' building line on Dowling Street, a major thoroughfare

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 – BUILDING LINE REQUIREMENT – MAJOR THOROUGHFARE – GENERAL – 25'

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;

Dowling Park is located on Dowling Street between McIlhenny Street and McGowen Avenue. Developer acquired 1 lot out of the original J.S. Holman Survey, with the intention of townhomes in a manner consistent with recent developments in this area. This area is increasingly becoming an area where townhomes are being constructed for persons working in downtown and surrounding areas. A 15' building line will allow for a more practical site layout to accommodate future residents working near downtown. Buildings in this area, specifically along Dowling Street vary and appear to range between 0' and 25'. Including Sait John's Baptist Church, Wolf's Department Store, Wolf's Pawnshop, Wesley Chapel AME Church, and an office building at 2206 Dowling. These projects establish a prevailing setback of 15 feet or less, with a strong likelihood that this prevalence will be in place for any foreseeable future period, due to the permanent nature of these recent projects. While these are older existing buildings, the intent is to show that these homes will not be abnormal in this area. With the ever increasing cost of land in Houston, the ability to build 3 homes on this lot versus 2 would allow the developer to keep the home prices affordable to more people who work in the downtown area. Please consider the site plan shows that the subdivision will take access from only one point along Dowling Street. The project will construct a new 5' wide pedestrian walk along Dowling with landscaping to preserve a pedestrian friendly atmosphere.

(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 to subject tract.

(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 the following considerations: 1. Proposed development will include a 5-foot sidewalk along Dowling Street; 2. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(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. Instead, it will make the site layout more practical and beautify the block face, without in anyway compromising public health or safety.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of prevailing conditions and beautification of the block face.

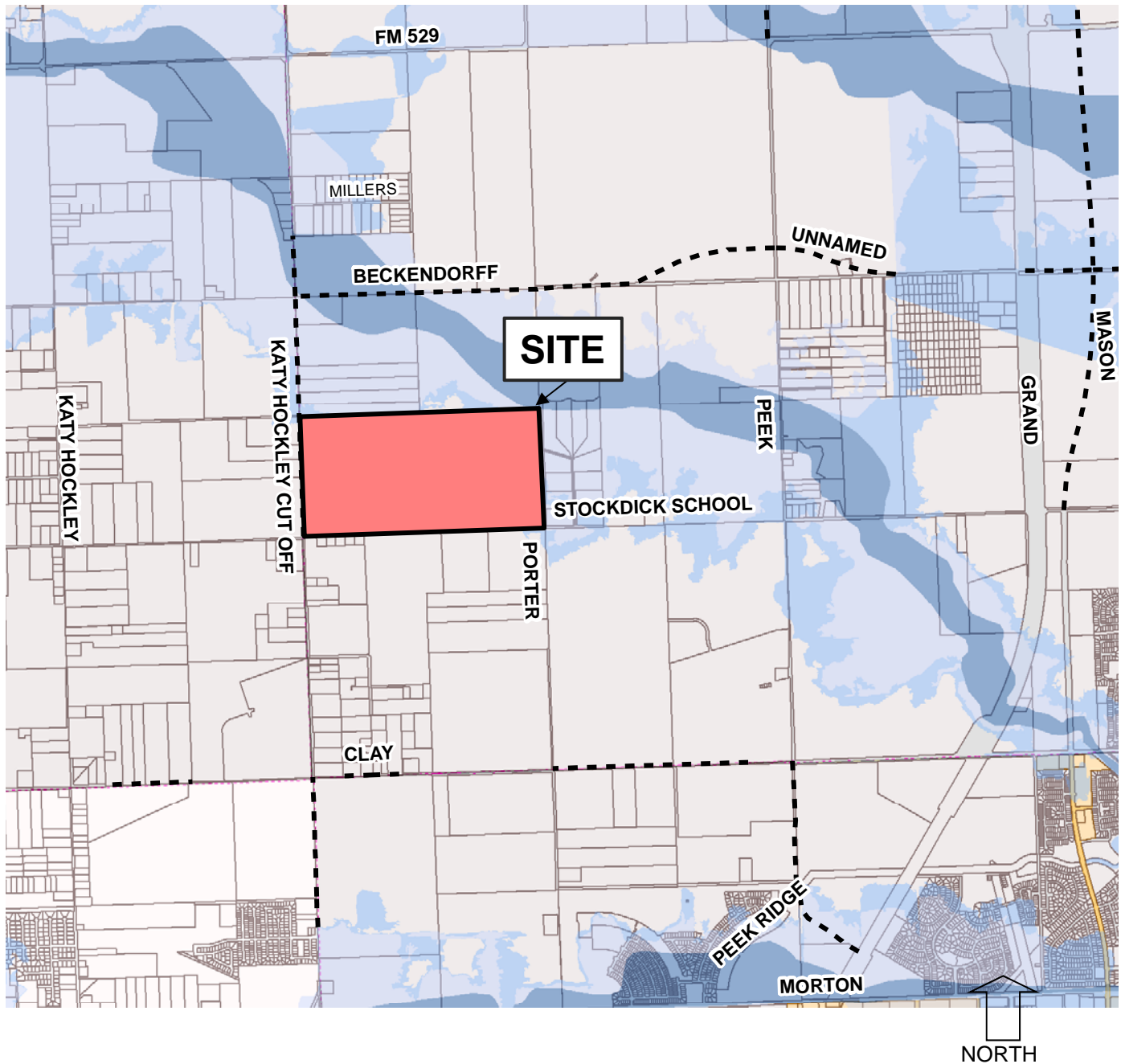
Houston Planning Commission ITEM : 128

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: King Crossing GP

Applicant: LJA Engineering, Inc. – (West Houston Office)



D – Variances

Site Location

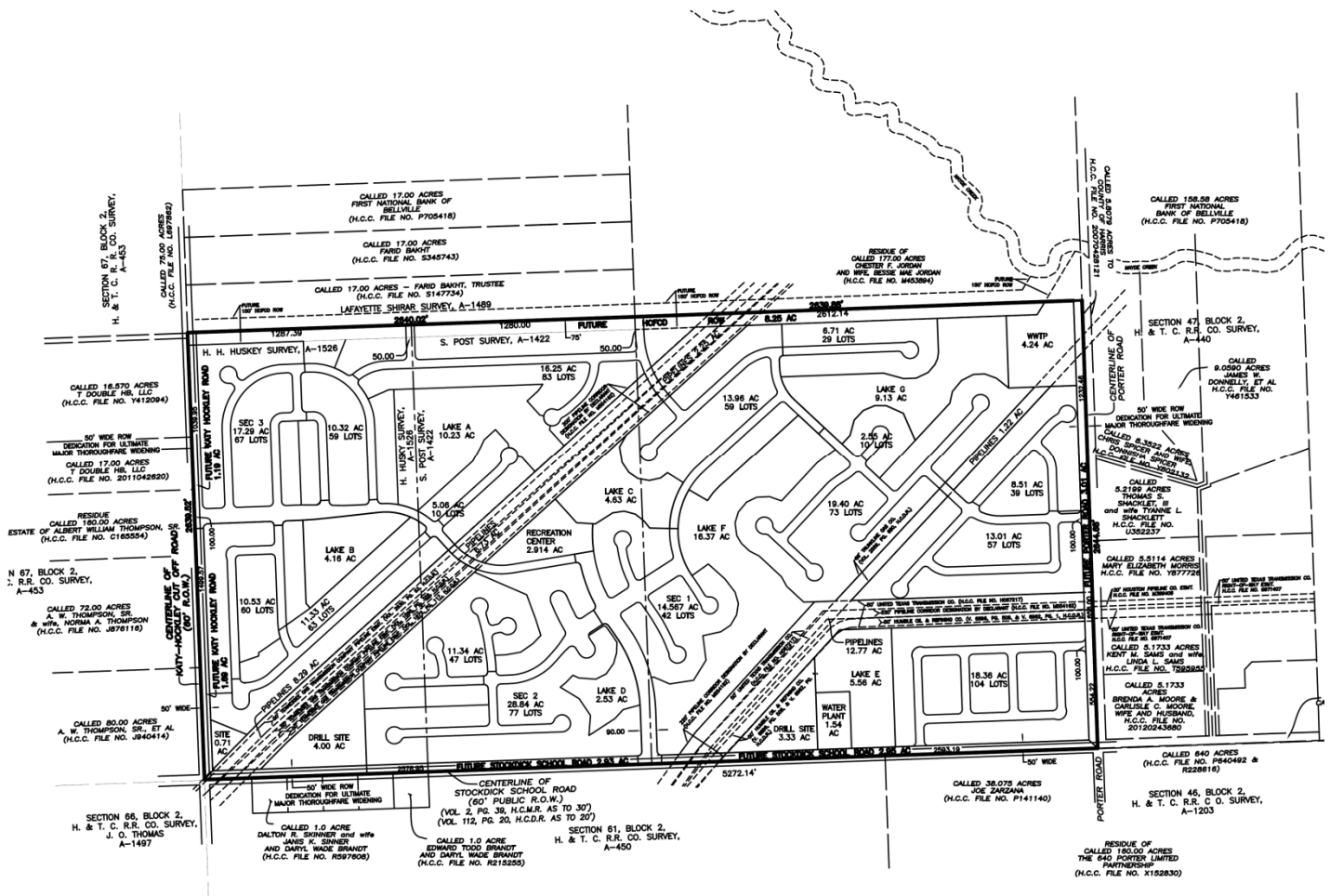
Houston Planning Commission ITEM : 128

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: King Crossing GP

Applicant: LJA Engineering, Inc. – (West Houston Office)



D – Variances

Subdivision

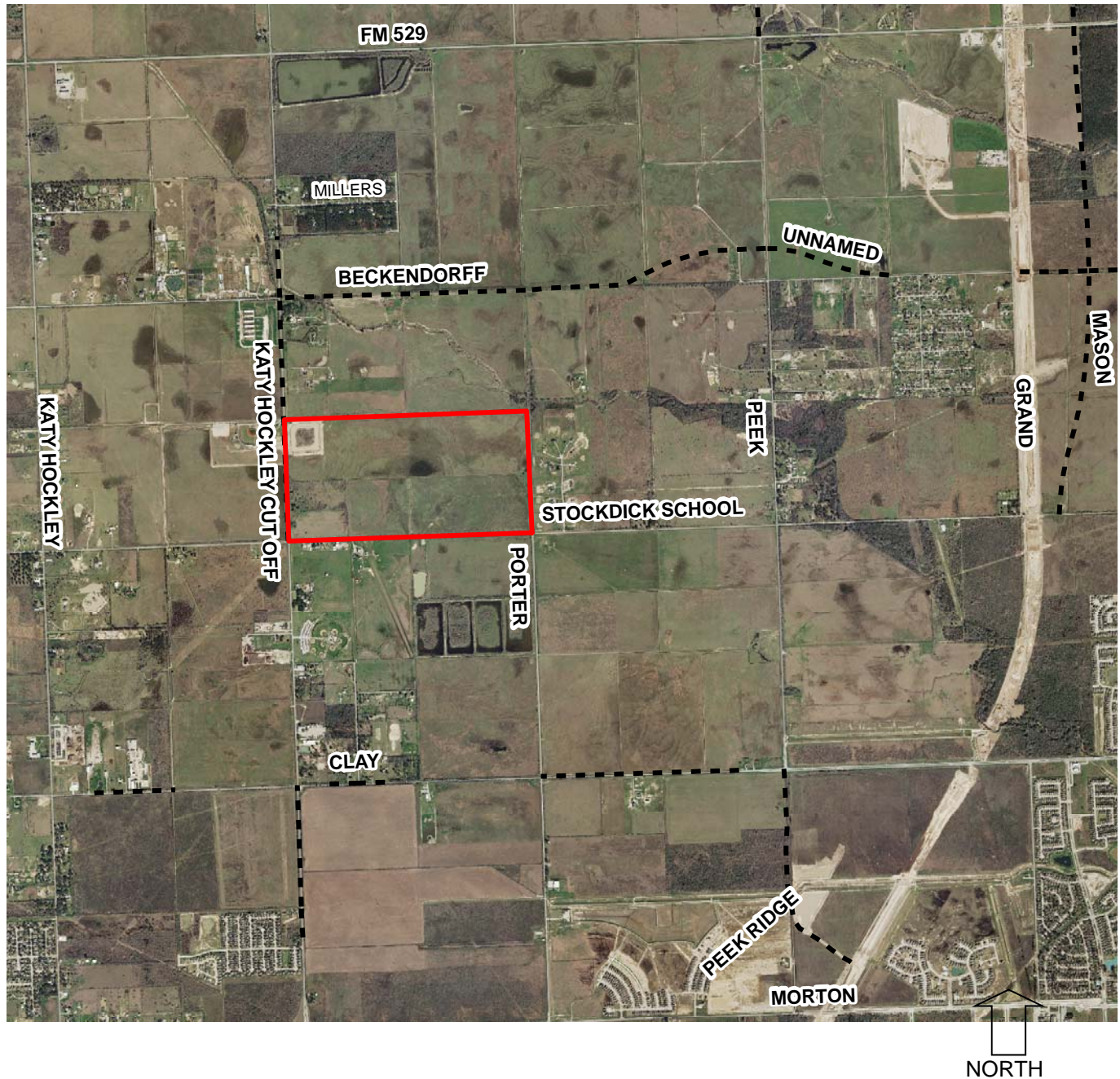
Houston Planning Commission ITEM : 128

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: King Crossing GP

Applicant: LJA Engineering, Inc. – (West Houston Office)



D – Variances

Aerial



Application Number: 2014-0979

Plat Name: King Crossing GP

Applicant: LJA Engineering, Inc.- (West Houston Office)

Date Submitted: 04/21/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Allow block length to exceed 1400' along the northern boundary of the proposed general plan.

Chapter 42 Section: 128 (a) (1)

Chapter 42 Reference:

(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 1400 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;

King Crossing is a proposed general plan (West Harris County) that encompasses almost 320 acres north of Stockdick School Road between Katy-Hockley Cut Off Road to the west and future Porter Road to the east. The general plan is 5272' in length along Stockdick School Road and about 2644' along Katy-Hockley Cut Off Road and future Porter Road respectively. All three streets are identified as major thoroughfares on Houston's MTFP plan and therefore the street intersection spacing is 2600'. On the northern boundary of the GP the developer will dedicate 75' of a future 150' Harris County Flood Control District ROW. The length of the northern boundary between Katy-Hockley Cut off Road and Porter is about 5180'. The intersection spacing along a local road is 1400' which would normally require three streets stubbing into the north boundary. Due to future HCFCD ROW and two sets of pipelines that cross the General plan the developer is requesting two northern stubs. There is a 200' pipeline corridor that starts at the southwest corner of the proposed general plan and runs to the north and east out of the proposed general plan. There is a second pipeline corridor that runs from about the middle of Stockdick School Road to Porter Road. These two pipeline corridors make north and south connections more challenging. The revised General Plan has King Crossing Boulevard end in King Crossing Section 1 and does not cross the pipeline corridor because the pipeline company will not allow a diagonal crossing. Instead, a perpendicular crossing occurs north of section 1. The collector road terminates and heads west but allows for two perpendicular pipeline crossings. Additionally, the revised general plan still has two street stubs to the north. The new general plan is asking for the same variance that was already granted.

(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 physical characteristics of the property. The block length along a local street is 1400' and along a drainage channel is every 2000' feet. The developer is dedicating 75' of a future 150' HCFCD; this future 150' HCFCD ROW runs along almost the entire length of the northern boundary of the general plan. The two northern stub streets are about 1200+' from Katy-Hockley Cut Off Road and from each other. The stub street in the middle of the GP is about 300' from the 200' pipeline corridor and about a total 2600' from Porter Road.

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

The intent and general purposes of this chapter are preserved by the creation of a general plan that has local street connections along all three major thoroughfares. The pipeline corridor will be crossed twice and there will also be a crossing along the 66' Trunkline Gas Company pipeline that runs from Porter Road to the northeast corner of the general plan. The proposed general plan provides for good vehicle circulation throughout the entire project.

(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 and safety. The street connections on the north are limited because of the future 150' HCFCD ROW and because there is a 200' pipeline corridor that cuts the general plan from the southwest corner to the middle of general plan on the north. Good vehicle access is allowed by providing street stubs along all three major thoroughfares and by providing two connections to the north.

(5) Economic hardship is not the sole justification of the variance.

Physical constraints is the hardship that justifies the variance. South Mayde Creek is north of the proposed general plan and there are currently no street that stub into our property. The street connections on the north will allow for future connectivity to the proposed general plan. The connections to the three major thoroughfares will allow for good vehicle circulation within the proposed general plan.

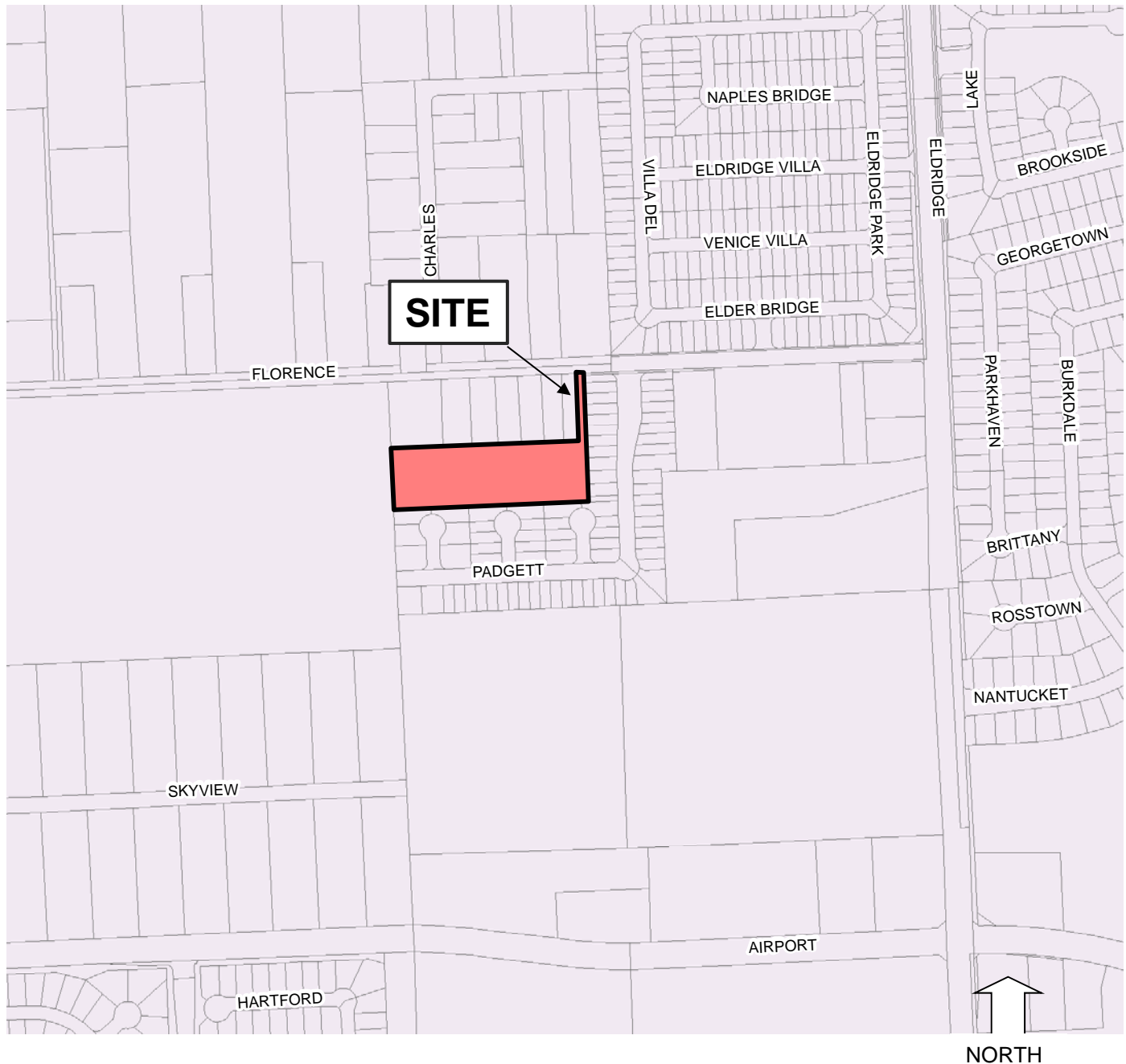
Houston Planning Commission ITEM : 129

Planning and Development Department

Meeting Date: 5/01/2014

Subdivision Name: Lilly Mae Gardens (DEF)

Applicant: Rode Enterprises



D – Variances

Site Location

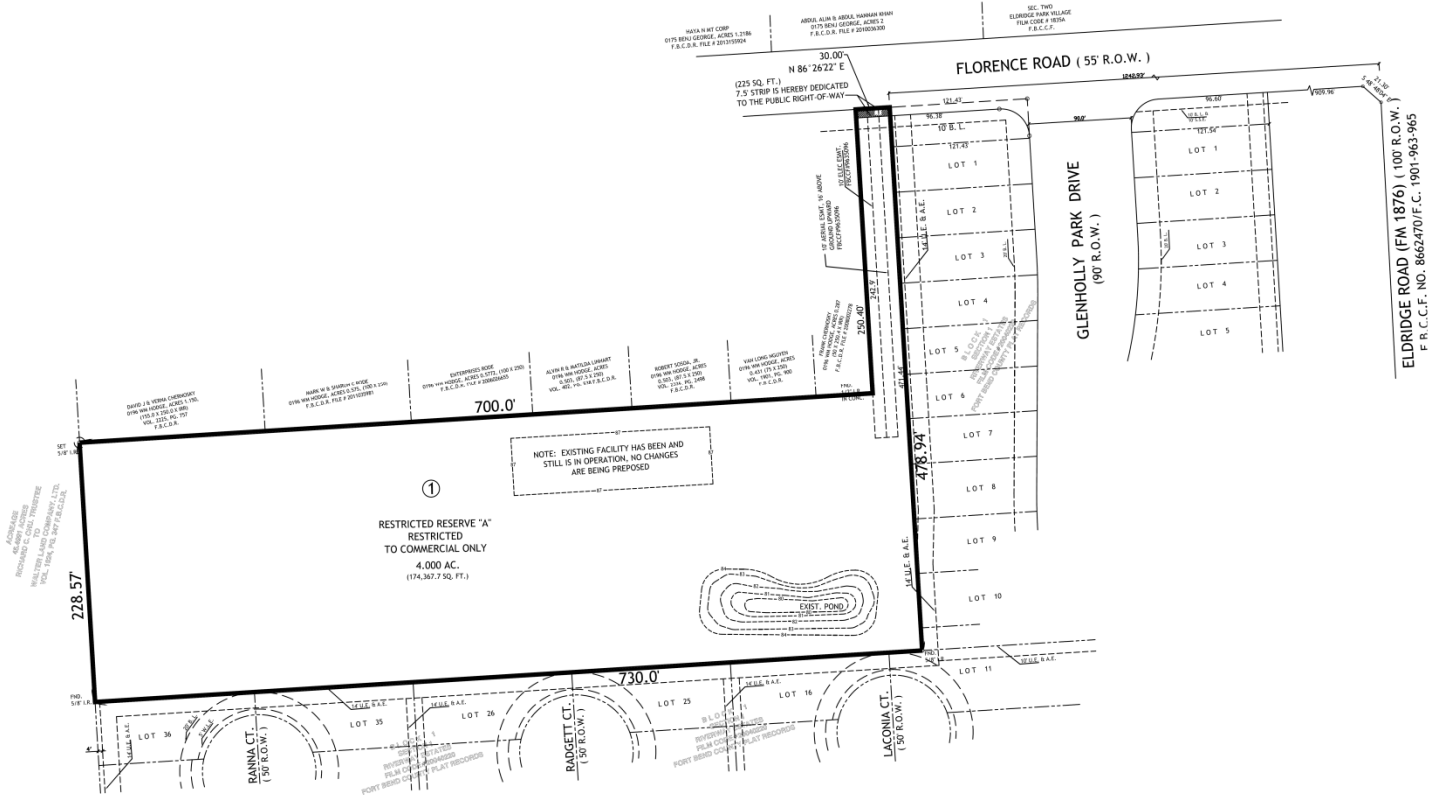
Houston Planning Commission ITEM : 129

Planning and Development Department

Meeting Date: 5/01/2014

Subdivision Name: Lilly Mae Gardens (DEF)

Applicant: Rode Enterprises



D – Variances

Subdivision

Houston Planning Commission ITEM : 129

Planning and Development Department

Meeting Date: 5/01/2014

Subdivision Name: Lilly Mae Gardens (DEF)

Applicant: Rode Enterprises



D – Variances

Aerial

Application Number: 2014-0790

Plat Name: Lilly Mae Gardens

Applicant: Jalayer And Associates, Inc.

Date Submitted: 04/06/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To plat property with less than 60' frontage as requested by Fort Bend County MUD 2.

Chapter 42 Section: 190(c)

Chapter 42 Reference:

(c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted reserve—All other 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet.

Statement of Facts

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

(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 was purchased in its present configuration. At the time of purchase there was no option to purchase additional property. The only point of access to the property is the 30 foot wide strip of land that abuts Florence Road. The property is confined by a subdivision on both its East and South boundaries. The property is confined on its North and West boundary by several privately owned tracts of land. There is no option for the acquisition of additional land to provide the 60 feet required by the ordinance.

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

the applicants never had any intention or desire to plat this property. The applicant is being forced to plat this property by Fort Bend County MUD 2. The applicant was forced to sign a contract with Fort Bend County MUD 2 in 1999 for the MUD to allow the applicant to operate a well and septic on the property. The Contract required the applicant to connect to MUD services in the future when the MUD made them "available" as determined solely by the MUD. MUD contends that services are now available and are demanding the applicant to connect to the services. Before the applicant can connect, the property must be platted. The Fort Bend County MUD 2 has filed suit against applicant and is forcing applicant to plat and the applicant, in its efforts to comply, is seeking this variance.

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

The granting of the variance will not affect the intent or general purpose of this Chapter. In fact, approving the variance and this plat will actually enhance and further the intent and general purpose of Chapter 42. The proposed plat actually provides a donation to the City of 7.5 feet of the applicants frontage. The access point is for the sole use of the applicant and not the general public. This has been the same use since the date applicant obtained the property.

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

The use of the property will still be for the private ingress and egress of the property by the applicants. This property is not open to the public. Granting the variance and approving the plat will not in any way increase traffic onto or off of Florence road from the applicants' property. The approval of this variance and plat will benefit the public and increase the public health, safety and welfare. With the donated 7.5 feet as proposed, the City is free to widen Florence Road if needed or desired to make travel safer to automobiles. The City could also utilize this additional 7.5 feet to construct a sidewalk for the safety of pedestrian traffic.

(5) Economic hardship is not the sole justification of the variance.

Applicant is seeking this variance as required by the Fort Bend County MUD 2. But for the demand of connection being imposed by the Fort Bend County MUD 2, applicants would not be platting the property and seeking the variance. The applicants have been sued by the Fort Bend County MUD 2 demanding that they connect to the MUD services. This connection is not allowed absent platting of the property.

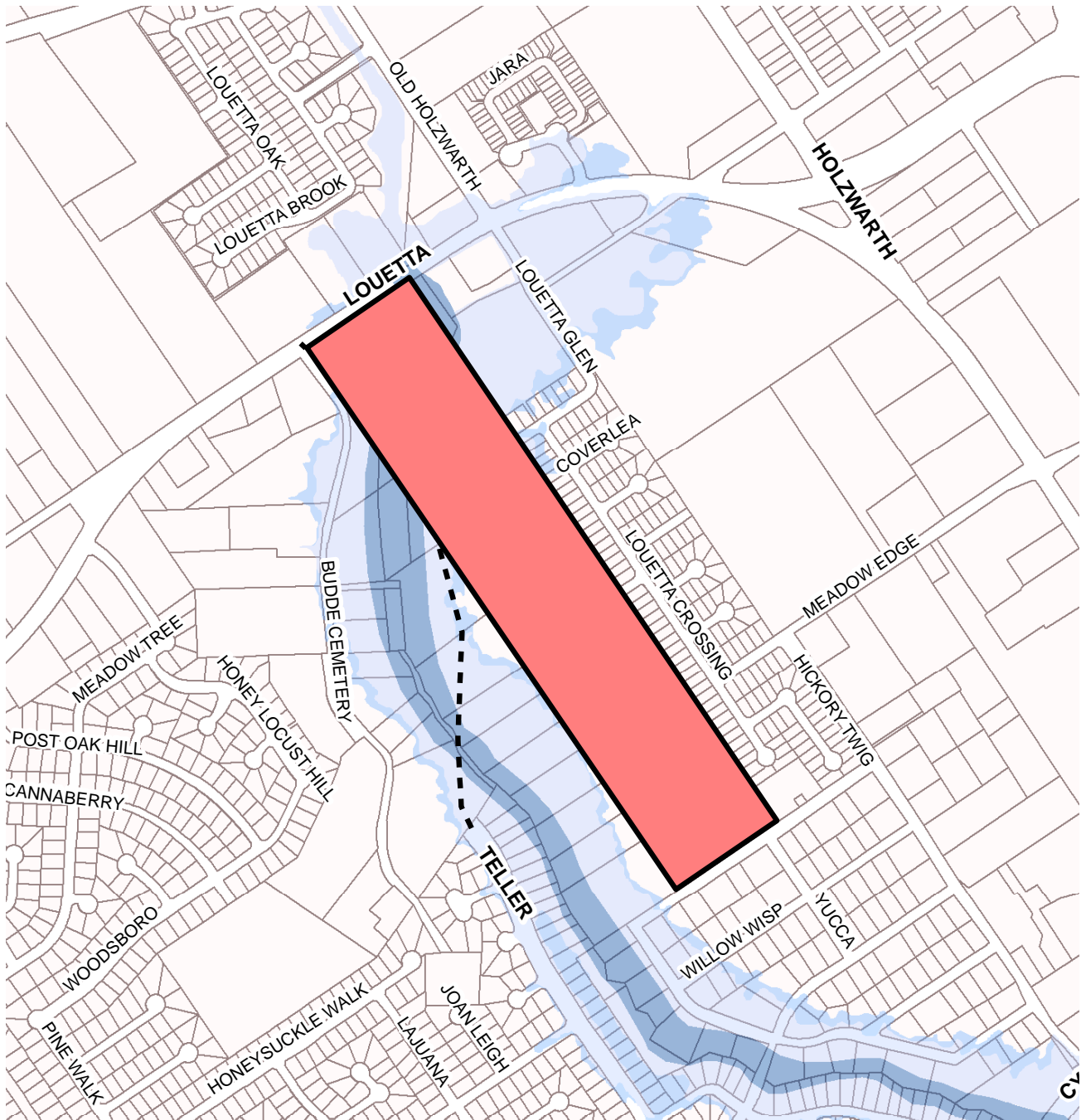
Houston Planning Commission ITEM : 130

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Louetta Park GP

Applicant: LJA Engineering, Inc. – (West Houston Office)



D – Variances

Site Location

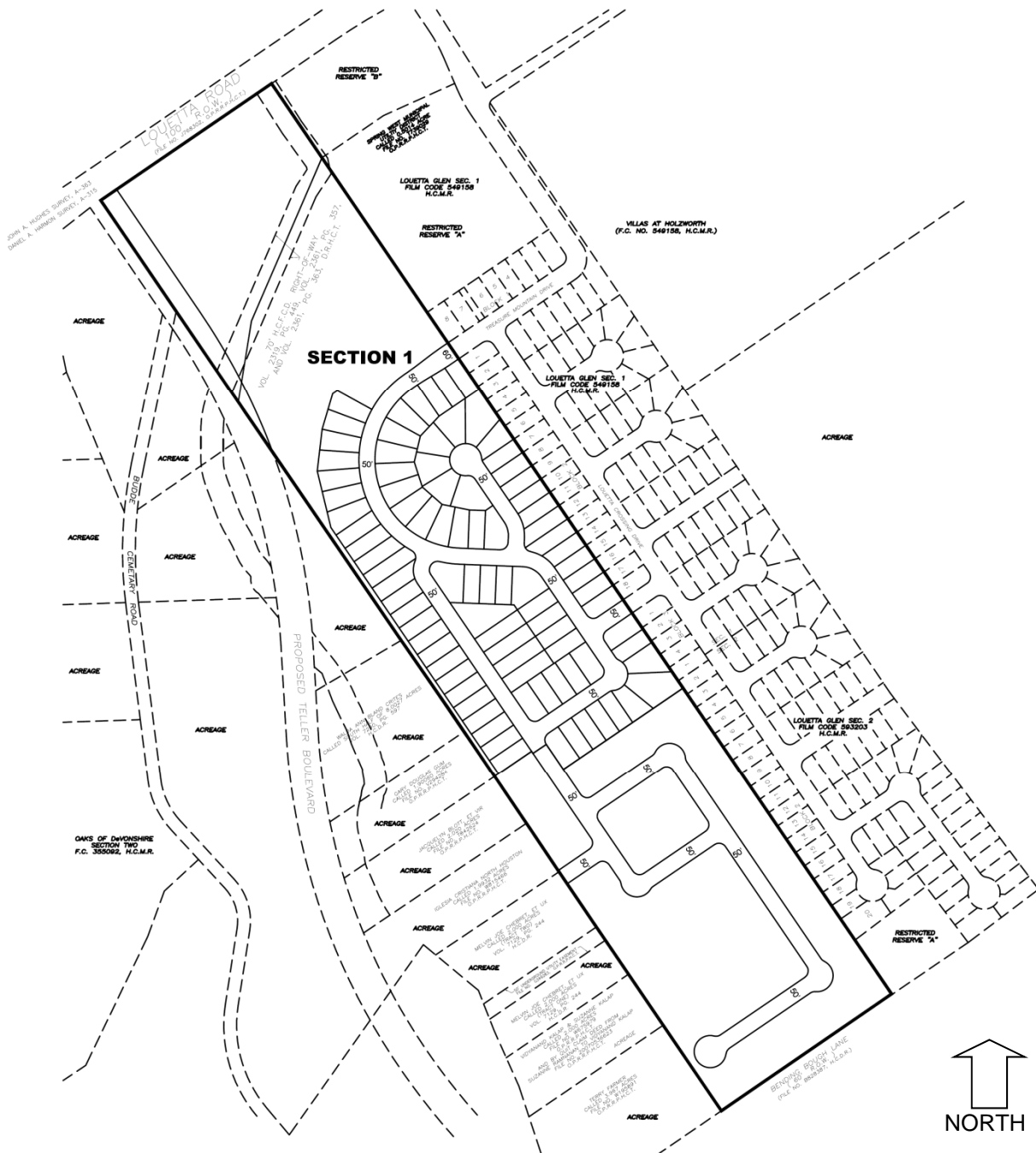
Houston Planning Commission ITEM : 130

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Louetta Park GP

Applicant: LJA Engineering, Inc. – (West Houston Office)



D – Variances

Subdivision

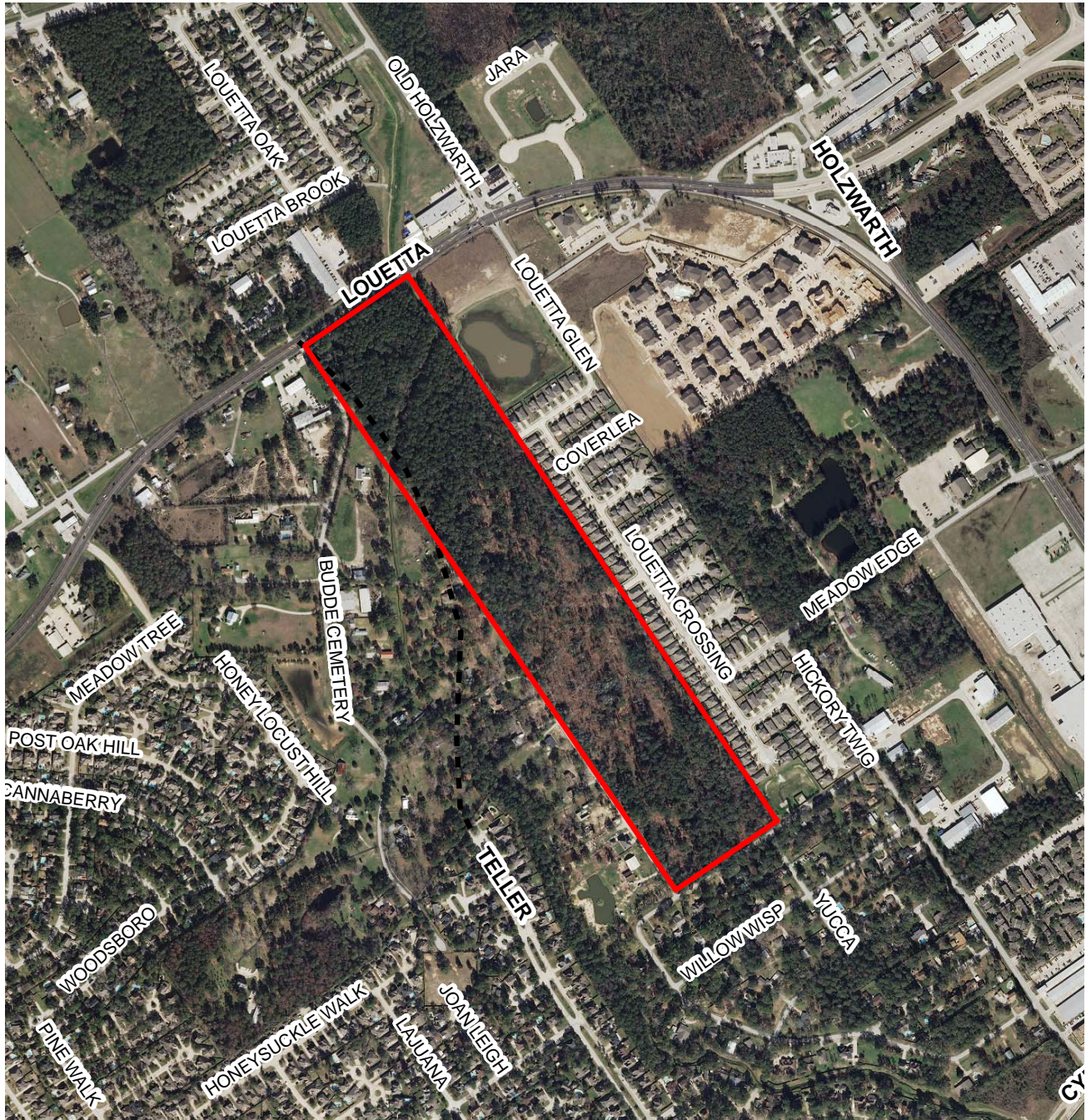
Houston Planning Commission ITEM : 130

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Louetta Park GP

Applicant: LJA Engineering, Inc. – (West Houston Office)



D – Variances

Aerial



Application Number: 2014-0877

Plat Name: Louetta Park GP

Applicant: LJA Engineering, Inc.- (West Houston Office)

Date Submitted: 04/18/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow intersection spacing of 2500' along the west boundary from Louetta Road to proposed street. Portion of boundary is along a major thoroughfare To allow an intersection spacing of 2000' along Bending Bough Drive between Sagging Oak and

Chapter 42 Section: 127-128

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 42-128. Intersections of local streets. (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

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

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

The proposed general plan is 50 acres and lies just south of Louetta Drive and west of Holzwarth. The GP is 3400' in length and 650' in width. This general plan dedicates 920' of future major thoroughfare Teller Blvd. We are requesting a variance to allow intersection spacing of 2500' along the west boundary of the plat. Intersection spacing along a major thoroughfare is 2600' and along a local street is 1400' therefore it is unclear which standard would apply. The strict application of the 1400' along a local street would provide impractical because of the location of Teller Blvd. Additionally, the acreage lots to the west have single family homes on them so it is doubtful that a street connection would be made. The general plan provides two points of access to existing Louetta Glen Sections 1 and 2. We are asking for an intersection spacing variance to not be required to provide a southern stub street to Bending Bough Lane. The distance between the north/south street Sagging Oaks and Hickory Twig is 2000'. However, Hickory Twig is the eastern boundary of Louetta Glen Sec 2 and the area is served by a major thoroughfare Teller Blvd that will eventually extend Louetta Blvd to Bending Bough Lane. The street stub is not needed for a second point of access and circulation is provided by Teller, Sagging Oak, and Hickory Twig.

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

The existing subdivision to the east stubs two streets into our proposed general plan; we are connecting the two stubs from Louetta Glen Section 1 and 2 for street access. The existence of Teller Blvd makes only one street connection feasible. The location of the street stub to the west should be south of where it originally was required by the City because of the location of Teller Blvd. The stub street to the south on Bending Bough is not necessary because of the three north/south streets that currently exist (Teller, Hickory Twig, and Sagging Oak)

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

The intent and general purpose of Chapter 42 is met by providing street access where it is most needed. The location of Teller Blvd, existing single family homes on the west and Louetta Glen Sections 1 and 2 to the east make street location set. There is enough vehicular access so that the street stub to the south is unnecessary. A connection to Bending Bough might not be optimal as the street is unimproved.

(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 or safety of the nearby residents. In fact, the variance to not make a stub street to the south will reduce traffic on Bending Bough Lane. Then granting of the variance for block length along the western boundary will allow this street to be further away from the proposed major thoroughfare, Teller Blvd. These two variances will support safe travels and overall vehicular circulation.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification. The long length and short width of this property provides certain types of challenges associated with this project. The variances help make the property more feasible while providing the access that is needed to make this a successful development.

Houston Planning Commission **ITEM : 131**

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Montrose Addition partial replat no 6 (DEF)

Applicant: TBG Partners



D – Variances

Site Location

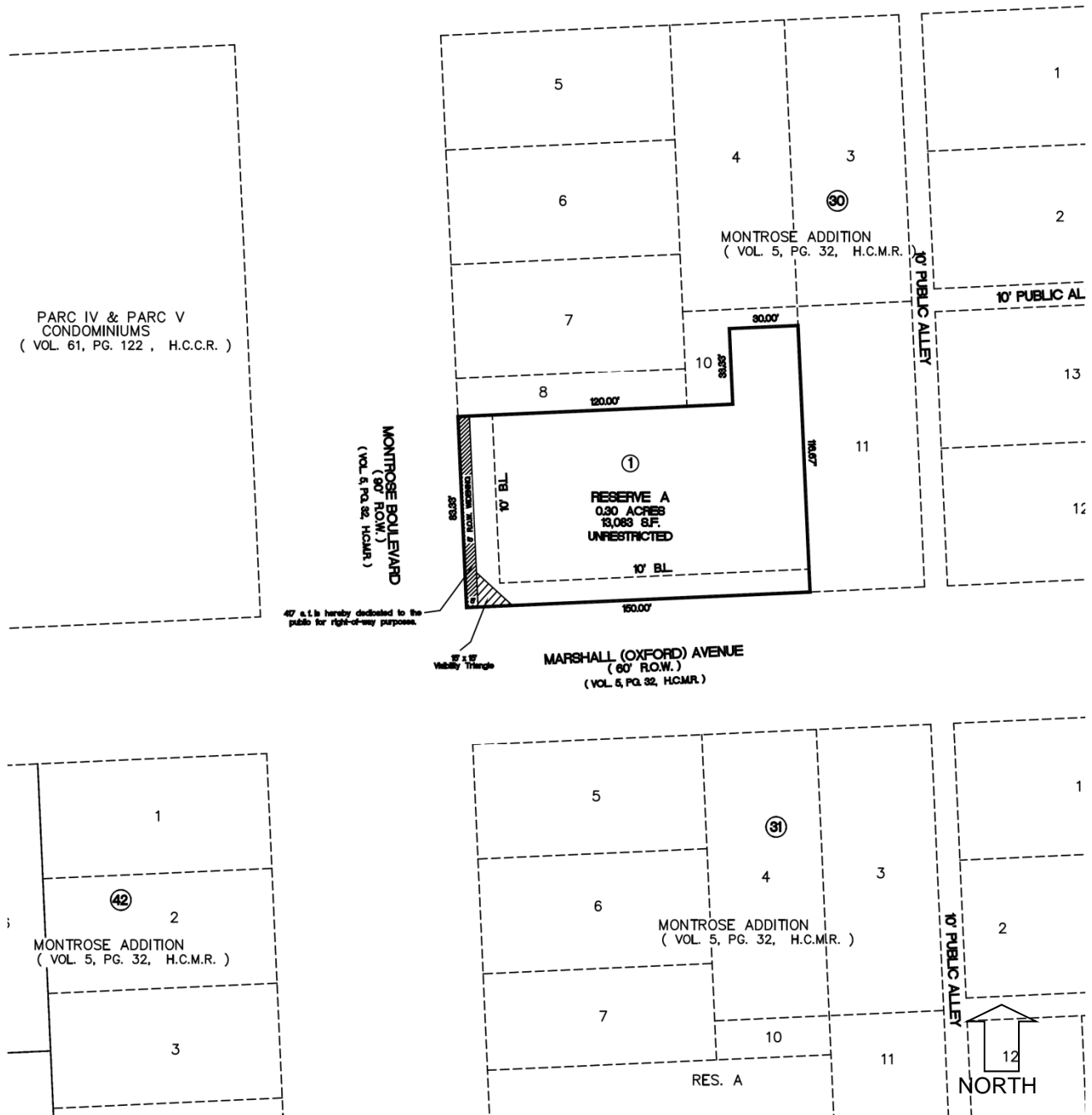
Houston Planning Commission ITEM : 131

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Montrose Addition partial replat no 6 (DEF)

Applicant: TBG Partners



D – Variances

Subdivision

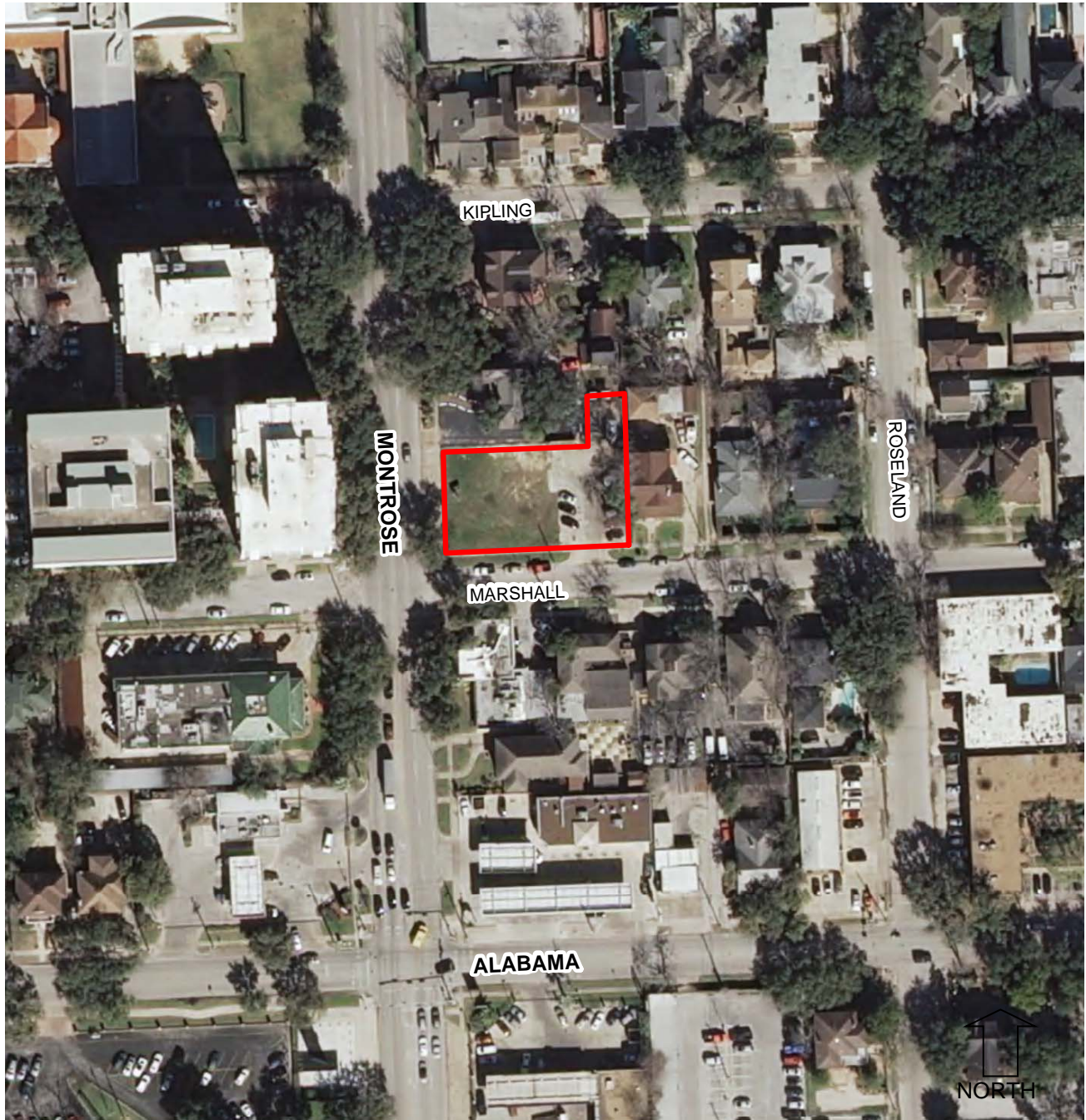
Houston Planning Commission ITEM : 131

Planning and Development Department

Meeting Date: 05/01/2014

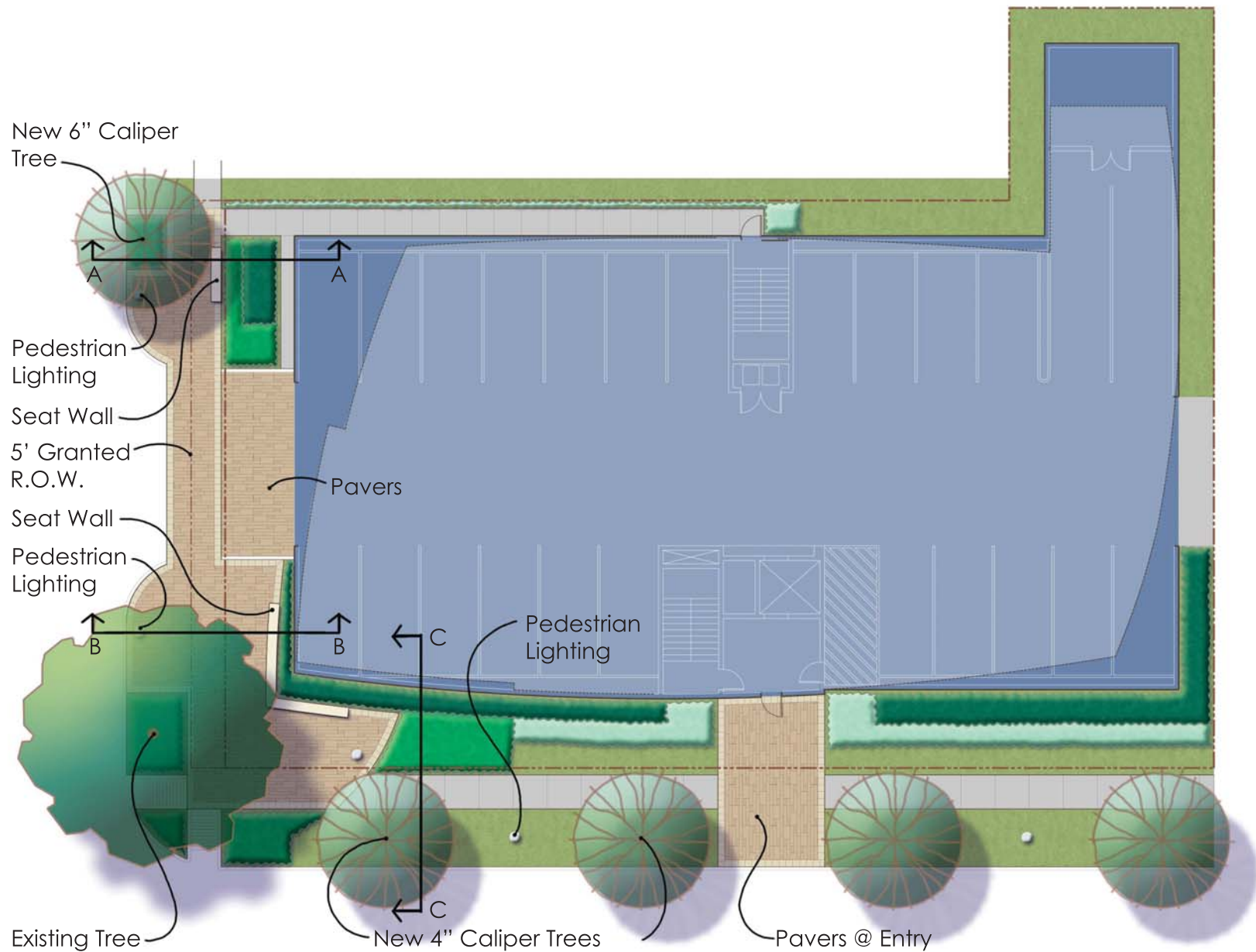
Subdivision Name: Montrose Addition partial replat no 6 (DEF)

Applicant: TBG Partners



D – Variances

Aerial



3615 Montrose

Riverway Properties

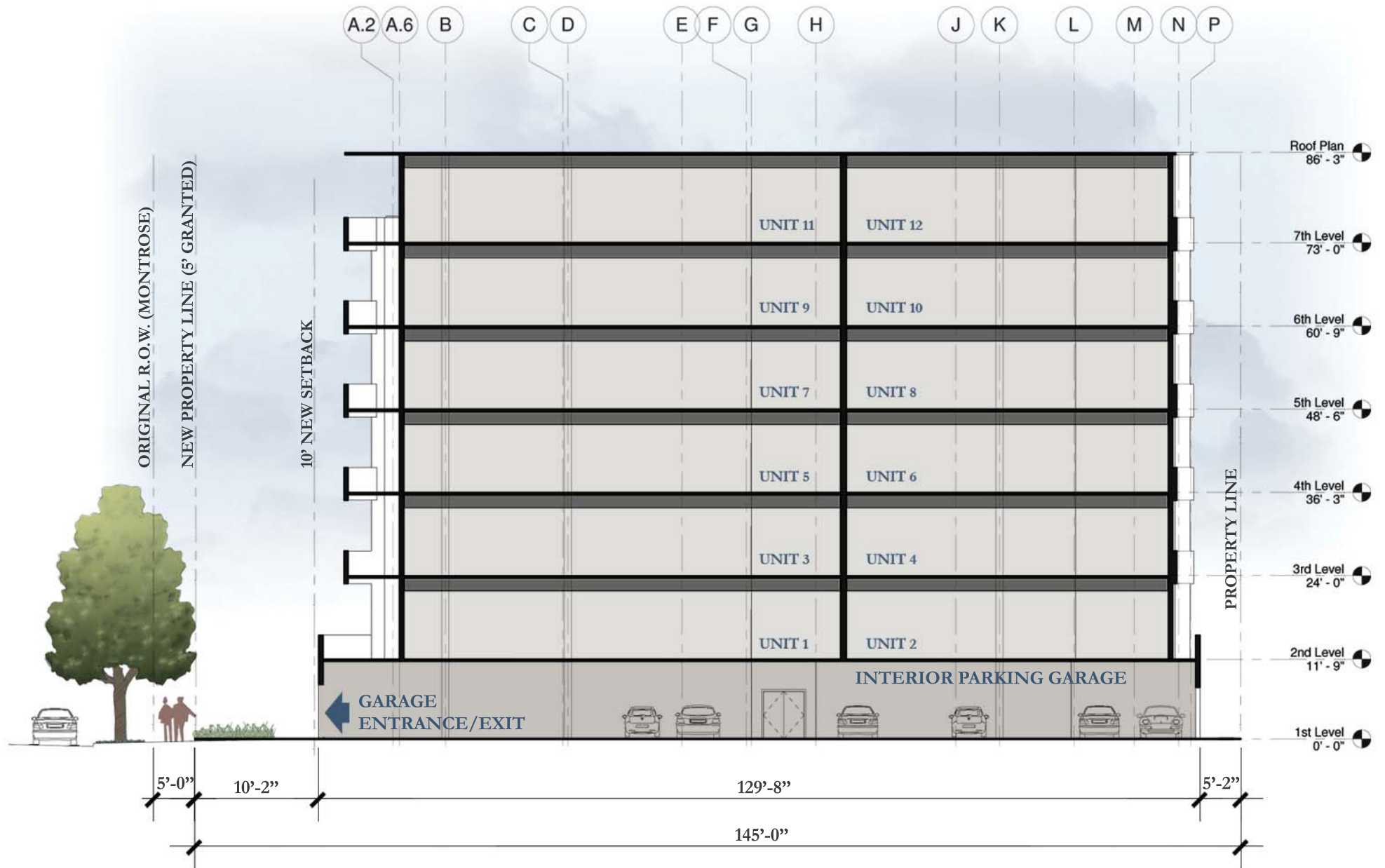
Streetscape Plan
Scale: 1"=10'-0"

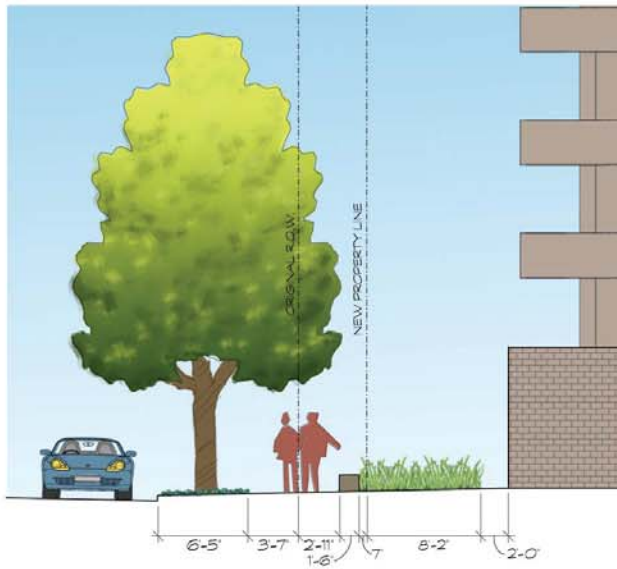
Date: April 2014



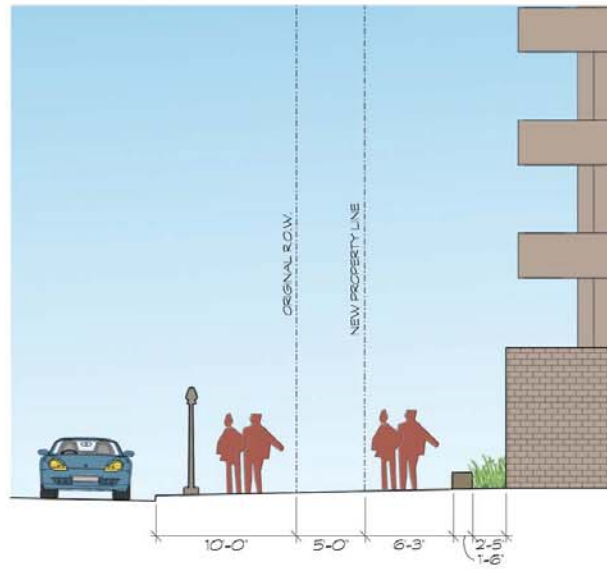
Landscape Architects
7155 Old Katy Road
Suite 270
Houston, Texas 77024
713-869-6987

HOUSTON - SAN ANTONIO

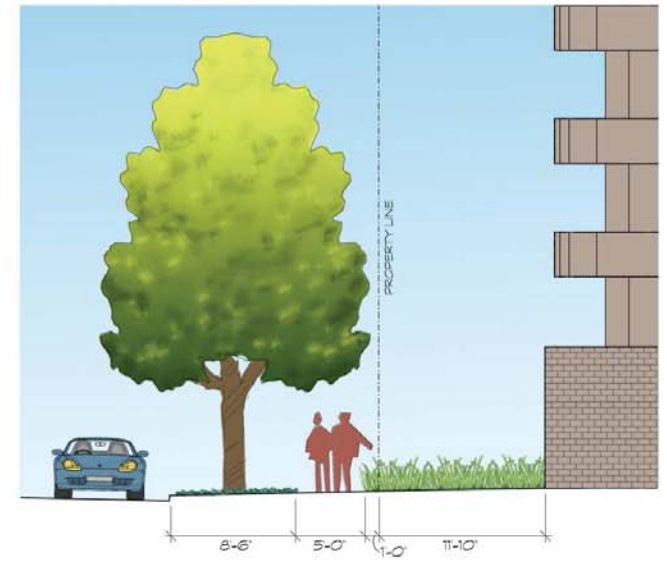




Section A
Montrose Boulevard



Section B
Montrose Boulevard



Section C
Marshall Street

Sections

Scale: 1/8" = 1'-0"

Date: April 2014

3615 Montrose
Riverway Properties



Landscape Architects
7155 Old Katy Road
Suite 270
Houston, Texas 77024
713-868-6987

HOUSTON - SAN ANTONIO



Application Number: 2014-0815

Plat Name: Montrose Addition partial replat no 6

Applicant: TBG Partners

Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 10' setback on Montrose Blvd. after dedicating 5' of widening.

Chapter 42 Section: 150

Chapter 42 Reference:

42-150 Major Thoroughfares In general 25 feet Sec. 42-152. Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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 at the corner of Montrose and Marshall replaces an old building that was constructed on the property line with no setback on Montrose or on Marshall. This is one of the few truly walkable areas of the City with a high pedestrian population. Many existing buildings are constructed on the property line or within the 25' setback, which adds greatly to the pedestrian character of the area. The proposed 12 unit residential condominium will have a broad veranda/balcony directly overlooking Montrose Blvd. It will be on top of the ground level parking garage, and the openings will be hidden by a "green screen". The large oak tree on Montrose near the Marshall corner is to be preserved and other large trees (4" minimum caliper) are to be added. Sidewalks will have enhanced parking; most of the area between the Montrose façade and the curb will be paved as appropriate to an urban setting but small plant beds will add interest. There will be a seating wall and existing street lights will be supplemented by pedestrian level lighting. In the inner- city, Montrose is one of the few Major Thoroughfares that requires more than 80' of right-of-way. On those thoroughfares, a setback of 15' would be allowed even though most are not as pedestrian-friendly as Montrose Blvd. There are no current plans to widen Montrose; widening will be difficult because there are numerous existing structures built on the property line which would need to be acquired at great expense. If this building were to be setback 25' in addition to the 5' of widening, the area would likely be fenced for the private use of residents rather than creating an enhanced pedestrian realm. The parking garage would need to be two floors instead of one, and additional living floors would be added, making the building much taller than others adjacent.

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

The character of Montrose Blvd. was established many years ago, with most buildings close to the street and sidewalks in front of all properties shaded by large trees.

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

Among the purposes of Chapter 42 are establishing setback lines appropriate to an area, recognizing the differences in design framework of various areas, encouraging efficiency of land development patterns and encouraging the pedestrian use of sidewalks. The development proposed is consistent with these purposes.

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

Automobile access to the parking is through a single driveway, limiting conflict points with pedestrians in this urban, pedestrian area. This enhances safety for both pedestrians and vehicles.

(5) Economic hardship is not the sole justification of the variance.

The variance is based upon creating an urban, pedestrian-oriented residential development appropriate to the immediate area and consistent with its character.

Houston Planning Commission ITEM : 132

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 1

Applicant: TBG Partners



D – Variances

Site Location

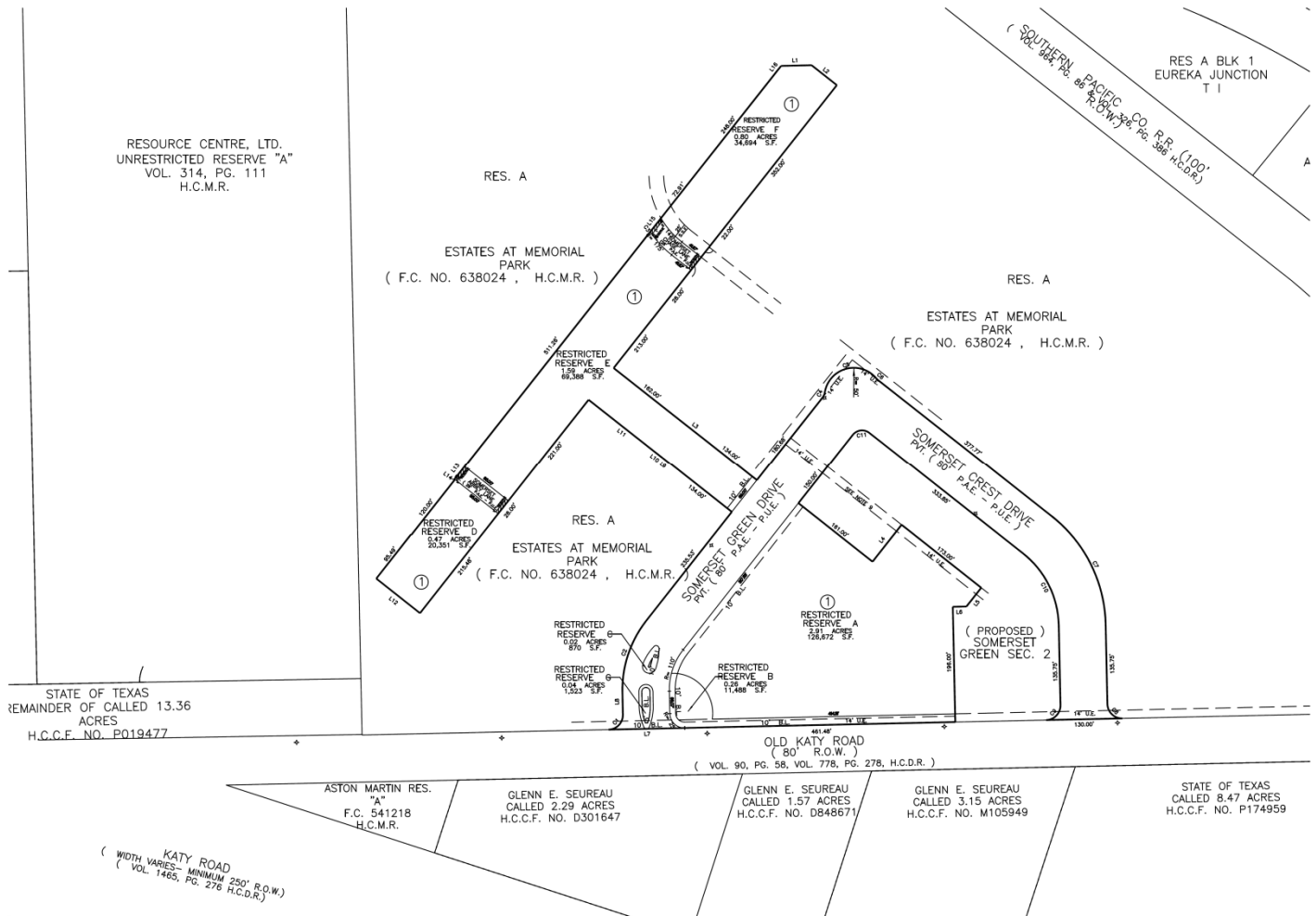
Houston Planning Commission ITEM : 132

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 1

Applicant: TBG Partners



Reserves A, D-F – restricted to landscaping, open space, drainage
Reserve B-C – restricted to COS, landscaping , recreational uses
Reserve G- landscaping, open space, gate house purposes



D – Variances

Subdivision

Houston Planning Commission ITEM : 132

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 1

Applicant: TBG Partners



D – Variances

Aerial





Application Number: 2014-0954

Plat Name: Somerset Green Sec 1

Applicant: TBG Partners

Date Submitted: 04/21/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow esplanade reserves for entry security stations in the Type I p.a.e./p.u.e. to be less than 5,000 square feet, have less than 60' of frontage on a 60' public street, and to have a 5' setback line rather than a 10' setback

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190. Tracts for non-single-family use -- Reserves. (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. TYPE OF RESERVE - all other MINIMUM SIZE - 5,000 sq. ft. TYPE OF STREET OR SHARED DRIVEWAY - public street MINIMUM STREET OR SHARED DRIVEWAY WIDTH - 60 feet (50 feet in a street width exception area) MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 60 feet

Statement of Facts

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

Chapter 42 has no provisions for entry guard houses even though they are commonly places at the entry of private street in apartment projects and in the esplanade or beside the paving section of both Type I and Type II p.a.e.s. . Previously, these were located and allowed by policy rather than by provisions in Chapter 42 rather than by variance. Public streets are open to all. But both private streets and p.a.e. s were created with the intention of allowing owners to prevent anyone other than residents or invited guests to be allowed into a designated area. Guard houses have commonly been used in a variety of configurations for several decades. Most are in small esplanades in the center of divided paving sections. Few, if any, are on reserves as large as 5,000 square feet. An esplanade with 60' of frontage on the public street would not fit PWE design standards and would not be allowed. Placing the guard house 10' or 25' back from the property line would not allow them to function properly. The guard would be too far away from a driver to speak to him without electronic amplification (which would irritate residents and neighbors. In short, a guard house positioned according to Chapter 42 regulations would be non-functional.

(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;

Chapter 42 has never established criteria for guard houses although it has always been the policy to allow them.

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

The guard house and entry system proposed for this project is safety located with clearance from the curb and in esplanades of adequate size in the center of the street where guest drivers can speak with the guard to gain entry. The paving width will allow residents to pull past stopped guests and go through the gate without stopping.

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

The safety of the residents is aided by the presence of the guard house and admission system on the privately maintained circulation system.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the lack of provision in Chapter 42 for a guard house despite the long-term policy of allowing them on all privately maintained street/circulation systems. The location and design for this project will not result in blocking the public street or the public sidewalk.

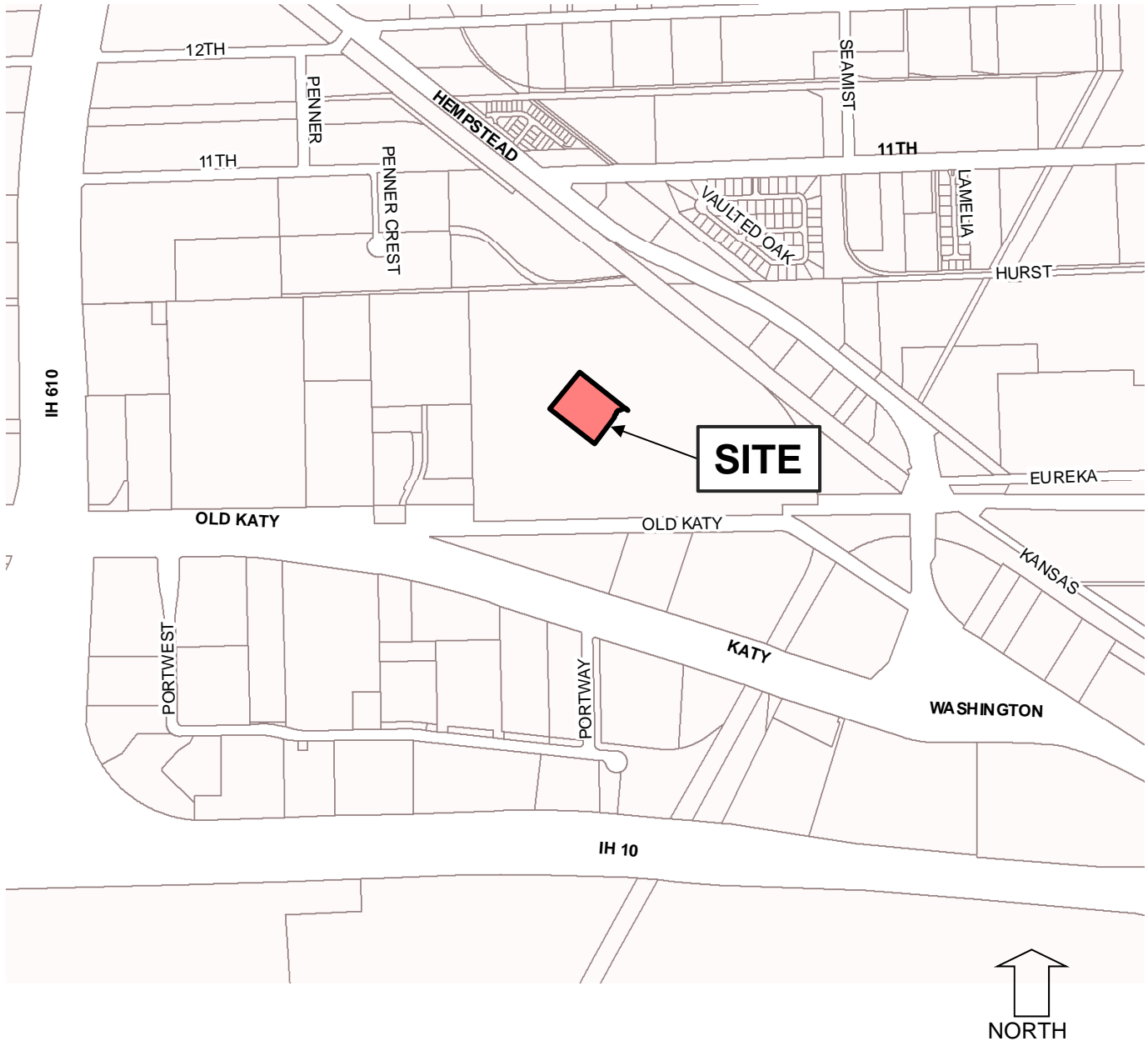
Houston Planning Commission ITEM : 133

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 3

Applicant: TBG Partners



D – Variances

Site Location

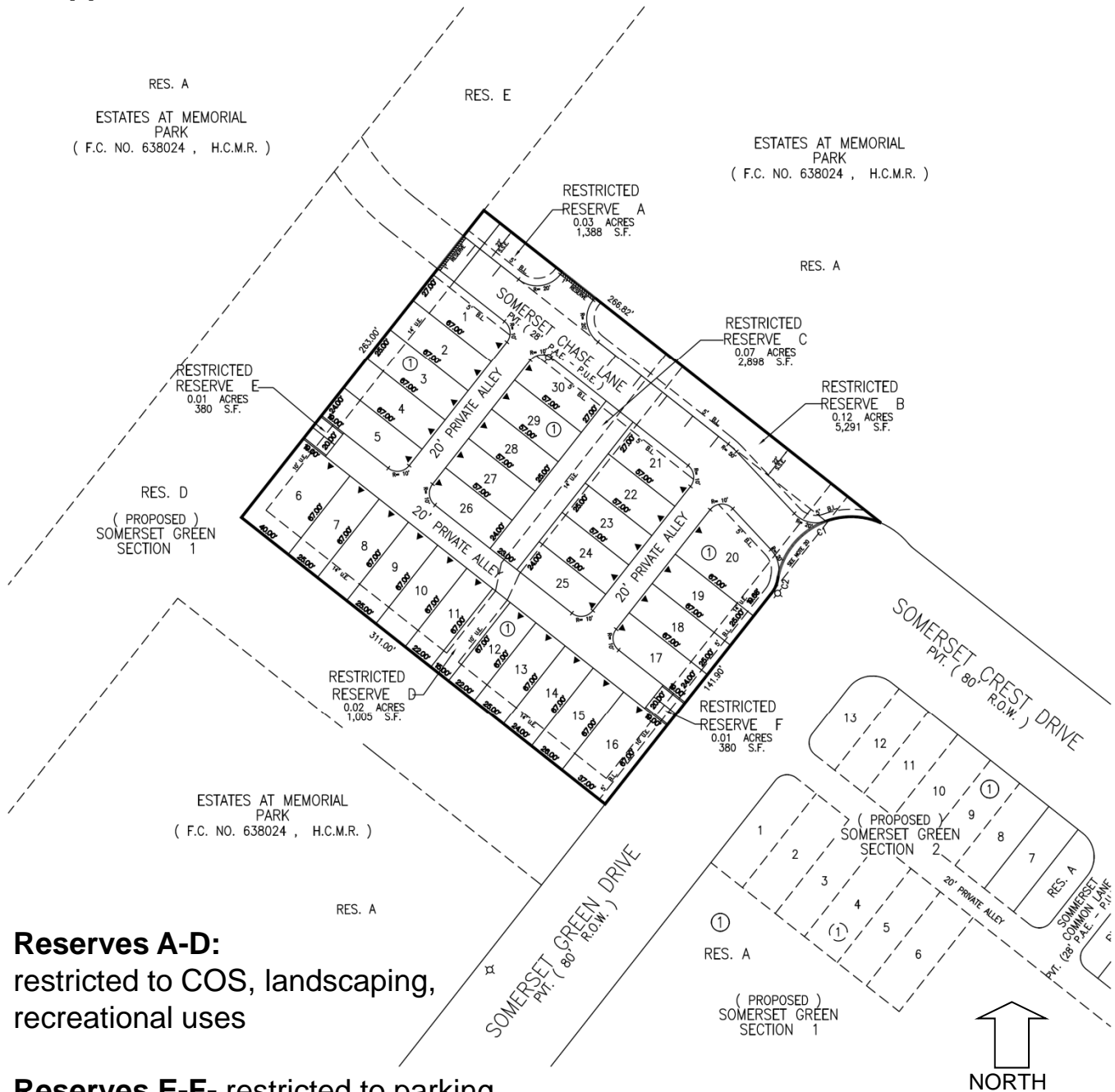
Houston Planning Commission ITEM : 133

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 3

Applicant: TBG Partners



Reserves A-D:
restricted to COS, landscaping,
recreational uses

Reserves E-F- restricted to parking

D – Variances

Subdivision

Houston Planning Commission ITEM : 133

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 3

Applicant: TBG Partners



D – Variances

Aerial



LEGEND

- ① GATE HOUSE
- ② SIDEWALK
- ③ SHADE TREE
- ④ ORNAMENTAL TREE
- ⑤ BENCH
- ⑥ GARDEN FEATURE
- ⑦ SHADE STRUCTURE

APRIL 21, 2014

The information shown is based on the best information available and is subject to change without notice.

SOMERSET GREEN
OPEN SPACE ILLUSTRATIVE

T B G



Application Number: 2014-0958

Plat Name: Somerset Green Sec 3

Applicant: TBG Partners

Date Submitted: 04/21/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a lots facing a courtyard to take access from a private alley; to allow Lots 6-16 to face a drainage/detention area in Section 1 that will be landscaped as open space.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

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

This is a Hines Residential development intended to reflect the same high-quality standards for which they are known for office buildings. It will be a very significant addition to the inner-loop housing stock and will be differentiated by highly landscaped open spaces in front of most of the homes. The property was formerly an industrial site and has a number of natural and configuration problems for a residential development. Drainage outfall is very shallow; the site drains into a road ditch on Katy Road. As a result, an unusually large area must be devoted to on-site detention. Rather than trying to hide the detention area where it cannot be seen, they have elected to locate it so that it can become an open space amenity for as many homes as possible. Perimeter paths and extensive plantings will line the waterways, inviting residents to stroll throughout their community for exercise or simple pleasure, free from adjacent traffic. The open space system is to be extended beyond the drainage ways so that as many homes as possible will front on open space. This focus on open space will be unique in the inner-city, where most homes face public streets and have no proximity to open space.

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

When this property was developed initially, there was minimal concern for drainage and no requirement for detention on site. Area drainage design over the years did not provide for sufficient outfall for this property, which all must go to the south into the Katy Road roadside ditches. . Current detention requirements dictate that large areas of the site must be used to store storm water.

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

The intent of the chapter is to promote efficient utilization of land while creating safe and desirable residential neighborhoods.

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

Granting the variance will promote public health, safety and welfare by creating an outdoor environment that will encourage residents to spend time in outdoors activities.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the large area needed for drainage detention and the developer's desire to use this as an opportunity to create a residential environment focused on the open space as an amenity.

Houston Planning Commission ITEM : 134

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 4

Applicant: TBG Partners



D – Variances

Site Location

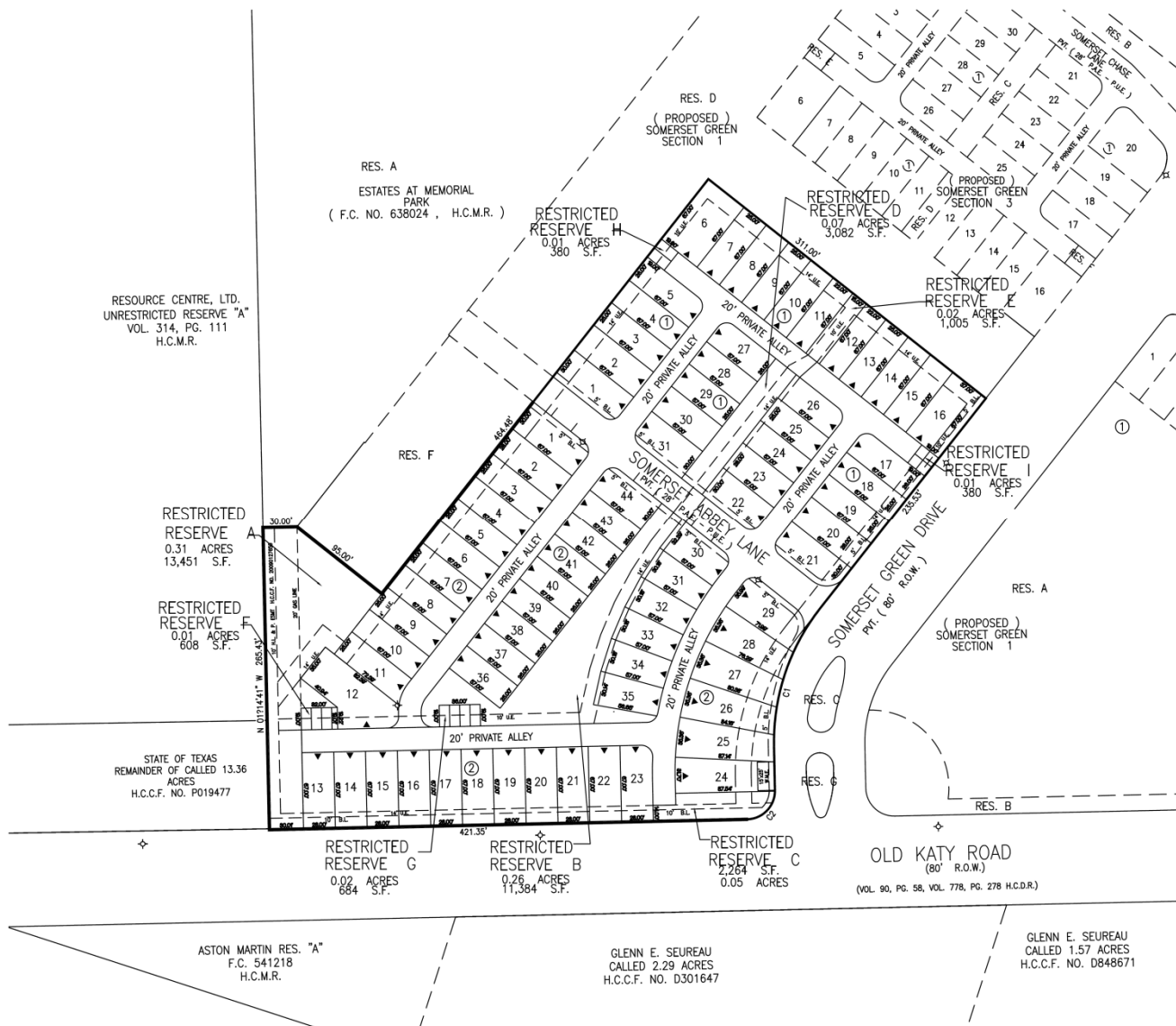
Houston Planning Commission ITEM : 134

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 4

Applicant: TBG Partners



Reserves A-E – restricted to COS, landscaping, recreational uses
Reserves F-I - restricted to parking



D – Variances

Subdivision

Houston Planning Commission ITEM : 134

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Somerset Green Sec 4

Applicant: TBG Partners



D – Variances

Aerial





Application Number: 2014-0960

Plat Name: Somerset Green Sec 4

Applicant: TBG Partners

Date Submitted: 04/21/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a lots facing a courtyard to take access from a private alley; to allow Lots 30-44 in Block 2 to face a courtyard that is 230' long rather than 200'; to allow Lots 1-16 in Block 1 and Lots 1-8 in Block 2 to face a drainage/detention area in Section 1 that will be landscaped as open space; to allow Lots 8-12 to face the open space reserve in this section that is at the terminus of the drainage/detention area in Section 1.

Chapter 42 Section: 42-188

Chapter 42 Reference:

Sec. 42-188. Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

Statement of Facts

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

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

This is a Hines Residential development intended to reflect the same high-quality standards for which they are known for office buildings. It will be a very significant addition to the inner-loop housing stock and will be differentiated by highly landscaped open spaces in front of most of the homes. The property was formerly an industrial site and has a number of natural and configuration problems for a residential development. Drainage outfall is very shallow; the site drains into a road ditch on Katy Road. As a result, an unusually large area must be devoted to on-site detention. Rather than trying to hide the detention area where it cannot be seen, they have elected to locate it so that it can become an open space amenity for as many homes as possible. Perimeter paths and extensive plantings will line the waterways, inviting residents to stroll throughout their community for exercise or simple pleasure, free from adjacent traffic. The open space system is to be extended beyond the drainage ways so that as many homes as possible will front on open space. This focus on open space will be unique in the inner-city, where most homes face public streets and have no proximity to open space. The open space courtyard in the middle of Block 2 is 30' longer than the 200' allowed because of the odd configuration resulting from locating the drainage detention area on the surface fault that runs at a diagonal to the property line in order to create efficient land utilization.

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

When this property was developed initially, there was minimal concern for drainage and no requirement for detention on site. Area drainage design over the years did not provide for sufficient outfall for this property, which all must go to the south into the Katy Road roadside ditches. . Current detention requirements dictate that large areas of the site must be used to store storm water.

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

The intent of the chapter is to promote efficient utilization of land while creating safe and desirable residential neighborhoods.

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

Granting the variance will promote public health, safety and welfare by creating an outdoor environment that will encourage residents to spend time in outdoors activities.

(5) Economic hardship is not the sole justification of the variance.

The justification for the variance is the large area needed for drainage detention and the developer's desire to use this as an opportunity to create a residential environment focused on the open space as an amenity.

Houston Planning Commission ITEM : 135

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Viewpoint Square replat no 1

Applicant: Century Engineering, Inc



D – Variances

Site Location

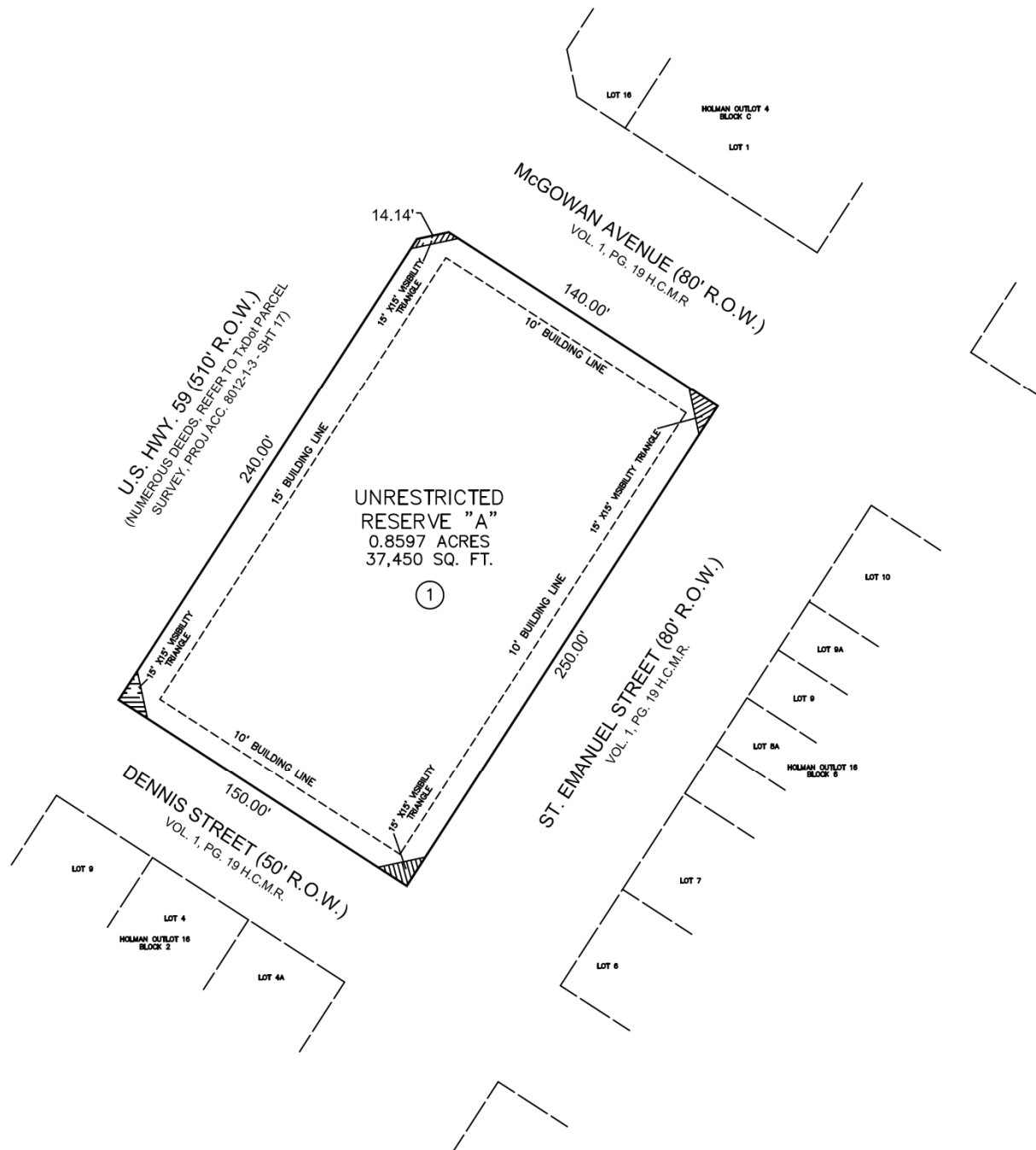
Houston Planning Commission ITEM : 135

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Viewpoint Square replat no 1

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission ITEM : 135

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Viewpoint Square replat no 1

Applicant: Century Engineering, Inc

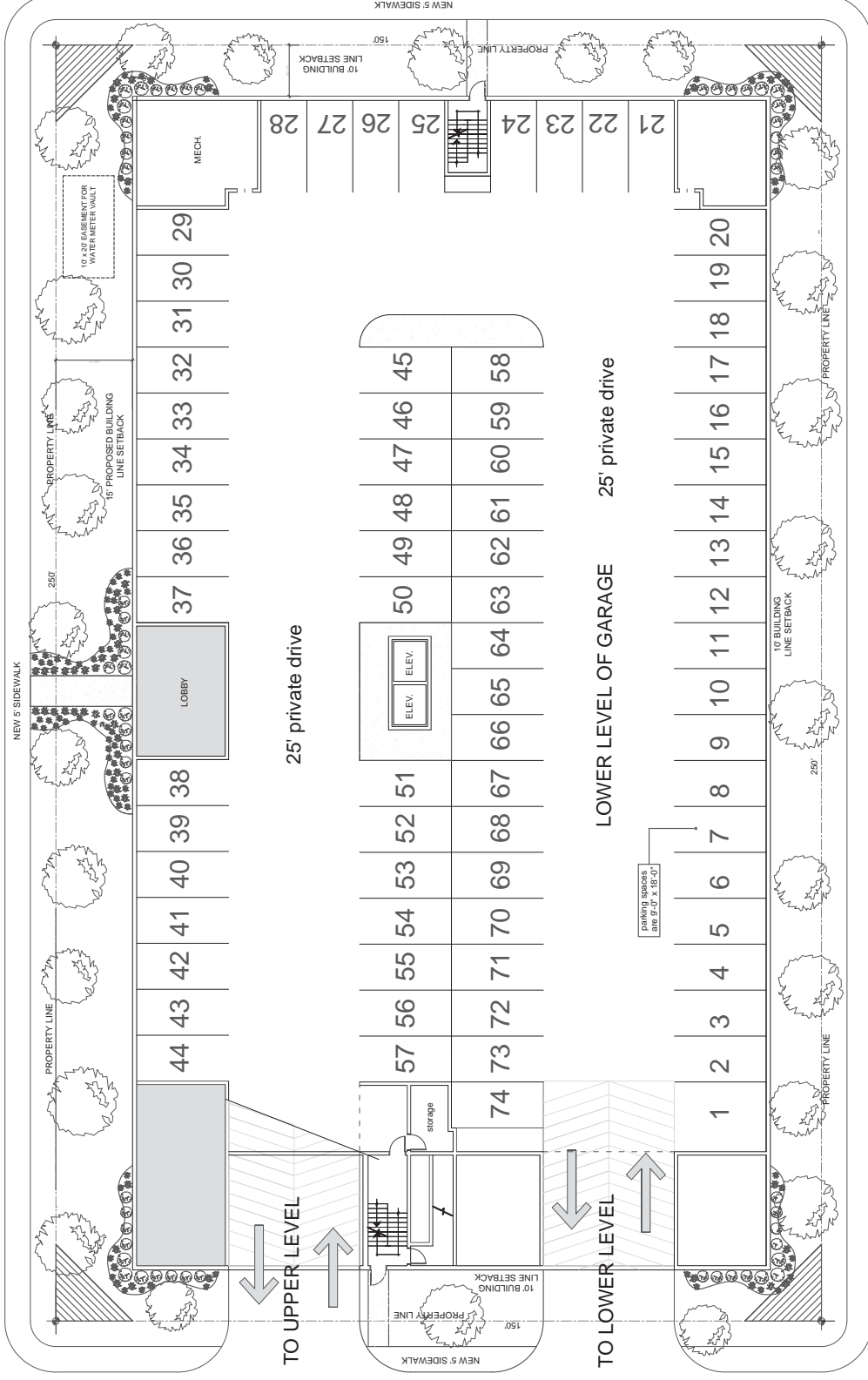


D – Variances

Aerial

Chapter 42 section 230 project information
Number of Buildings: 1
Total number of parking spaces: 102
Total amount of development: .66
Other Building Units: 30
Two Bedroom units: 20
Three Bedroom units: 10
1,000 parking per 1 bedroom unit
2000, 1,000 per 2 bedrooms
2000, 1,000 per 3 bedrooms
1400 Special required 100 spaces provided

US 59 FEEDER



ST-EMANUEL ST.

SITE PLAN
Scale: 1:10

2020 MCGOWEN MIDRISE
2020 McGowen
HOUSTON, TEXAS

SEAL

PROJECT NUMBER:
CAD DRAWING FILE:
DRAWN BY:
CHECKED BY:

SHEET TITLE

SITE PLAN

SHEET



Mc Gowen Midrise.

REVISION		
MARK	DATE	DESCRIPTION

PROJECT NUMBER:
CAD DRAWING FILE:
DRAWN BY:
CHECKED BY:

SHEET TITLE:
North Elevation

SHEET:



Application Number: 2014-0875

Plat Name: Viewpoint Square replat no 1

Applicant: Century Engineering, Inc

Date Submitted: 04/18/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Variance Request: 42-150 Building Line Requirement & 42-152 Building Line Requirement along Major Thoroughfares: U.S. 59 is a major thoroughfare requiring a 25' building line. We are asking that a variance be granted to allow a reduction of the building line to 15'.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. Building Line Requirement along Major Thoroughfares (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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 hardship is the limited guest parking in the area. The building module better fits the site as a 15' building line opposed to a 25' building line. Ideally by retaining the 10' we can gain 10 additional parking spaces over the City requirement. We are taking parking access from only Dennis Street rather than from the U.S. 59 feeder road, St. Emanuel or McGowan and we are maintaining a clearly defined pedestrian walkway along the remaining three street frontages. We feel the additional parking will better serve the project and the neighborhood.

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

The proposed building meets the rules for this type of development based on a Major Thoroughfare (42-153; 80' ROW or less). The site fronts the one way (three lane) feeder road for U.S. 59. The nearest exit ramp is approximately 2,500 feet to our south. The main lanes of US 59 have a grade separation of about 18' to the feeder road. The feeder lanes have visible traffic at the two peak times of each weekday. The reduced building will have no adverse effect on the traffic flow at these times.

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

With exception to the granting of the reduced building setback all of the remaining rules and conditions of this chapter will be preserved and maintained.

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

The granting of this variance will not affect the public health, safety or welfare. There will still be the prescribed landscape, sidewalks and hardscape for the general public and pedestrians. As well as the structure being setback adequately from the one way feeder lanes on U.S. 59.

(5) Economic hardship is not the sole justification of the variance.

The request is to maintain the integrity of the proposed project and the off-street parking in the neighborhood.

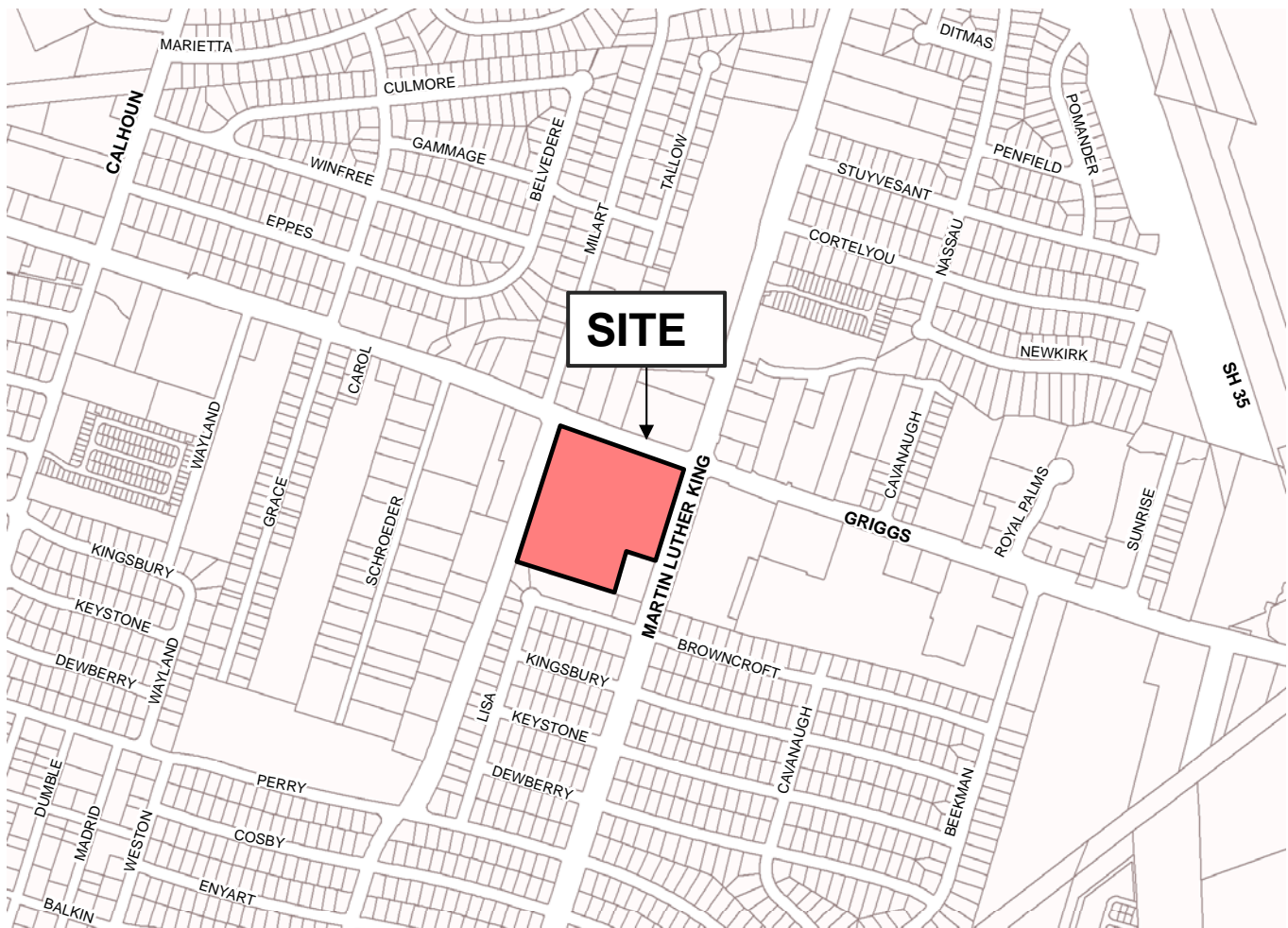
Houston Planning Commission ITEM : 136

Planning and Development Department

Meeting Date: 5/01/2014

Subdivision Name: Village at Palm Center (DEF)

Applicant: Jones & Carter, Inc.



D – Variances

Site Location

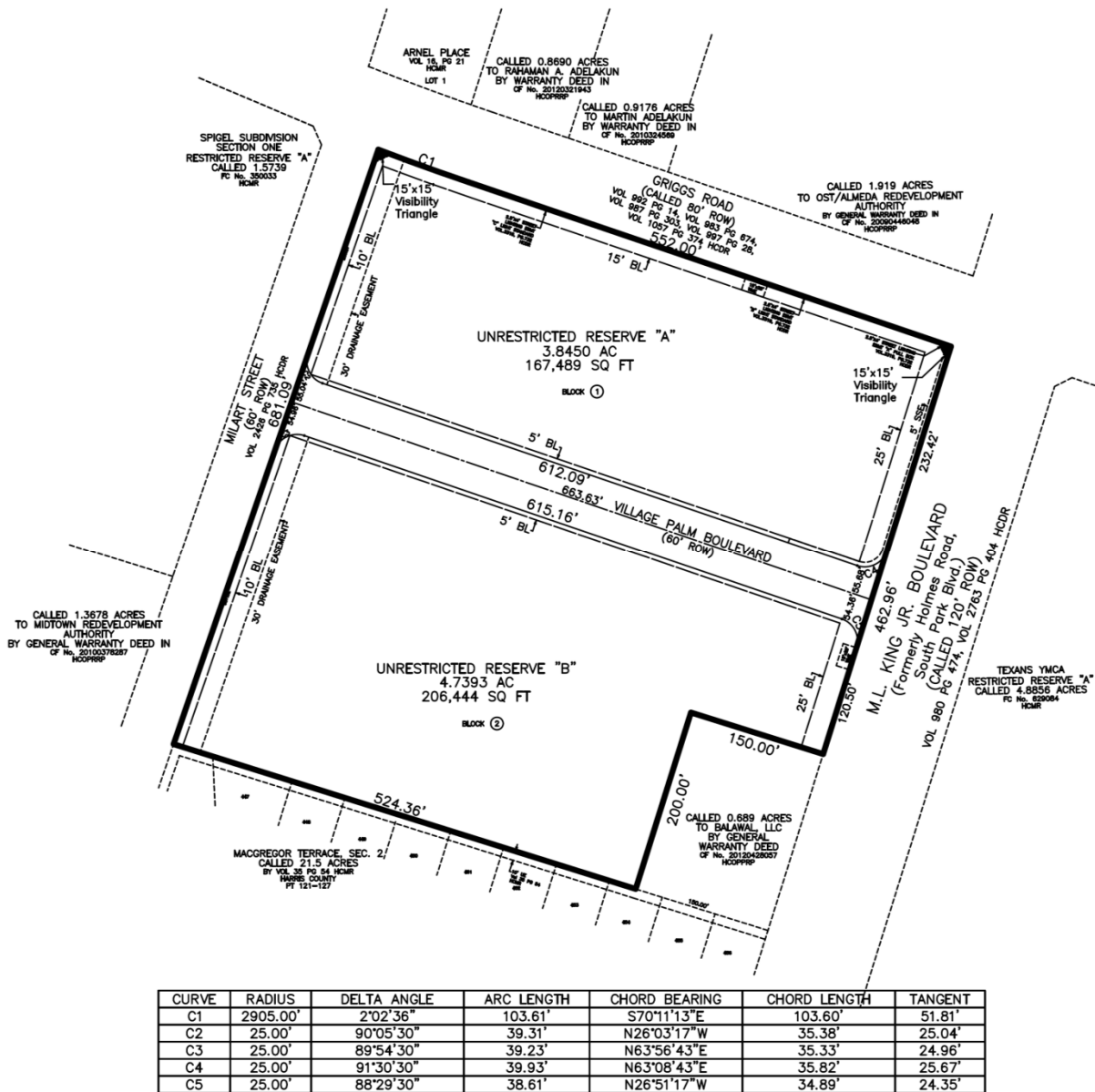
Houston Planning Commission

ITEM : 136

Planning and Development Department Meeting Date: 5/01/2014

Subdivision Name: Village at Palm Center (DEF)

Applicant: Jones & Carter, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM : 136

Planning and Development Department

Meeting Date: 5/01/2014

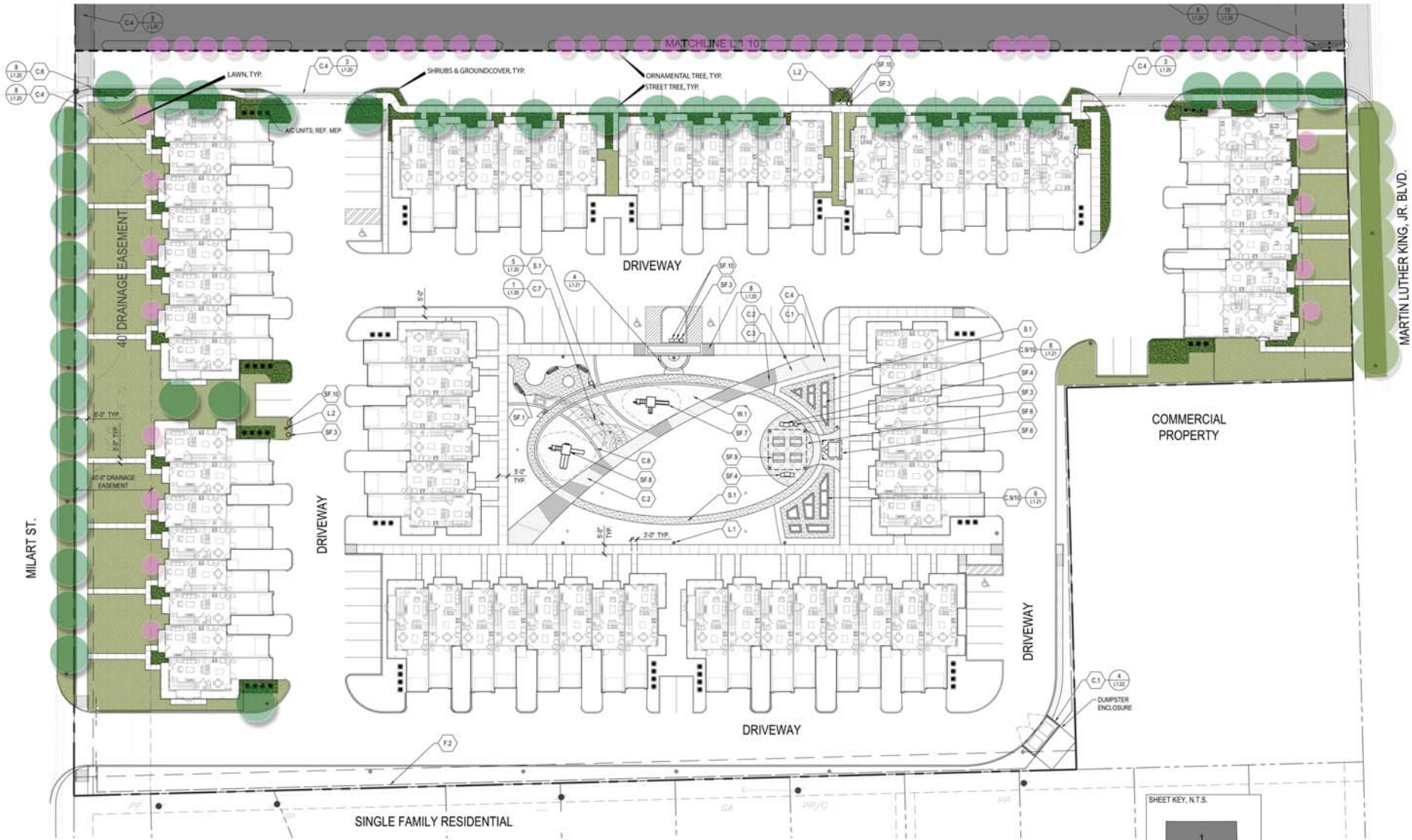
Subdivision Name: Village at Palm Center

(DEF) Applicant: Jones & Carter, Inc.



D – Variances

Aerial



VILLAGE AT PALM CENTER
 HOUSTON 5110 GRIGGS ROAD, LP.
 HOUSTON, TEXAS

Issue/Revisions		
No.	Date	Description
1	03/24/14	90% CD



The planning and design shown in this project is preliminary. The final design shall be subject to the final design and construction documents. © Copyright 2014 NIDLI, Inc.

Drawing Title

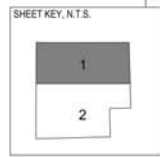
SITE PLAN

Issue Date: 03/24/2014
 LI Project: 000301
 Reviewed By: RDA
 Drawn By: CCC

Drawing Number

L1.11

Filename:



VILLAGE AT PALM CENTER
HOUSTON 5110 GRIGGS ROAD, LP.
HOUSTON, TEXAS



Issue/Revisions

No.	Date	Description
1	03/24/14	ISSUE CD



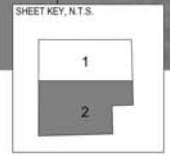
Drawing Title

SITE PLAN

Issue Date: 03/24/2014
 LI Project: 000201
 Reviewed By: RDA
 Drawn By: CCC
 Drawing Number

L1.10

Filename:





COLOR ELEVATIONS

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THE VILLAGE AT PALM CENTER
THE ITEX GROUP
HOUSTON, TX

31/01/2014

HPA # 13499



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300, Dallas, TX 75242 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com
DALLAS IRVINE NEW ORLEANS ORLANDO



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Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

12-30-2013

THE VILLAGE AT PALM CENTER

THE ITEX GROUP
 HOUSTON, TX

HPA# 12499



HUMPHREYS & PARTNERS ARCHITECTS L.P.

5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636, (972) 701-9639
www.humphreys.com marketing@humphreys.com
 DALLAS NEW ORLEANS ORLANDO IRVINE CHARLOTTE NORTHWEST PHOENIX CHENNAI DUBAI



Application Number: 2014-0840

Plat Name: Village At Palm Center

Applicant: Jones & Carter, Inc.

Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To have a reduced intersection spacing of approximately 260-feet between a local street and an intersection with a major thoroughfare.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127. Intersection of major thoroughfares An intersection with a major thoroughfare shall not be within 400 feet of the intersection of two major thoroughfares.

Statement of Facts

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

The proposed Village At Palm Center project is a 9.6-acre tract located at the southwest corner of Griggs Road and Martin Luther King, Jr Boulevard (MLK Blvd) and is within Tax Increment Reinvestment Zone No. 7 (TIRZ #7). The site is currently the home of King's Best Market; a flea market operating in an 187,000 square foot building originally constructed in the 1950s as a Montgomery Ward Store. In accordance with the Uniform Relocation Act, the developer is currently helping existing commercial tenants with relocation, and once complete will demolish the existing structures on the site to accommodate the proposed redevelopment project. The Village At Palm Center project is a proposed mixed-use, mixed income, transit-oriented walkable development consisting of two "neighborhoods". The northern portion of the project is proposed to be a series of multiple mid-rise apartment buildings atop retail space, and the southern portion will consist of approximately 65 townhome rental units. A public street is proposed from Milart Street to MLK Blvd between the 2 "neighborhoods" to provide separation between the 2 communities and an approved transition within the surrounding neighborhood. It will also allow for landscaping and pedestrian amenities. The proposed public street through the development will act as a pedestrian friendly access corridor to the neighboring community and rail line. The new Metro light rail passenger station is within a quarter mile of the proposed development and Metro bus stops are located on both the Griggs Road and MLK sides of the property. Additionally, the City's new swift bus service runs by the proposed development with direct service to the medical center. The area around the Griggs Road/MLK Blvd intersection is transforming because the City has invested significant public money in the surrounding neighborhood in recent years. The southeast corner of the intersection is dominated by Palm Center, a former mall which is now home to several government offices and social services agencies under the management of the Houston Business Development, Inc. (HBDi). The Palm Center includes a post office, constable substation, Justice of the Peace, library, dental center, and HBDi Headquarters. The new Texans YMCA is located just east of the proposed development across MLK Blvd. The City is completing the design of a new public library on the northwest corner of Griggs and MLK Blvd, with funding largely from TIRZ #7. The TIR

(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;

No hardship created or imposed by the applicant is used as a basis to support the granting of the variance. The desire to provide a walkable, pedestrian friendly access way within the Village At Palm Center supports the granting of the variance.

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

The intent and general purpose of Chapter 42 is preserved and maintained. One of the purposes of the chapter is to encourage compatibility with the surrounding neighborhood characteristics. The public street proposed with this development provides access as well as encourages greater pedestrian activity and interconnectivity with the transforming neighborhood.

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Sidewalks will be installed along all of the streets.

(5) Economic hardship is not the sole justification of the variance.

The request for the public street is based on the developer's desire to create an accessible and walkable urban development, and create social connectivity consistent with redevelopment and growth in the neighborhood.



Application Number: 2014-0840

Plat Name: Village At Palm Center

Applicant: Jones & Carter, Inc.

Date Submitted: 04/07/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a 5-foot building line along the north and south sides of the proposed public street.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building line requirement. 10 feet for non-single family and along a local street.

Statement of Facts

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

The proposed Village At Palm Center project is a 9.6-acre tract located at the southwest corner of Griggs Road and Martin Luther King, Jr Boulevard (MLK Blvd) and is within Tax Increment Reinvestment Zone No. 7 (TIRZ #7). The site is currently the home of King's Best Market; a flea market operating in an 187,000 square foot building originally constructed in the 1950s as a Montgomery Ward Store. In accordance with the Uniform Relocation Act, the developer is currently helping existing commercial tenants with relocation, and once complete will demolish the existing structures on the site to accommodate the proposed redevelopment project. The Village At Palm Center project is a proposed mixed-use, mixed income, transit-oriented walkable development consisting of two "neighborhoods". The northern portion of the project is proposed to be a series of multiple mid-rise apartment buildings atop retail space, and the southern portion will consist of approximately 64 townhome rental units. A public street is proposed from Milart Street to MLK Blvd between the 2 "neighborhoods" to provide separation between the 2 communities and an approved transition within the surrounding neighborhood. It will also allow for landscaping and pedestrian amenities. The proposed public street through the development will act as a pedestrian friendly access corridor to the neighboring community and rail line. The new Metro light rail passenger station is within a quarter mile of the proposed development and Metro bus stops are located on both the Griggs Road and MLK sides of the property. Additionally, the City's new swift bus service runs by the proposed development with direct service to the medical center. The area around the Griggs Road/MLK Blvd intersection is transforming because the City has invested significant public money in the surrounding neighborhood in recent years. The southeast corner of the intersection is dominated by Palm Center, a former mall which is now home to several government offices and social services agencies under the management of the Houston Business Development, Inc. (HBDi). The Palm Center includes a post office, constable substation, Justice of the Peace, library, dental center, and HBDi Headquarters. The new Texans YMCA is located just east of the proposed development across MLK Blvd. The City is completing the design of a new public library on the northwest corner of Griggs and MLK Blvd, with funding largely from TIRZ #7. The TIR

(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;

No hardship created or imposed by the applicant is used as a basis to support the granting of the variance. The desire to provide a walkable, pedestrian friendly accessway within the Village At Palm Center supports the granting of the variance.

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

The intent and general purpose of Chapter 42 is preserved and maintained. One of the purposes of the chapter is to encourage compatibility with the surrounding neighborhood characteristics. The 5-foot setback proposed with this

development promotes an urban environment and encourages greater pedestrian activity and interconnectivity with the transforming neighborhood.

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

No adverse impact to the public's health, safety or welfare is anticipated by granting the variance. Sidewalks will be installed along all of the streets.

(5) Economic hardship is not the sole justification of the variance.

This request for the reduced building line is based on the developer's desire to create a walkable urban development, and create social connectivity consistent with redevelopment and growth in the neighborhood.

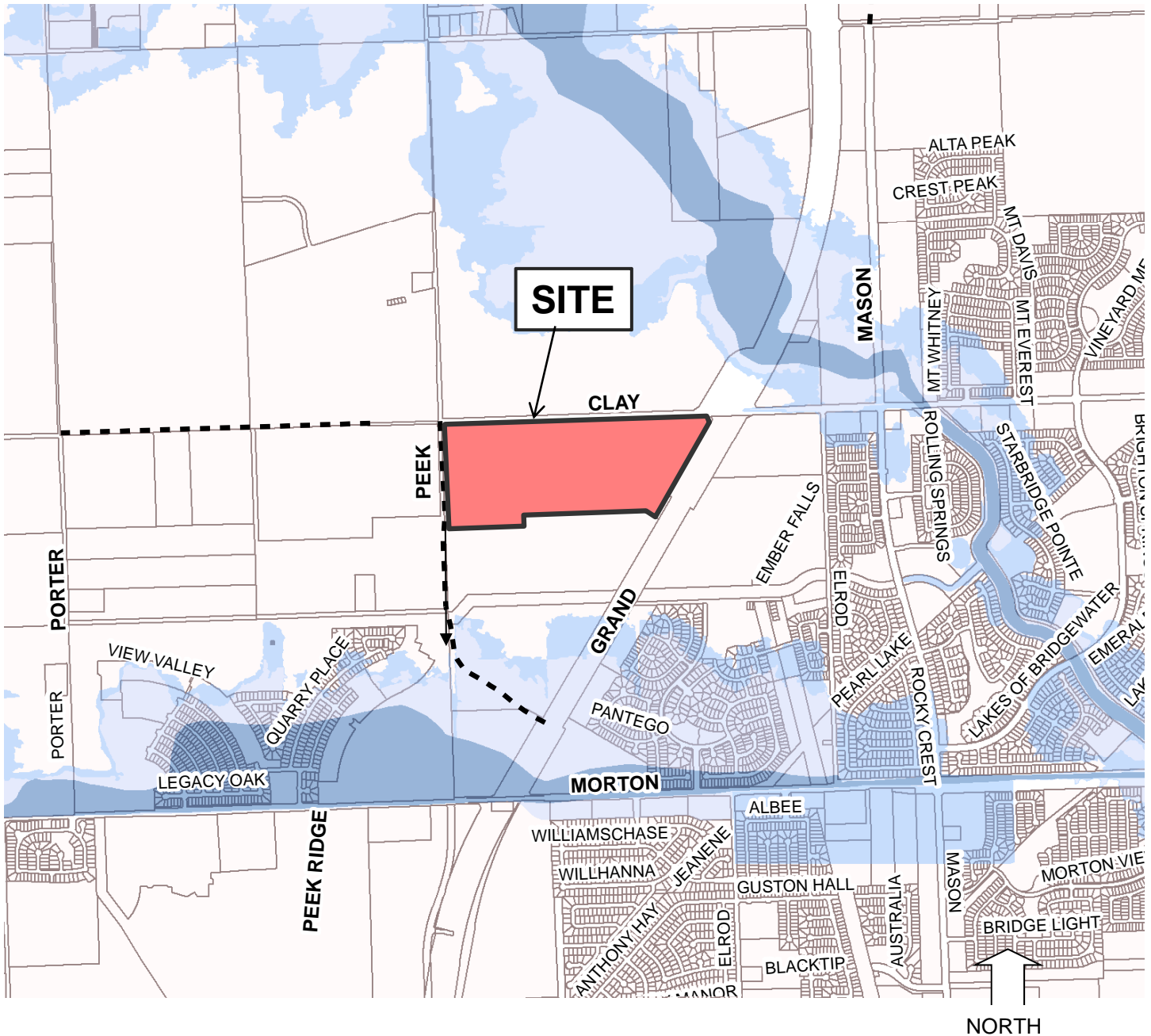
Houston Planning Commission ITEM : 137

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Waterstone West Sec 1

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Site Location

Meeting Date: 05/01/2014

Applicant: Brown & Gay Engineers, Inc.



Subdivision

Houston Planning Commission ITEM : 137

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Waterstone West Sec 1

Applicant: Brown & Gay Engineers, Inc.



D – Variances

Aerial



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 Fax: 281-558-9701
— Civil Engineers and Surveyors —
TBPB Registration No. F-1046

**BROWN
& GAY**
ENGINEERS, INC.

Application Number: 2014-0912

Plat Name: Waterstone West Sec 1

Applicant: Brown & Gay Engineers, Inc.

Date Submitted: 04/21/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a block length greater than 2,600' along a major thoroughfare

Chapter 42 Section: 42-127

Chapter 42 Reference:

42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

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

The subject \pm 103 acre tract is bounded on three sides by major thoroughfares: Peek Road, Clay Road, and State Highway 99. The distance between Peek Road and State Highway 99 along Clay Road is 3,620 feet and along the southern boundary of the tract is 2,752 feet. Several physical characteristics are related to the subject tract providing challenges for a north/south public street. Approximately 2,600 feet to the south of the subject tract Peek Road turns to the east and intersects with State Highway 99 and approximately 900 feet to the south of the subject tract runs an east-west drainage channel with a 170 foot width. The subject property is proposed to be a Chevron Rock and Fluid Lab whose operation requires an extremely secure site. Adequate circulation in the area is provided by the three adjacent major thoroughfares: Clay Road provides east-west access to the north, State Highway 99 provides north-south access to the east, and Peek Road provides north-south access to the west. All development to the south of the subject tract is proposed to be non-residential and is part of a \pm 628 acre general plan approved by the City of Houston Planning Commission on 02-20-2014.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the unique triangular shape of the adjoining area and the need for a secure site for the single industrial user.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. Adequate circulation will be provided by the three adjacent major thoroughfares: Clay Road, Peek Road and State Highway 99.

(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. Adequate circulation will be provided by the adjacent major thoroughfares.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The justifications for the variance are: the physical characteristics of the property combined with the adjoining existing major thoroughfare network and the need for a secure site for the proposed single industrial user.

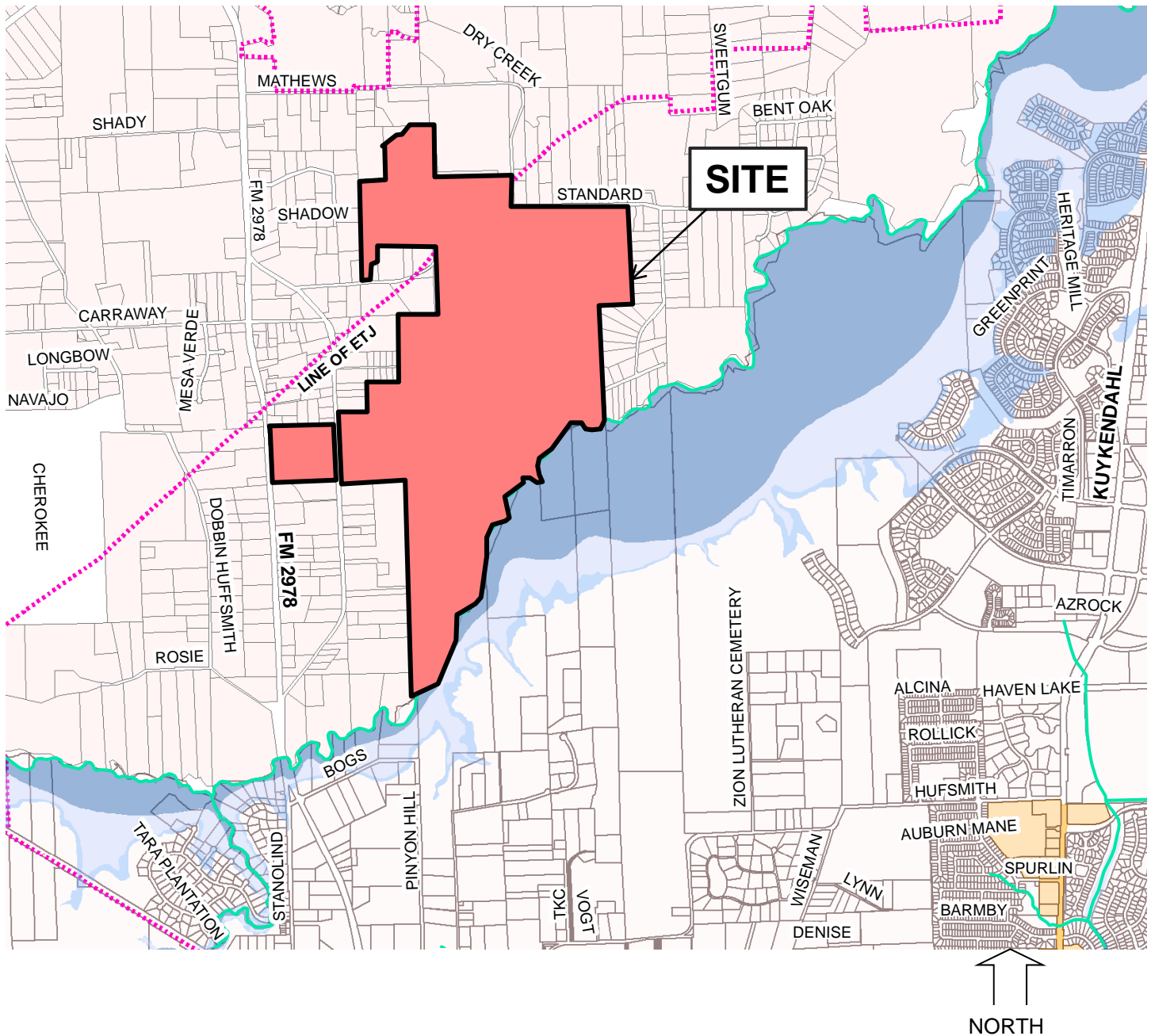
Houston Planning Commission ITEM : 138

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Woodbridge at Spring Creek GP

Applicant: Costello, Inc.



D – Variances

Site Location

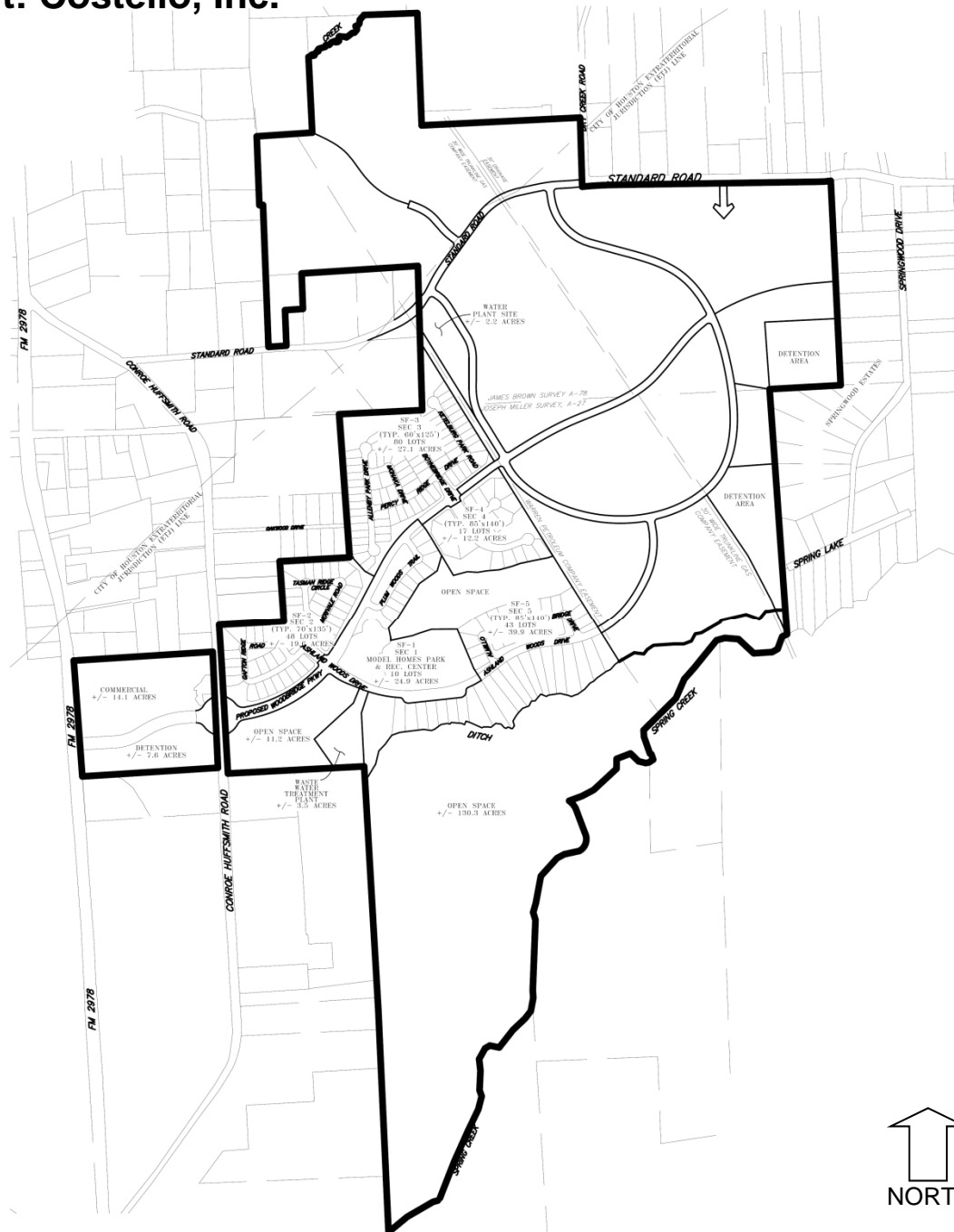
Houston Planning Commission ITEM : 138

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Woodbridge at Spring Creek GP

Applicant: Costello, Inc.



D – Variances

Subdivision

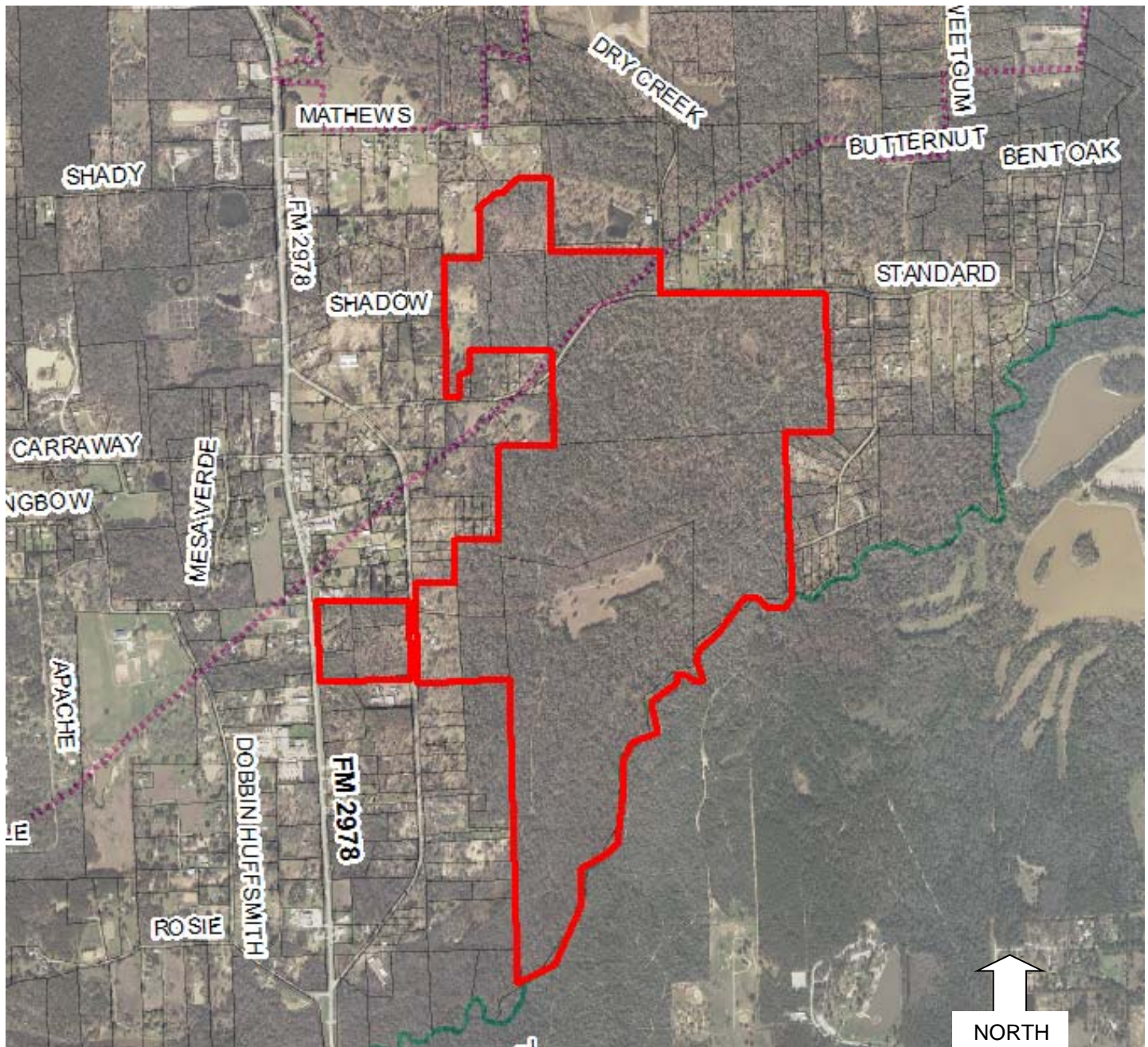
Houston Planning Commission ITEM : 138

Planning and Development Department

Meeting Date: 05/01/2014

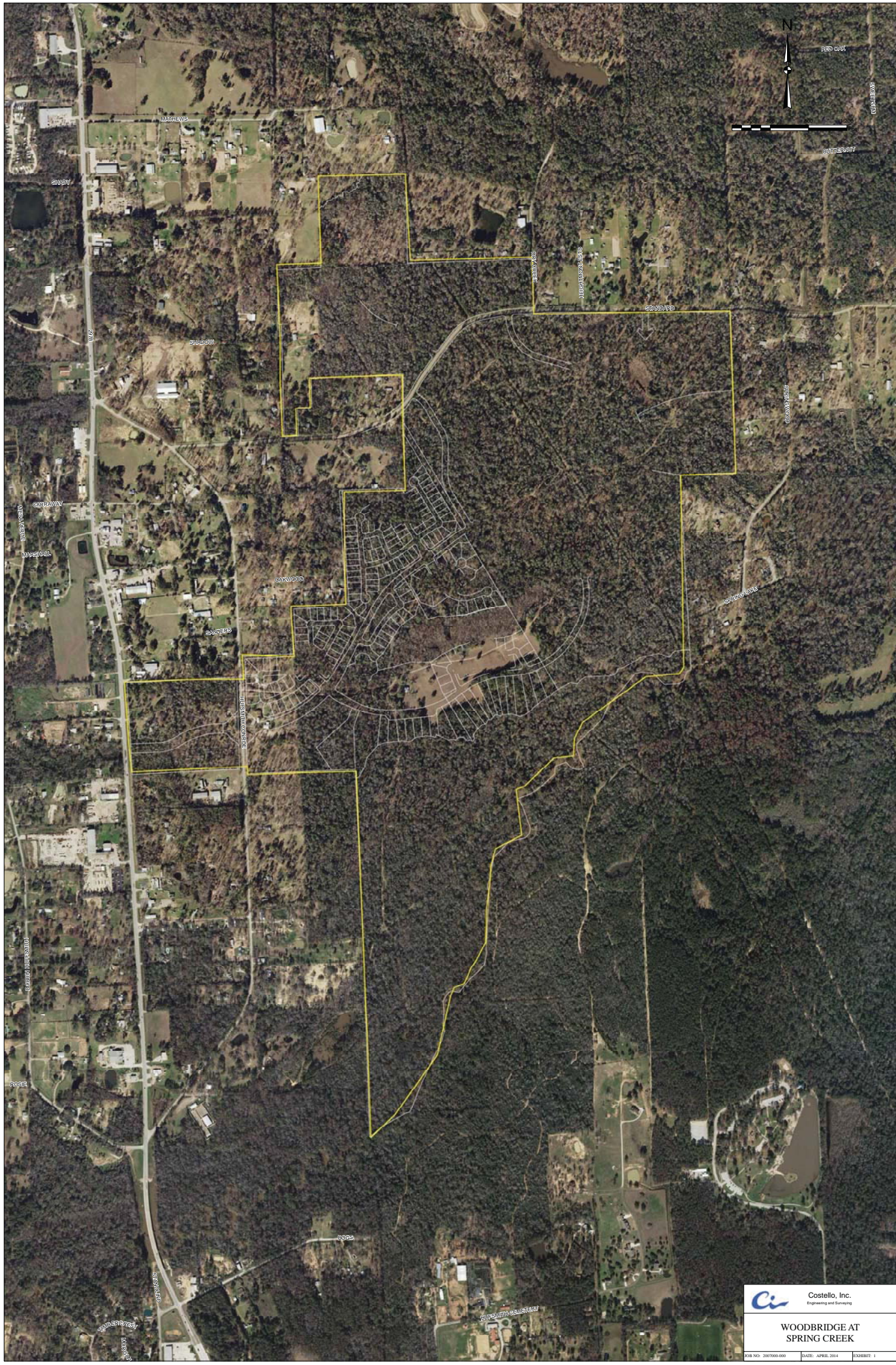
Subdivision Name: Woodbridge at Spring Creek GP

Applicant: Costello, Inc.



D – Variances

Aerial



Application Number: 2014-0762

Plat Name: Woodbridge at Spring Creek GP

Applicant: Costello, Inc.

Date Submitted: 04/04/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are submitting a General Plan revision to request not to provide east-west streets along the east and west boundary or north-south streets along the south boundary.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128 (1)(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;

Strict application of the requirements of Chapter 42 Section 42-128 would create an impractical development due to constraints related to natural physical conditions and existing adjacent development as outlined below.

Approximately 130 Ac of the southern portion of the property is in the Spring Creek floodway. This area will not be developed and is proposed as open space on the general plan. Springwood Estates, an existing large-lot rural subdivision borders our eastern boundary. The existing subdivision has not provided any street connections to our property line. The closest street to our property line is Spring Lake Drive, near the southeast corner of our property. The right-of way does not extend to the property line and it is in the flood plain, adjacent to the floodway of Spring Creek. The area along the western boundary consists of developed rural lots. Oakwood Drive is the only road adjacent to the western boundary. This roadway serves Oakwood Estates, a 12 lot rural subdivision. We have proposed not to connect to this road in order to preserve the rural nature of Oakwood Estates. Standard Road runs adjacent to the north boundary and cuts through a portion of the property. The main entrance to the proposed development will tie into FM2978 at the far western boundary of the property and crosses Conroe-Huffsmith Road as it enters the main portion of the property. These connections, along with the connections proposed to Standard Road in combination with the internal network of streets provide a general layout and arrangement of streets that meet the requirements stated in Section 42-120. Specifically it includes a sufficient number of streets to accommodate the traffic, discourages through traffic while maintaining adequate access, and provides adequate vehicular access for the proposed development and adequate circulation in the general area. We will provide street connections from our property at the required maximum 1400ft spacing where Standard Road is adjacent to, or runs through the property.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; - All constraints are related to natural physical conditions or adjacent existing development by others.

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

The intent and general purposes of this chapter will be preserved and maintained; The proposed development and general layout and arrangement of streets meet the requirements stated in Section 42-120. Specifically it includes a sufficient number of streets to accommodate the traffic, discourages through traffic while maintaining adequate access, and provides adequate vehicular access for the proposed development and adequate circulation in the general area.

(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 health, safety, or welfare; - As stated in item 3 and above, the proposed development and general layout and arrangement of streets meet the requirements stated in Section 42-120, with regard to adequate access and circulation.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance. This variance is not being requested due to economic hardship.

Houston Planning Commission ITEM : 139

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Harvest Green Sec 2

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Site Location

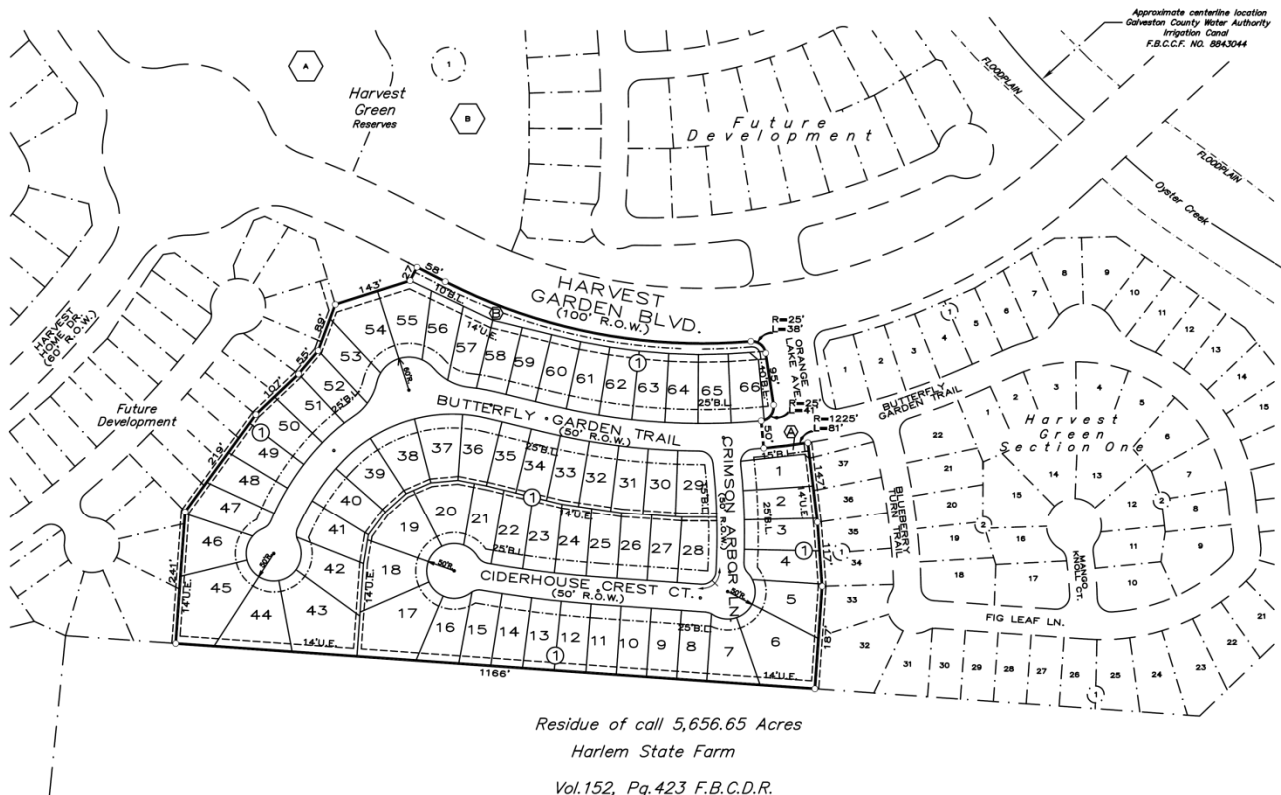
Houston Planning Commission ITEM : 139

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Harvest Green Sec 2

Applicant: BGE|Kerry R. Gilbert Associates



NOTE:

- Ⓐ RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.05 ACRE
- Ⓑ RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.38 ACRE



E – Special Exceptions

Subdivision

Houston Planning Commission ITEM : 139

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Harvest Green Sec 2

Applicant: BGE|Kerry R. Gilbert Associates



E – Special Exceptions

Aerial



Application Number: 2014-0920

Plat Name: Harvest Green Sec 2

Applicant: BGE|Kerry R. Gilbert Associates

Date Submitted: 04/21/2014

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow a cul-de-sac serving single family lots to generate 370 vehicle trips per day (37 lots).

Chapter 42 Section: 131

Chapter 42 Reference:

(a) (a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. ... For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day: Detached units 10 trips per unit

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;

Harvest Green is a +1066-acre master planned community located southwest of central Houston, at the intersection of Airport Blvd with the Grand Parkway. The development includes single-family residential tracts, parks, lakes, and other detention/drainage open space including a portion of Oyster Creek, mixed-use and commercial property, and public school sites, all interwoven by two major thoroughfares and several collector streets. The site is bounded on the west and south sides by existing single-family development and on the north and east sides by the Grand Parkway and an existing prison facility. In Harvest Green Section 2 there is a proposed cul-de-sac (on the proposed street Butterfly Garden Trail) containing 37 single-family lots, generating an average of 370 vehicle trips per day. However, this cul-de-sac contains a right-of-way knuckle located approximately 570' from the cul-de-sac entry, which provides additional vehicular turn-around space for this street. From this right-of-way knuckle to the end of the cul-de-sac there are only 17 lots. Although the overall cul-de-sac street has a single point of ingress and egress to a through street, the proposed cul-de-sac provides 2 locations to allow vehicular traffic to turn around instead of only one.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The granting of this special exception will result in a vehicular turnaround for the first 22 lots of the cul-de-sac and another turnaround for the remaining 17 lots, thus achieving a result contemplated by the standards in Article III of this chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 5% deviation from the standard and therefore is not disproportionate.

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

By providing 2 vehicular turnarounds in the proposed cul-de-sac, the intent and general purpose of this chapter will be maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

By providing 2 vehicular turnarounds in the proposed cul-de-sac, the granting of this Special Exception will not be injurious to the public health, safety or welfare.

Houston Planning Commission

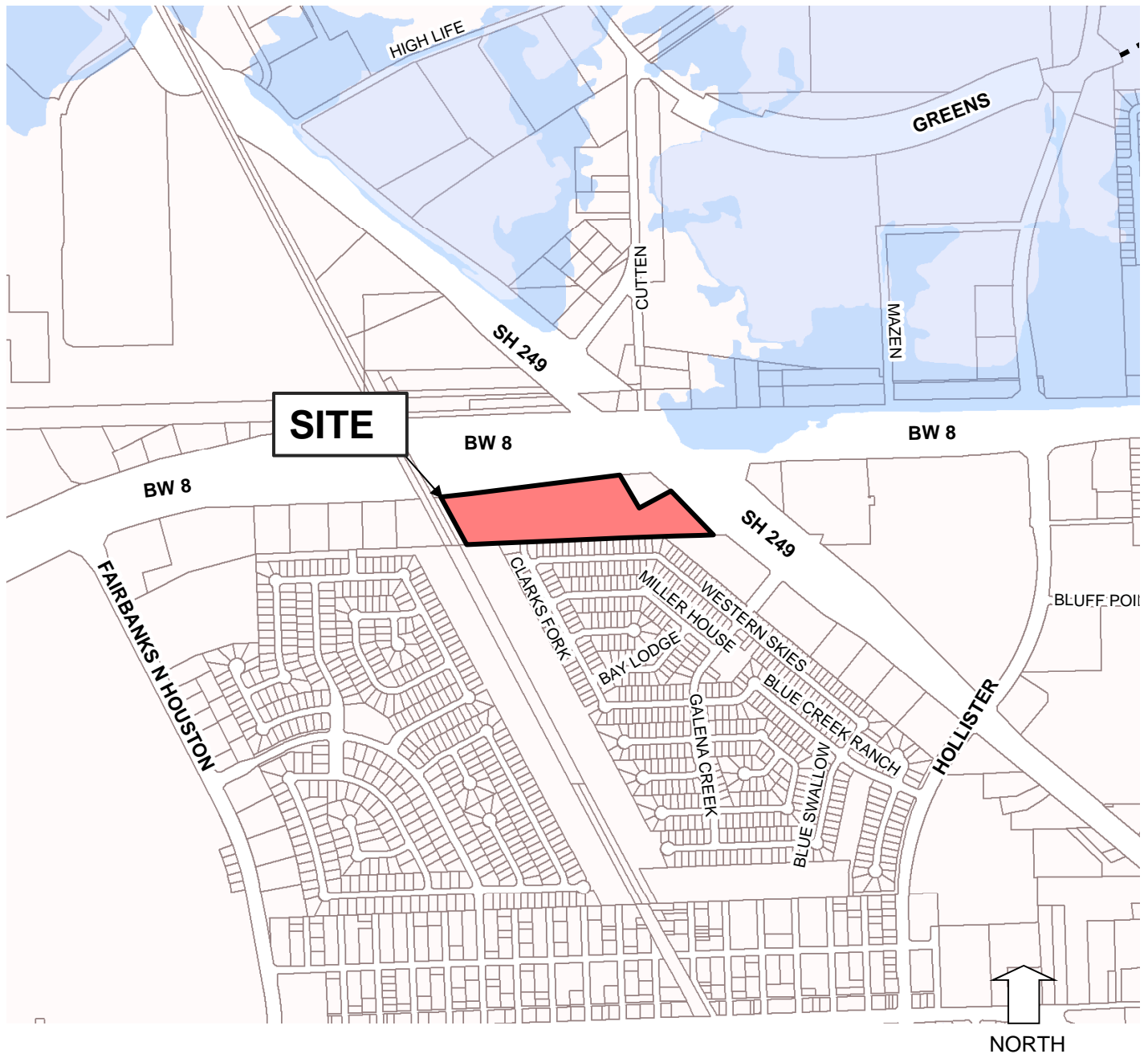
ITEM: 140

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Four Seasons Business Park Beltway

Applicant: Gruller Surveying



F- Reconsideration of Requirements

Site Location

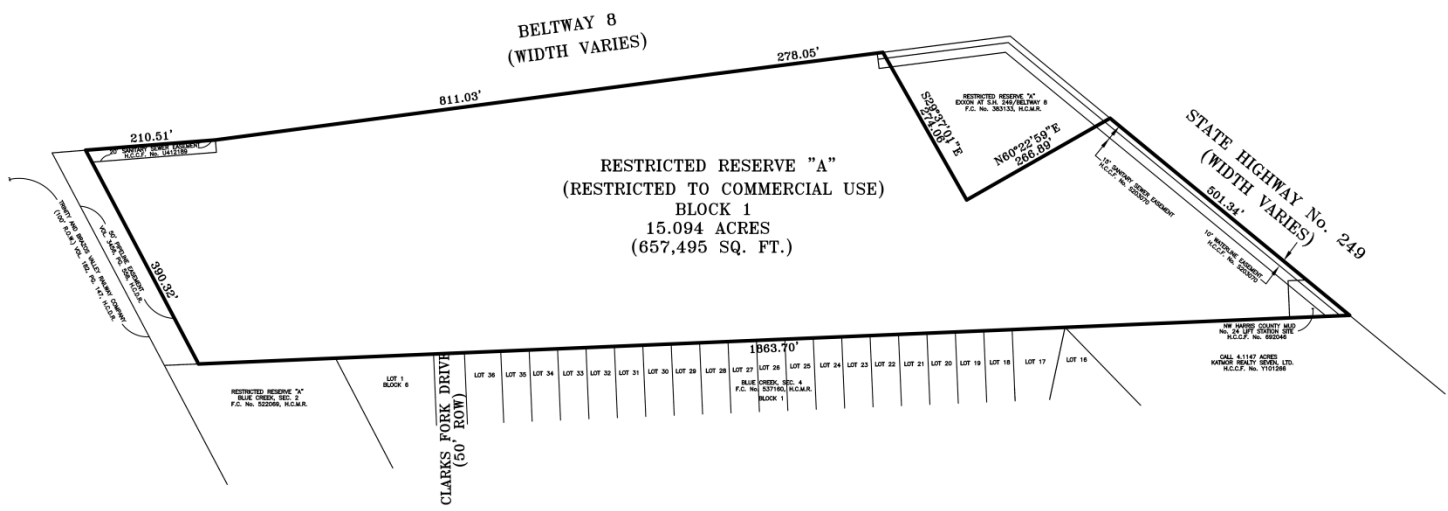
Houston Planning Commission ITEM : 140

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Four Seasons Business Park Beltway

Applicant: Gruller Surveying



F- Reconsideration of Requirements

Subdivision

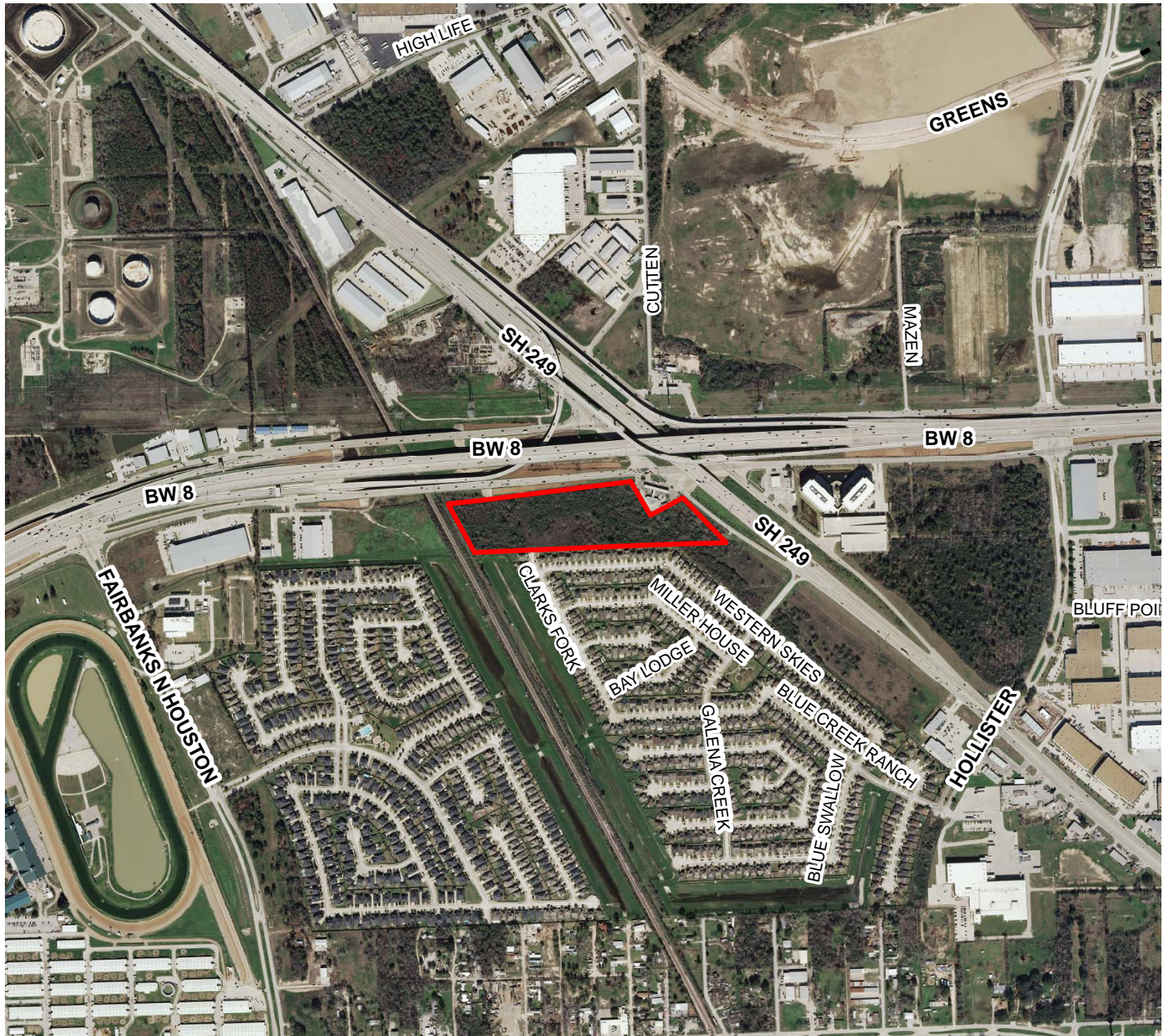
Houston Planning Commission ITEM : 140

Planning and Development Department

Meeting Date: 05/01/2014

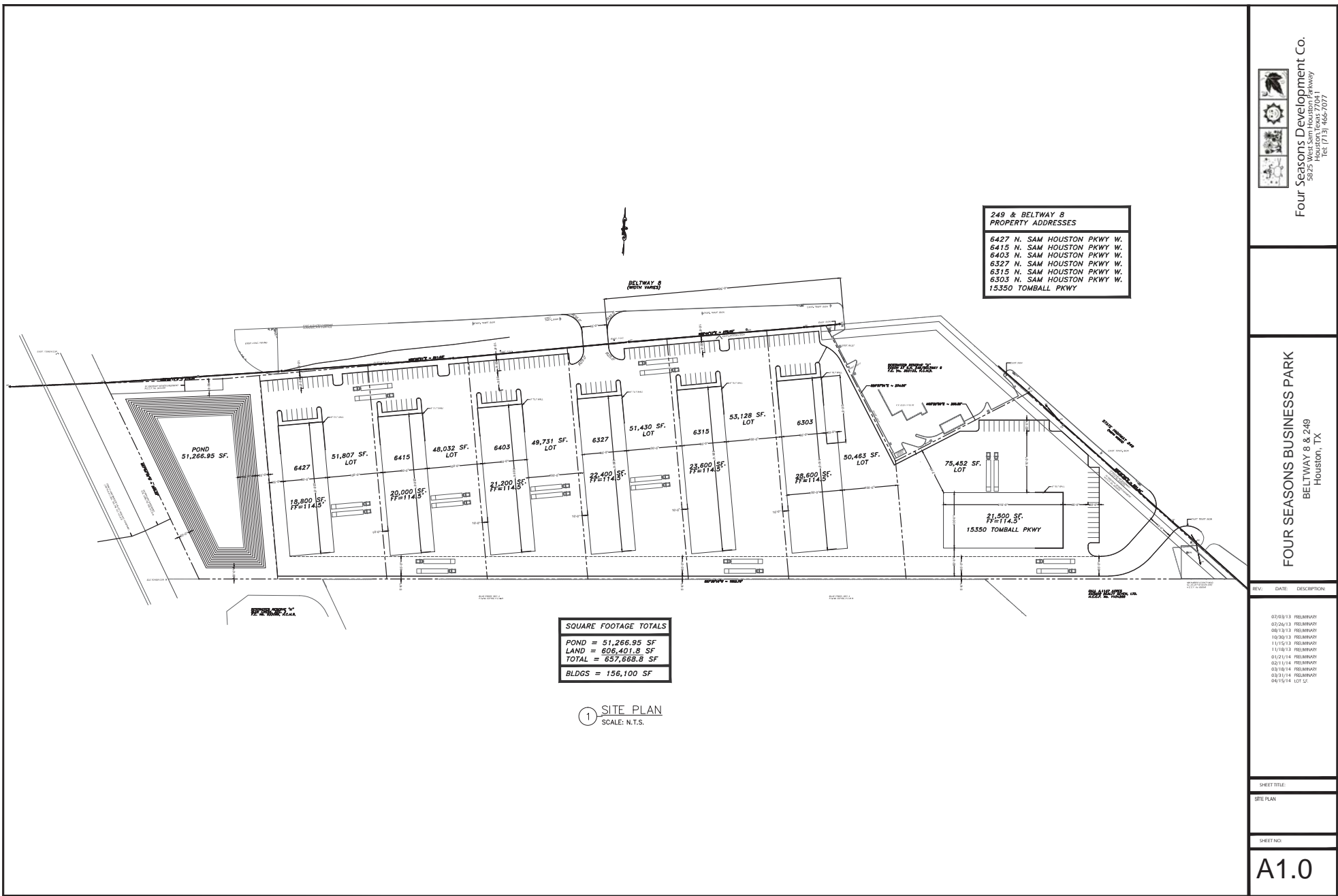
Subdivision Name: Four Seasons Business Park Beltway

Applicant: Gruller Surveying



F- Reconsideration of Requirements

Aerial





Application Number: 2014-0961

Plat Name: Four Seasons Business Park Beltway

Applicant: Gruller Surveying

Date Submitted: 04/21/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Variance is to not extend Clarks Ford Drive and not construct a cul-de-sac at the existing roadway end. Clarks Ford Drive is currently a local, residential street within Blue Creek Subdivision. The property at the end of the road is currently planned for commercial development. Extension of the road would allow for commercial traffic through the residential neighborhood. The existing road is approximately 115 feet from the nearest intersection. Therefore, there additional turn-around space is not needed for emergency vehicles.

Chapter 42 Section: 42-135

Chapter 42 Reference:

Sec. 42-135. Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts

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

(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;

Requiring extension of the existing roadway would allow for commercial traffic through the residential neighborhood. Not extending the road will allow for separation of the commercial and residential traffic. Also extension of said R.O.W. cannot be constructed to Beltway 8 due to the fact that it is an elevated off-ramp to S.H. 249 on the north line of our site.

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

Clarks Fork Drive was constructed as part of a residential subdivision that was constructed by others and existed at time of acquisition of the property.

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

The separation of the traffic will protect the existing neighborhood and preserve the existing traffic volumes on the residential streets.

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

Prevention of the use of the residential street by commercial traffic will improve public safety. The existing residential subdivision has planned access to S.H. 249 and does not need the street extension for access to the adjacent thoroughfares. The short distance of the block length for the end of Clarks Ford Drive does not require the additional turn-around space.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified to maintain the existing local residential traffic characteristics within the residential subdivision.

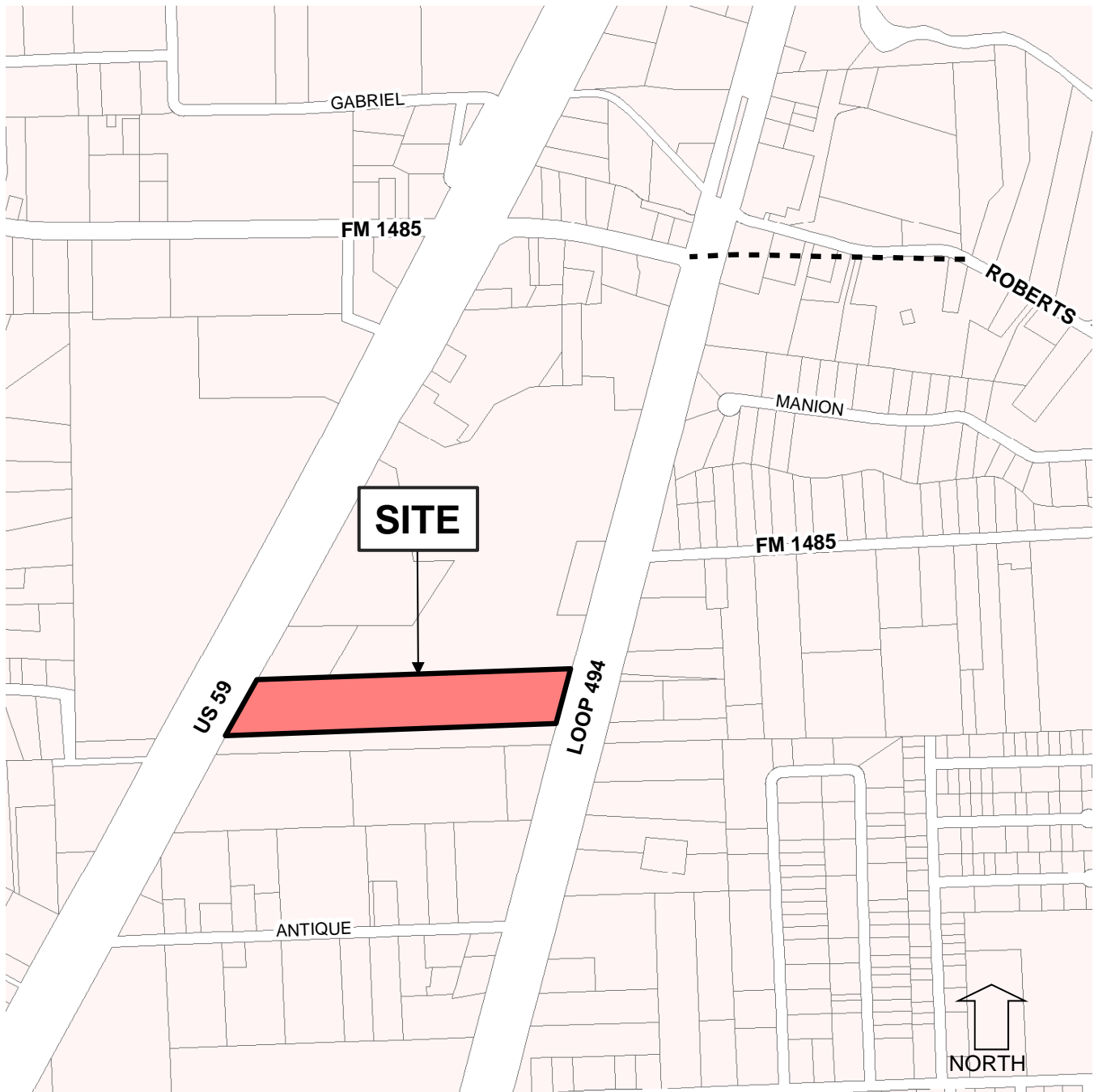
Houston Planning Commission ITEM : 141

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Great Southern Stabilized New Caney

Applicant: Town and County Surveyors



F- Reconsideration of Requirements

Site Location

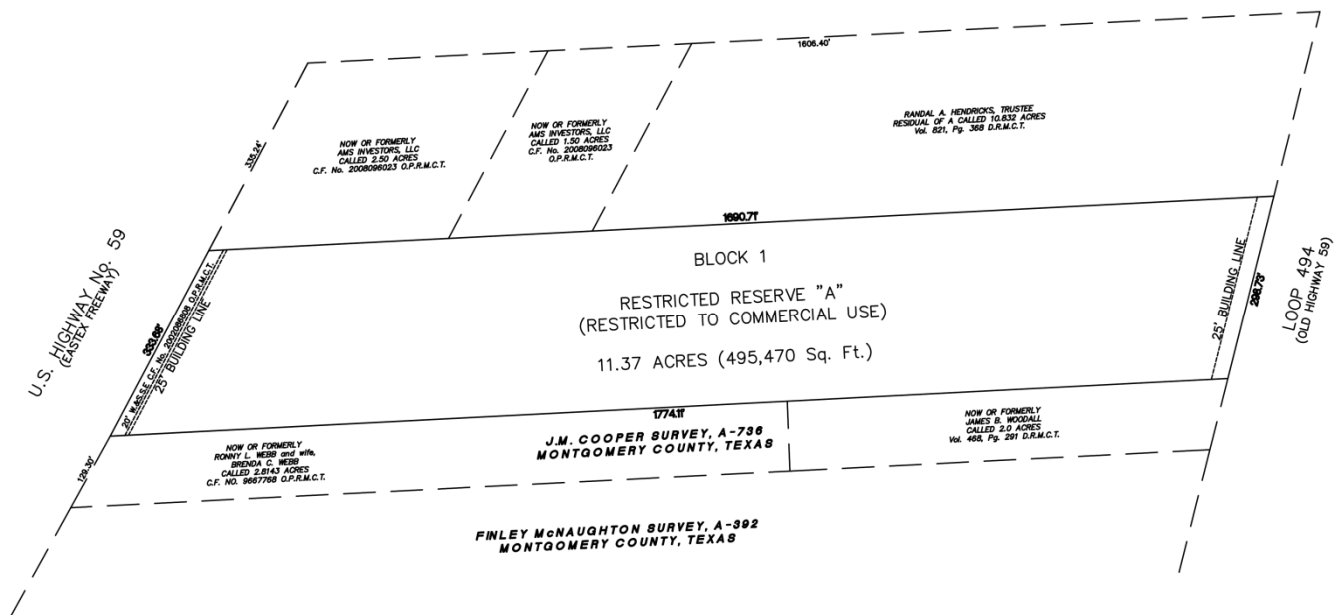
Houston Planning Commission ITEM : 141

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Great Southern Stabilized New Caney

Applicant: Town and County Surveyors



F- Reconsideration of Requirements

Subdivision

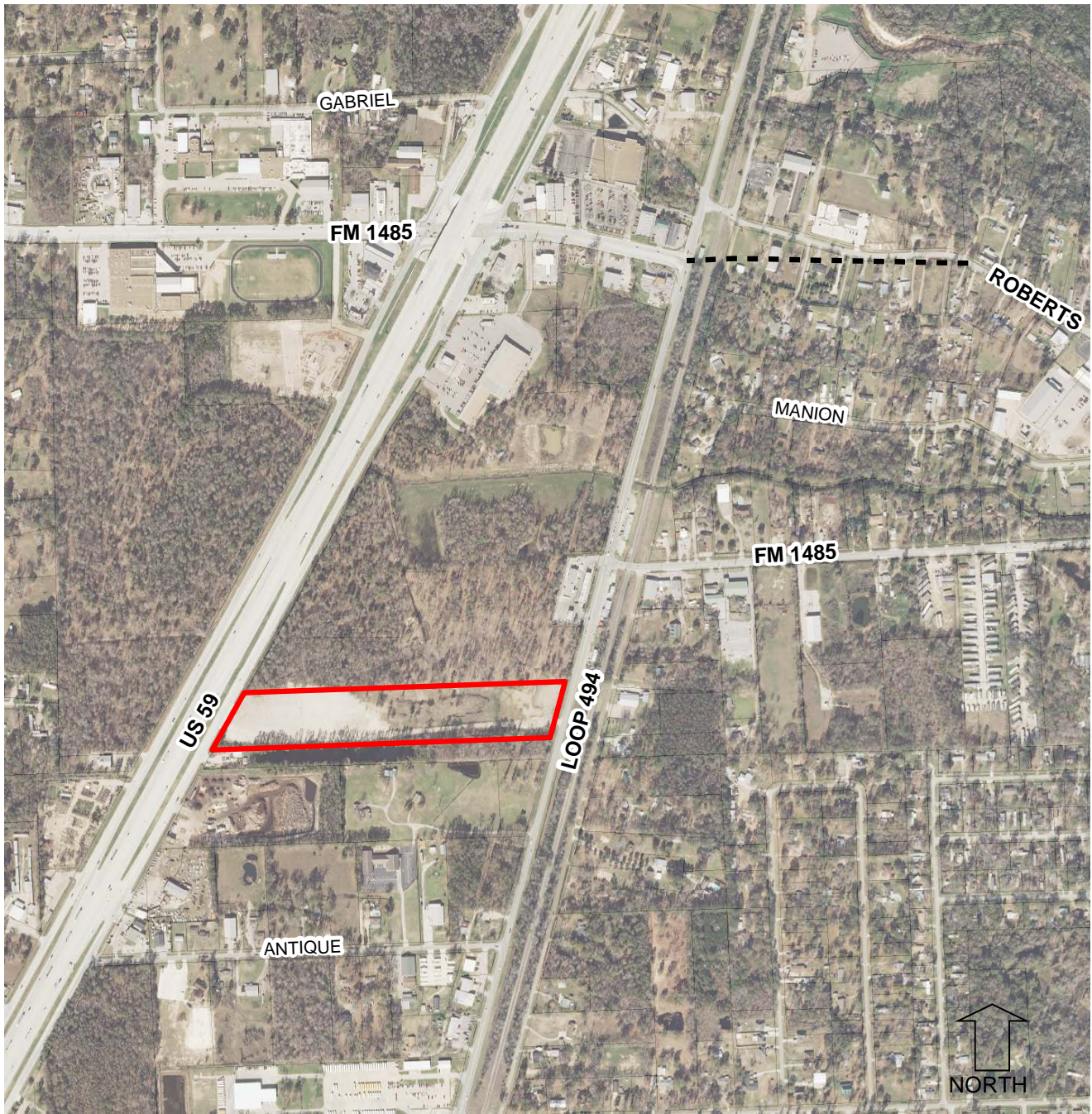
Houston Planning Commission ITEM : 141

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Great Southern Stabilized New Caney

Applicant: Town and County Surveyors



F- Reconsideration of Requirements

Aerial



ED RINEHART
COMMISSIONER PRECINCT 4
MONTGOMERY COUNTY

P.O. Box 84
New Caney, Texas 77357

Conroe: (936) 521-8919
New Caney: (281) 577-8919
Fax: (936) 521-8918

April 21, 2014

MEMO TO: City of Houston

FROM: Ed Rinehart, Commissioner

RE: Proposed Construction

Montgomery County has no intentions of constructing a road through the property described in Exhibit A below:

EXHIBIT "A"

BEING 11.3557 acres of land in the T. P. Cartwright Survey A-652, Montgomery County, Texas, and being a part of former Dumas 119.385 acre tract also being same land called 11.3576 acres in deed recorded in Volume 812, Page 289, of County Deed Records, said 11.3557 acres being described as follows:

BEGINNING at a ½ inch iron rod found in the South line of T. P. Cartwright Survey and North line of J. M. Cooper Survey, A-736, at the intersection with West right-of-way line of Loop 494 (Old Highway 59), same being Southeast Corner of said Dumas 119.385 acre tract and the Southeast Corner of the herein described tract;

THENCE, North 89 degrees 50 minutes 53 seconds West with the South line of said Cartwright Survey and North line of Cooper Survey for a distance of 1774.45 feet (called 1774.04 feet) to a 5/8 inch iron rod found for Southwest Corner of this tract at intersection with East right-of-way line of U. S. Highway 59 (Eastex Freeway);

THENCE, North 31 degrees 07 minutes 15 seconds East with East line of said Highway 59 (Eastex Freeway) for a distance of 333.11 feet to a point for Northwest corner of this tract, (from which a found 5/8 inch iron rod bears North 02 deg. 39 min. 51 sec. East 0.3 feet) same being the Southwest corner of a 10.832 acre tract out of said Dumas Tract;

THENCE, South 89 degrees 49 minutes 55 seconds East (Call South 89 deg. 50 min. 53 sec. East) along the South line of said 10.832 acres for a distance of 1691.88 feet (call 1690.21 feet) to a 5/8 inch iron rod found for Northeast corner of the herein described tract, same being the Southwest corner of said 10.832 acres in the West line of Loop 494 (Old Highway 59) also the East line of former Dumas Tract;

THENCE, South 17 degrees 27 minutes 24 seconds West (Call 17 deg. 12 min. 00 sec. West) with the west line of said Highway and East line of Dumas Tract for a distance of 298.67 feet (call 298.79 feet) to the POINT OF BEGINNING and containing 11.3557 acres of land.

Please let me know if you require anything further.

Sincerely,



ED RINEHART COMMISSIONER
Montgomery County Precinct 4



Application Number: 2014-0909

Plat Name: Great Southern Stabilized New Caney

Applicant: Town and Country Surveyors

Date Submitted: 04/21/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The developer requests that no local street be required running North and South through proposed plat.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. Intersections of local streets. (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

Our proposed plat is currently a vacant piece of property which is 1774' long and 333' wide. The tract runs between Loop 494 and U.S Highway 59 in New Caney Texas, Montgomery County. The piece of property is south of FM 1482 a Major Thorough Fare and north of Antique Road a collector which runs between U.S Highway 59 and Loop 494. The overall distances between roads is approximately 3,000 feet. The Width varies from 940 feet on the north at FM 1482 and 2100 along Antique Lane. The South line of the property is approximately 1000 feet North of Antique Lane. Our tract is located 500' north of the northline of the Johnson Community a Subdivision recorded in Volume 5 Page 140 of the Montgomery County Map Records. Along the South line of FM 1482 everything is developed. It does not appear that there is room between existing structures and plats to put in a 60 foot road. There are two small properties just south of the developed tracts that appear to be land locked. South of these properties is a large undeveloped tract that has access to both U.S. 59 and Loop 494 which can be developed from both thoroughfares. The configuration of the properties make the need for a new collector street impractical and against good public policy. The configuration of the properties in the area make putting a collector at this point unnecessary. It would not be in the interest of the public to create a public road where one is not necessary 1. A collector can only go five hundred feet South to the north line of the Johnson Subdivision. 2. North of the subject property there is one large unplatted property that abuts both U.S. 59 and FM 1482, it can be developed from either side and will probably be large commercial tracts.

(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 variance is not requested do to a hardship it is asked for because of configuration of all the tracts in the area, not just this developers but all the development in the area. The area is mostly developed into large commercial tracts.

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

The intent of the ordinance is to provide traffic collection and flow, there is very little need in this area.

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

The proposed collector street would run into developed recorded properties on the South and the North.

(5) Economic hardship is not the sole justification of the variance.

The configuration of the existing development and the surrounding properties do not justify the need for an additional collector road.

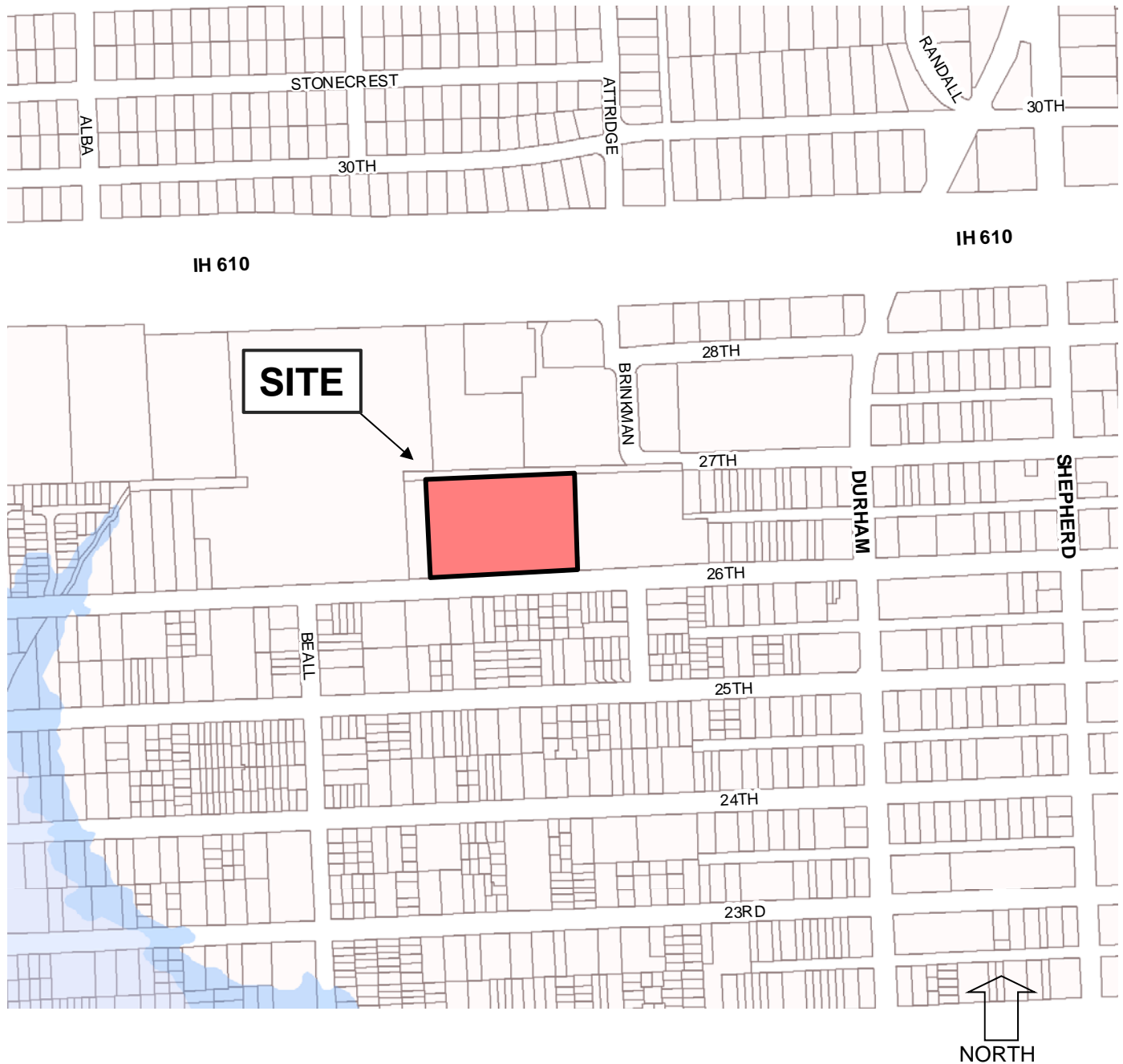
Houston Planning Commission ITEM : 142

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Shady Acres Partial Replat No 10 (DEF2)

Applicant: Jones & Carter, Inc. – The Woodlands



D – Variances

Site Location

Meeting Date: 05/01/2014

Applicant: Jones & Carter, Inc. – The Woodlands



Subdivision

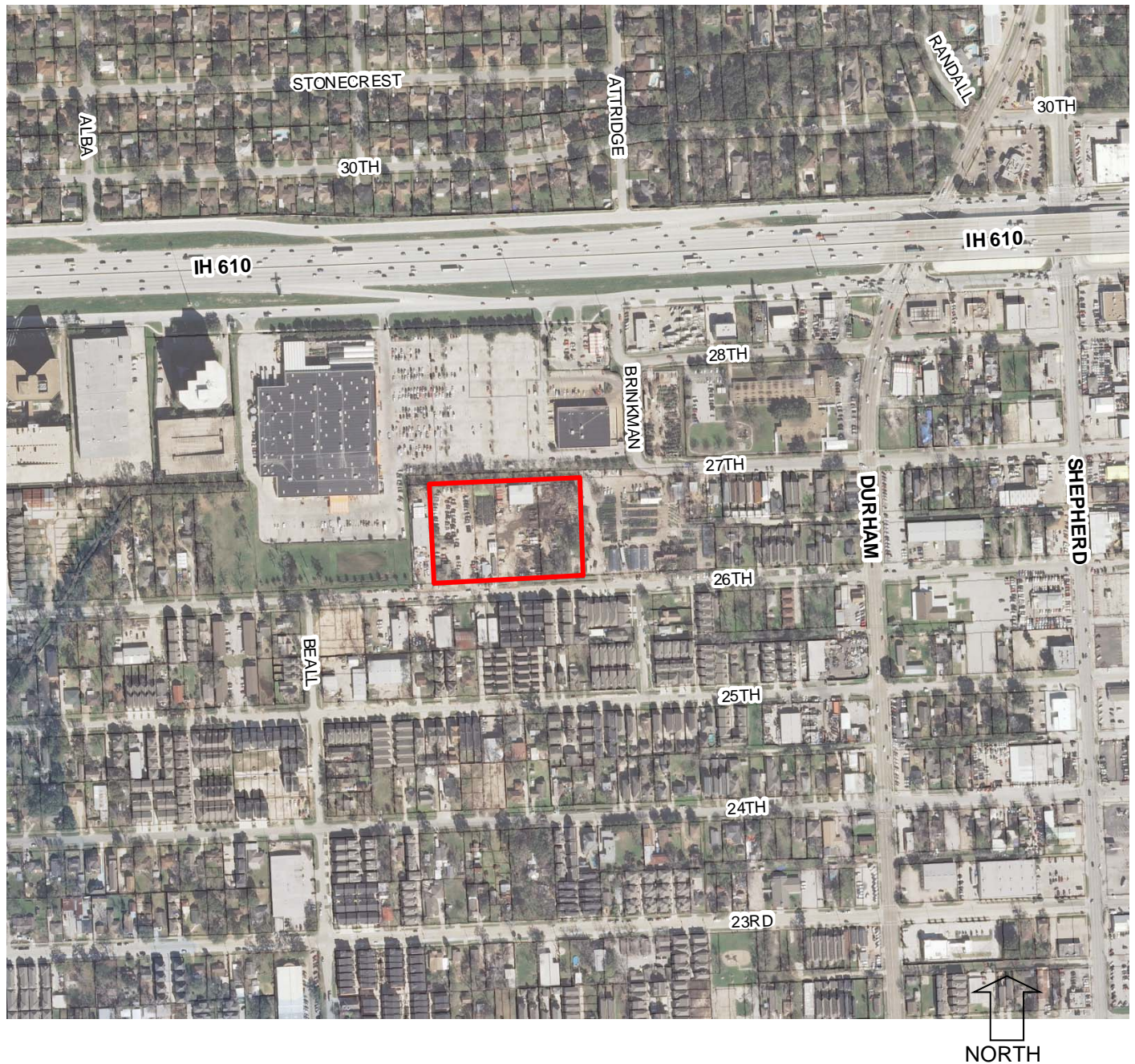
Houston Planning Commission ITEM : 142

Planning and Development Department

Meeting Date: 05/01/2014

Subdivision Name: Shady Acres Partial Replat No 10 (DEF2)

Applicant: Jones & Carter, Inc. – The Woodlands



D – Variances

Aerial

A SCHEMATIC PLAN
58 TOTAL LOTS

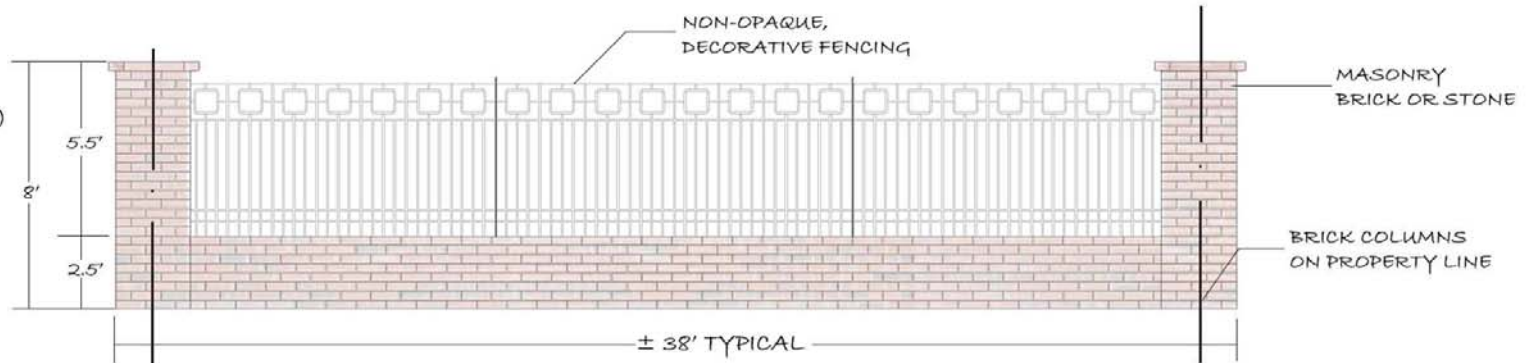


DATE: 12-9-2013
SCALE: 1" = 20'
JONES A CARTER, INC.



FENCE DETAIL

(MINIMUM 65% OF SITE FRONTAGE SHALL BE DECORATIVE 'OPEN' FENCE)



LEGEND

- EXISTING TREE TO BE REMOVED
- PROTECTED EXISTING TREE
- EXISTING TREE TO REMAIN

PROPOSED FENCE

PROPOSED 6' SIDEWALK





RECONSIDERATION OF REQUIREMENT Request Information Form

Application No: 2014-0699
Plat Name: Shady Acres partial replat no 10
Applicant: Jones & Carter, Inc. - The Woodlands
Date Submitted: 03/24/2014

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To allow a shared driveway to intersect with a "Type 1", p.a.e./p.u.e.

Chapter 42 Section: 145(b)

Chapter 42 Reference:

42-145(b) General layout and arrangement for all shared driveways. A shared driveway shall not intersect with a permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one public street that is not an alley in accordance with the following requirements: (1) The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract; (2) The shared driveway shall intersect with a public street at a 90-degree angle except as needed to comply with item (3) of this subsection; and (3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.

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:

Upon disapproval of the original variance request to allow a shared driveway to intersect with a "Type 1" permanent access easement / public utility easement p.a.e./p.u.e., we prepared construction and drainage plans based on the entry street, Fountain Pointe Boulevard being built as a public street. Based on the recommendation by Public Works, it is in the best interest of the public for Fountain Pointe Boulevard to be built and maintained as a private street. A "Type 1" p.a.e./p.u.e. is designed and constructed like a public street, except that the storm water drainage in a private street can outfall into a private drainage and detention system. Physical characteristics that are unique to this site that affect the property in question and the justification for the variance includes:

- Existing topography- The site is located at a high spot on West 26th Street and drains away from the shallow ditches along W 26th Street and toward the back of the site to an existing Harris County Flood Control ditch.
- Tract Dimensions- The site is larger than most (3.54 acres) in the area, and although it has 487 feet of frontage on W. 26th Street, the tract is too deep (316') to access single family lots with only a shared driveway. The dimensions of the site allow a unique opportunity to utilize a "Type 1" p.a.e. / p.u.e. with a right-of-way width of 70 feet in combination with 200' long shared driveways to access single family lots and minimize intersections along W 26th Street. Public Works has indicated that it would be safer to minimize intersections on W. 26th Street. Unlike other recent developments on W. 26th Street, with numerous driveway connections onto the public street, the proposed plan has one boulevard entry with landscape reserves on each side of the entry street. Other mitigating factors:
- Alternative Plan – Although the approval of the variance will allow the proposed subdivision to be gated, and the lots in the gated subdivision will be more valuable to the developer, this is not the sole reason for the variance request. An alternative plan has been created, that would not require a variance, with the site being developed with access from a "Type 2" p.a.e., creating 61 lots within a gated subdivision. It is, however, a less desirable subdivision, in that, significant green space would be lost and additional intersections would be required along W. 26th Street. Furthermore, since the alternative plan provides access via a "Type



Application Number: 2014-0699

Plat Name: Shady Acres partial replat no 10

Applicant: Jones & Carter, Inc. - The Woodlands

Date Submitted: 03/24/2014

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a shared driveway to intersect with a "Type 1" permanent access easement.

Chapter 42 Section: 145(b)

Chapter 42 Reference:

42-145(b) General layout and arrangement for all shared driveways. (b) A shared driveway shall not intersect with a permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one public street that is not an alley in accordance with the following requirements: (1) The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract; (2) The shared driveway shall intersect with a public street at a 90-degree angle except as needed to comply with item (3) of this subsection; and (3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.

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;

Partners in Building, a premier custom home builder, is proposing to develop a superior "Urban Subdivision" featuring townhomes ranging from 2,500 s.f. and detached cottage homes from 3,700 s.f. The site is approximately 3.54 acres, and is located in an "Urban Area" on W. 26th Street. As the site is larger than most in the area, the tract is too deep to access single family lots with only a shared driveway. The proposed plan results in 58 single-family lots, with a new "Type 1" p.a.e./p.u.e., named Fountain Pointe Blvd, which will intersect with W. 26th Street, and divide the tract making it possible to serve the proposed single family lots via shared driveways less than 200 feet long. In addition to the larger than average homes for the area, and unique mix of product type, the proposed plan features 5 landscape and open space reserves, totaling 16,500 s.f., including a central courtyard as the focal point of the subdivision. The green space is not required by Chapter 42. Additional green space will be provided along Fountain Pointe Drive and in the public right-of-way along W. 26th Street. Product prices will range from \$400,000 to \$600,000. A "Type 1", p.a.e/p.u.e as opposed to a public street will permit a private drainage system, recommended by the Public Works Department for this development. A private drainage system will allow the drainage to be designed as a single unified system, with a single outfall, and will preserve open space and will allow the streets to be amenitized with additional pedestrian friendly features including a water fountain and will result in more common open space, centrally located in the development than is typical of most urban developments. A public street and its associated public drainage system will result in a fractured drainage system and increase the complexity and maintenance cost for the homeowners and the public. The public drainage would also require separate drainage easements across the green space at the focal point of the subdivision reducing or eliminating amenities discussed above. A "Type 1" p.a.e. / p.u.e. is designed and constructed to the same requirements and standards as a public street. Fountain Pointe Boulevard has a right of way of 70 feet, (exceeding the minimum requirements of a 50 foot right-of -way), and a paving section identical to a public street.

An alternative plan has been created, with the site being developed with access from a "Type 2", p.a.e, creating 61 lots. Even though the alternative plan could be developed with private streets and without any variance, the alternative plan is contrary to sound public policy since the alternative plan would result in the loss of the green space and would require additional intersections along W. 26th Street, rather than the single point of access needed if the site is created with the current proposal. The alternative plan would also require that the utility meters be consolidated outside the subdivision within the right-of-way of W. 26th Street as opposed to hidden within the subdivision.

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

The existing tract dimensions and topography resulting in storm water draining away from the existing public streets toward the back of the site to an existing Harris County Flood Control ditch and the recommendation by the Public Works Department made it necessary for the proposed boulevard street, Fountain Pointe Blvd., to be private as opposed to public.

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

The intent of the Chapter is to insure that all lots have adequate access, which they will have since a "Type 1", p.a.e./p.u.e. is designed and constructed like a public street.

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

Granting of the requested variance will not be injurious to public health, safety, or welfare. The proposed layout also provides for sufficient police, fire, and emergency vehicle access. Additionally, the proposed subdivision layout will result in fewer curb cuts and driveways from the subdivision along W 26th Street, thus reducing the number of vehicular points of conflict.

(5) Economic hardship is not the sole justification of the variance.

As other development options exist, economic hardship is not the sole justification of the request. Support for the variance stems from the Public Works Departments recommended drainage system for the site, as well as the desire to create an attractive, safe, urban-street scape type of development, with significant green space which would not be achievable through strict application of the standards.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/01/14

ITEM: 147

Applicant: HENRY ZECENA

Contact Person: HENRY ZECENA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	14-1011	77357	5874	257-L	ETJ
WEST OF: DEER RUN LN NORTH OF: FM 1485					

ADDRESS: 19760 Hill Top Lane

ACREAGE:

LEGAL DESCRIPTION:

LOT FIVE HUNDRED FIFTY-ONE (551) OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION:

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION :

CERTIFICATE OF COMPLIANCE

Houston Planning Commission

City of Houston Planning and Development Department



ITEM: IV

Meeting Date: 05-01-2014

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 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		
Gage Design, LLC	Craig Garcia, AIA	713.568.1336	craig@igageinc.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2736 Virginia Street	14012851	77098	5256	492U	C

HCAD ACCOUNT NUMBER(S):	0640180060001
PROPERTY LEGAL DESCRIPTION:	Trs 1 Through 4 & 8A 9 Blk 6 & Lt 12 & Tr 11 Blk 1 Kerrs Ferndale Ferndale Annex (Kerrs)
PROPERTY OWNER OF RECORD:	Delhomme Trusts
ACREAGE (SQUARE FEET):	31,115 sq ft
WIDTH OF RIGHTS-OF-WAY:	Westheimer Rd – 80'; Virginia St – 50'
EXISTING PAVING SECTION(S):	Westheimer Rd – 40'; Virginia St – 30'
OFF-STREET PARKING REQUIREMENT:	90 spaces
OFF-STREET PARKING PROVIDED:	43 spaces
LANDSCAPING REQUIREMENTS:	Project complies

EXISTING STRUCTURE(S) [SQ. FT.]:	9103 sq ft
PROPOSED STRUCTURE(S) [SQ. FT.]:	0 sq ft

PURPOSE OF VARIANCE REQUEST:	To reduce the number of required parking spaces from 90 to 43.
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CHAPTER 26 REFERENCE(S):	Sec. 26-492
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OFF-STREET PARKING VARIANCE



APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS(BE AS COMPLETE AS POSSIBLE):

Corner Entertainment will conduct business on 3244 SF of operations between the hours of 11:00AM and 5:00PM, Monday through Saturday (normal business hours) which will bring Corner Table's on-site parking into compliance. Corner Table is requesting a reduction of on-site parking between the hours of 5:00PM and 2:00AM, Monday through Saturday, with off-site parking provided at Bethany Christian Church, located at 3223 Westheimer Road, 77098. Bethany Christian Church has provided, through annual lease agreements, 58 parking spaces between the hours of 5:00PM and 2:00AM, Monday through Saturday.

APPLICANT'S STATEMENT OF FACTS:

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (5); and, if applicable, the sixth (6) condition. 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@cityofhouston.net.

(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;

The building has been a restaurant bar since at least 1973 (Historic Brownstone Restaurant). The 1950 maps represent the existing building footprint - which has remained unchanged. The only known two alterations (work performed by previous tenants) to the property include the patio area which was a 528 SF swimming pool, (filled somewhere around 2004-2007) and the conversion of 5200 sf of furniture warehouse to 5200 sf of restaurant. The alterations were performed by previous tenants. The applicant did not perform the alterations converting the furniture warehouse change of use, nor did the applicant fill-in the swimming pool; therefore, the applicant has not imposed or created the hardship.

(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;

The parking standards established for Restaurants and Bars are established to accommodate 10 parking spaces per 1000 GSF of space. The parking required for the site is 90 on-site spaces (10 space bicycle credit) with 43 currently provided. The executed agreements for off-site parking provides 100 total spaces for Corner Table.

The 90 required on-site parking spaces deprives the applicant of reasonable use of the buildings and is not in the interests of the general public.

(3) The intent of this article is preserved;

The intent is to provide sufficient parking on private properties and not on public streets. The 43 available on site parking spaces with satisfy the parking requirement between during the hours of 11:00AM and 5:00PM Mon-Sat. as Corner Table will only operate within 3244 SF of occupied space during these hours. Parking for the hours of 5:00PM and 2:00AM, Mon-Sat. is satisfied with the 43 on site and 58 off-site

OFF-STREET PARKING VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department



ITEM: IV

Meeting Date: 05-01-2014

parking space with an existing parking agreement executed with Bethany Christian Church (the existing agreement expires in July of 2014, the lease is being renewed with Board meeting on April 27th with the executed agreement shortly thereafter). Corner Table utilizes vehicles to transport patrons and valets from the off-site lots to the restaurant; therefore, no increase to street parking, nor any increase in pedestrian traffic.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**
The parking lots will provide parking spaces in excess of the requirements specified in Chapter 26 of the Code of Ordinances.
- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**
Corner Table has hired police officers to direct traffic on Friday and Saturday evenings. Valets utilize two way communication and transport vehicles to off-site parking.
The granting of such a variance will not be injurious to the public health, safety or welfare; and will further improve as proposed.
- (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.**

OFF-STREET PARKING VARIANCE



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:

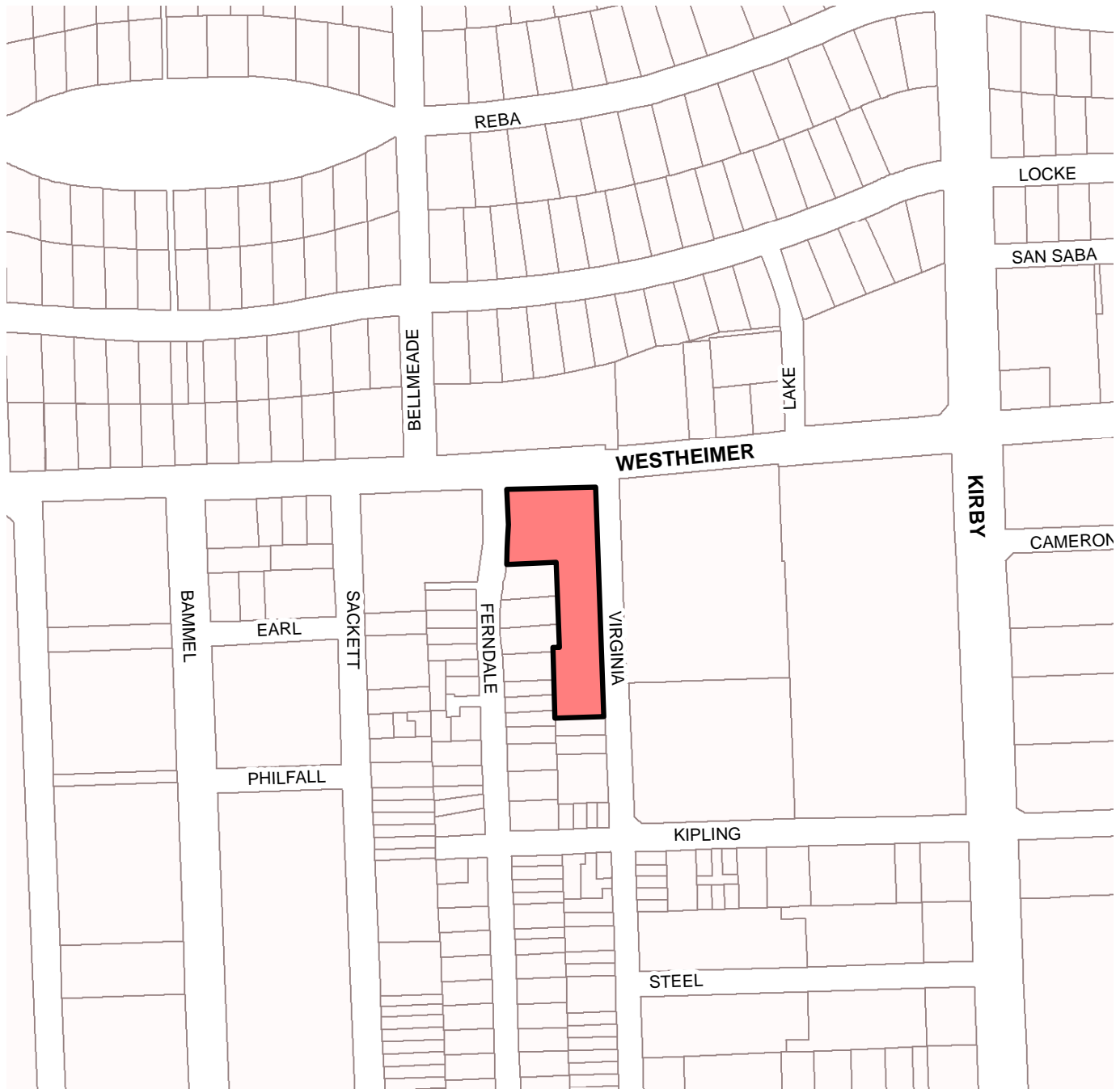
- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected 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



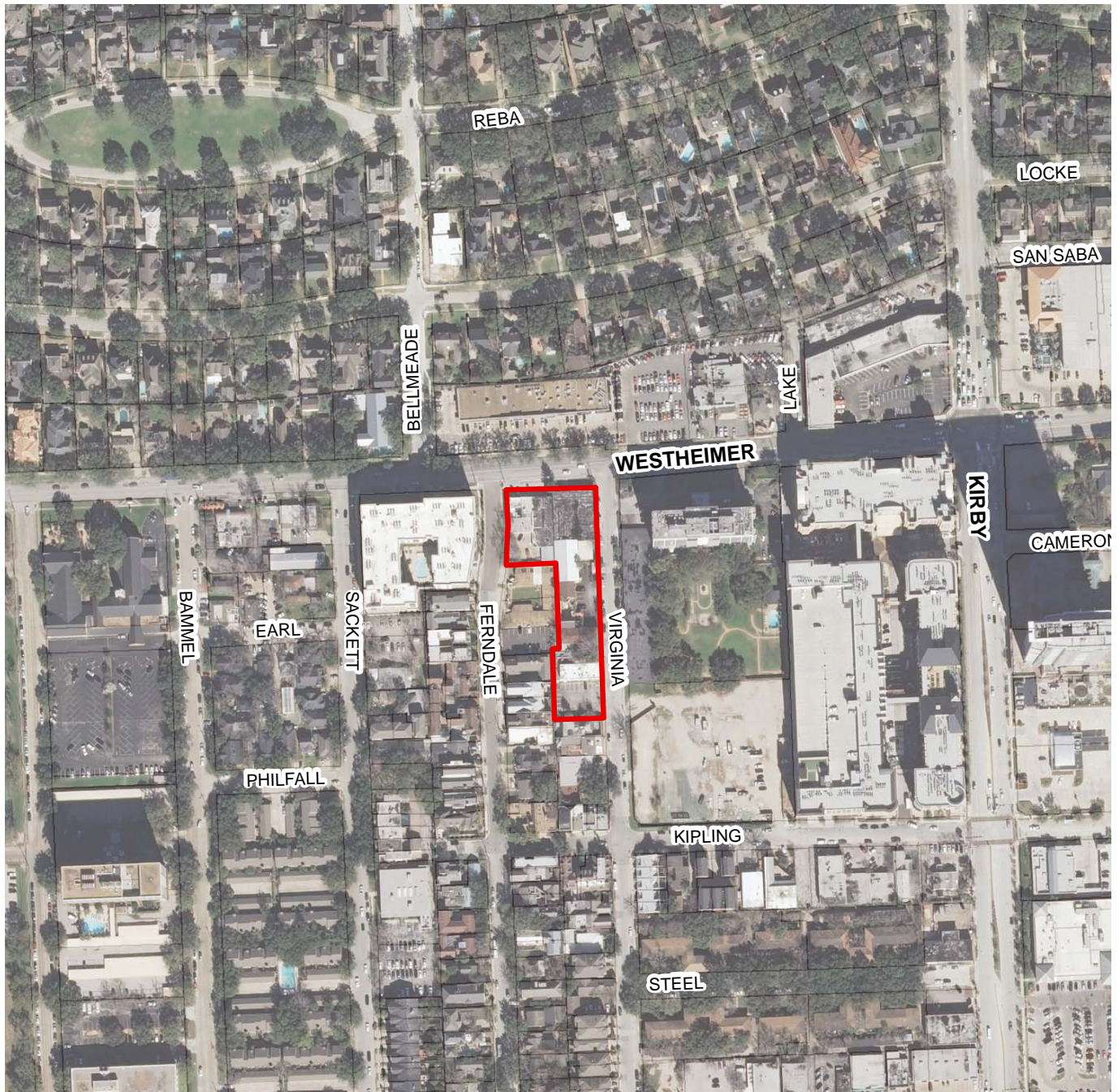
Area Map



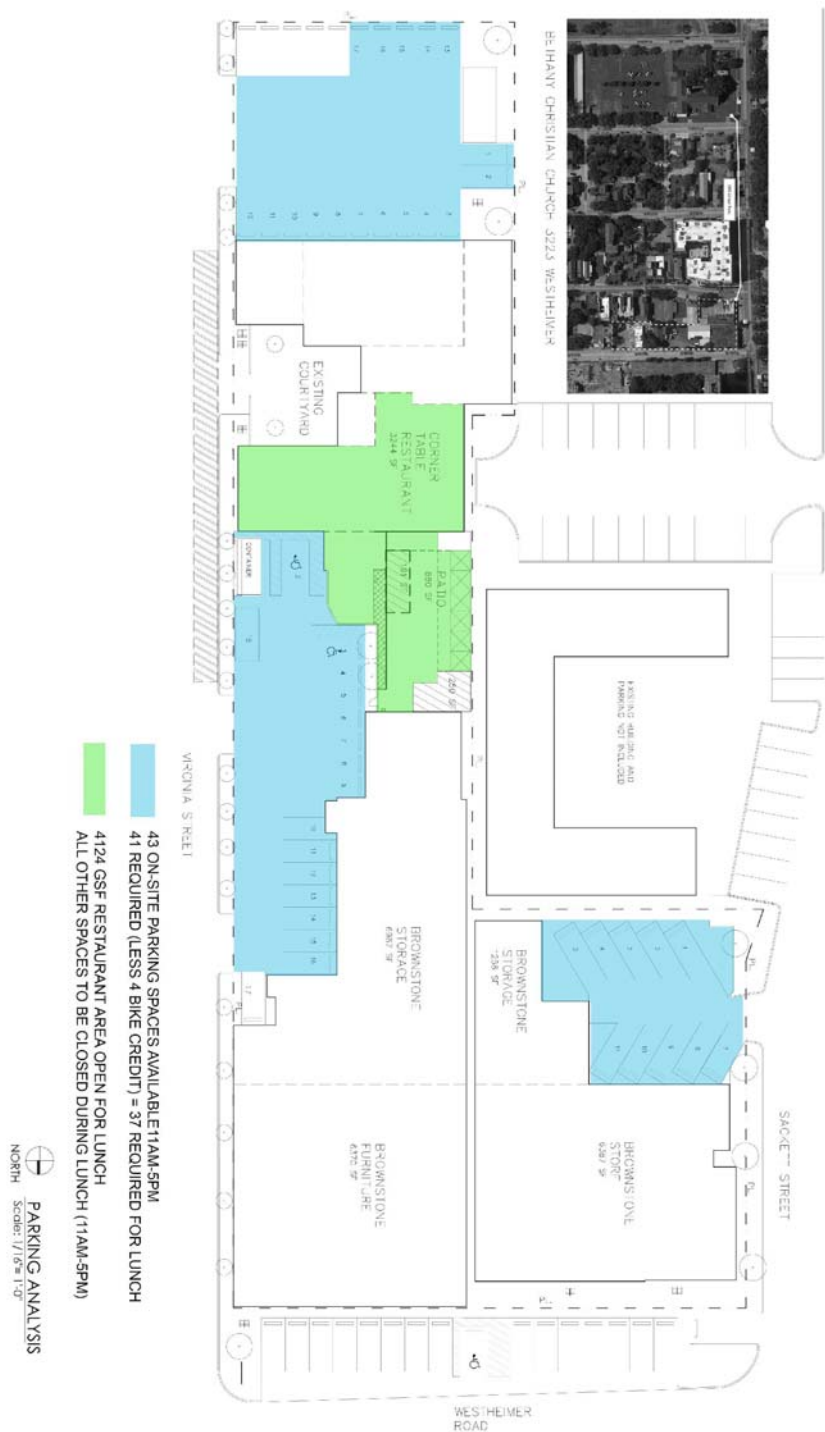
OFF-STREET PARKING VARIANCE



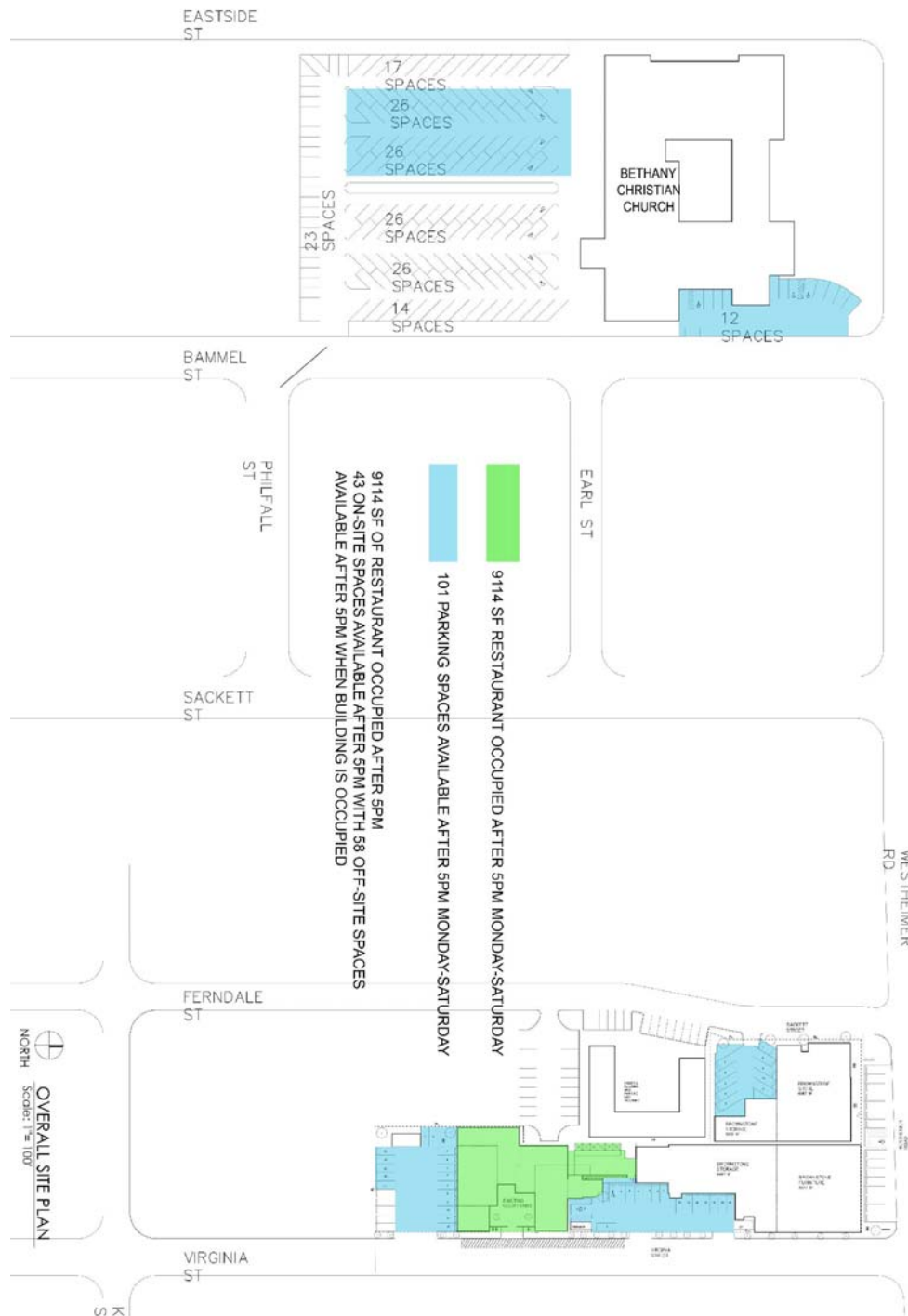
Aerial



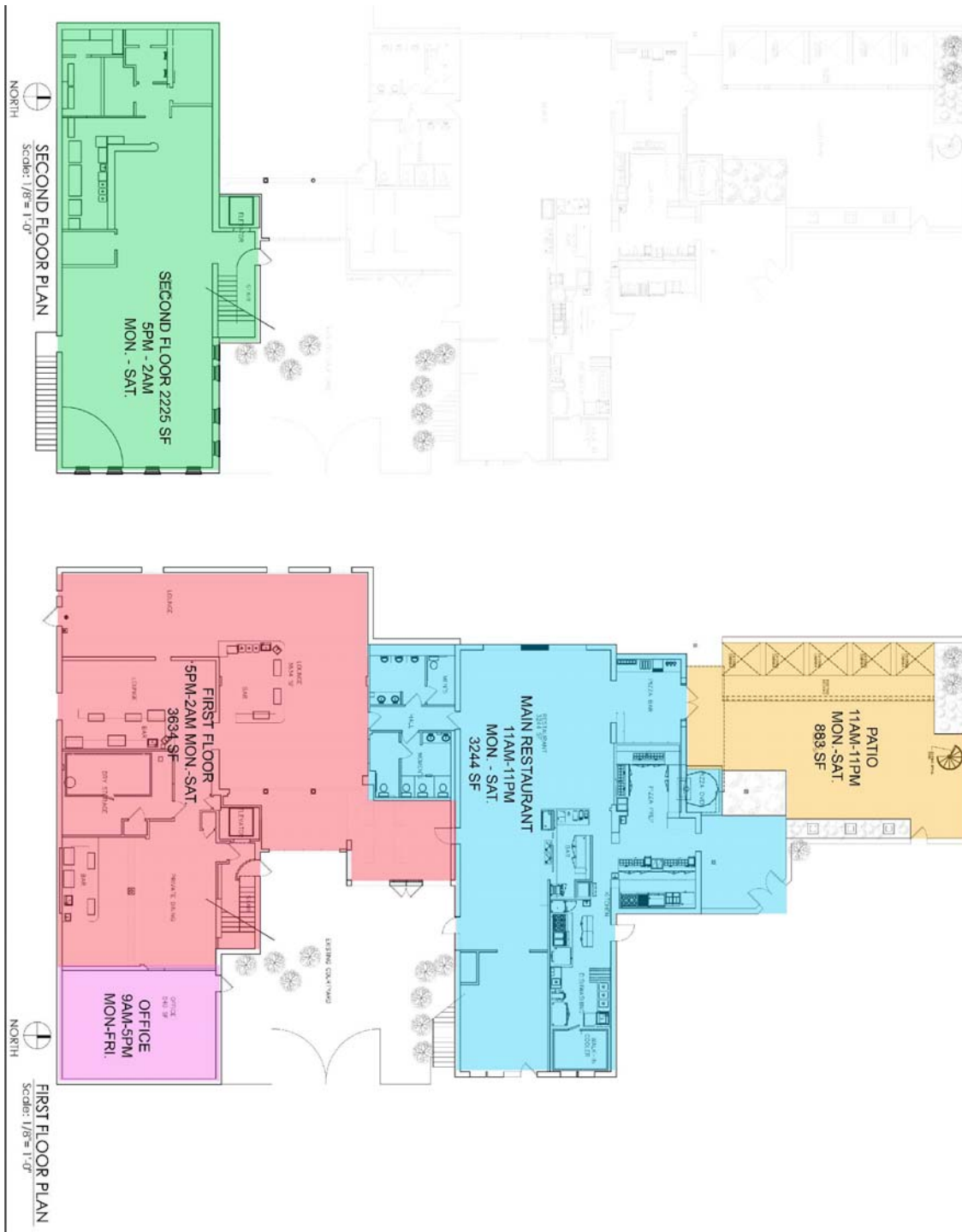
OFF-STREET PARKING VARIANCE



OFF-STREET PARKING VARIANCE



OFF-STREET PARKING VARIANCE



OFF-STREET PARKING VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department



ITEM: IV

Meeting Date: 05-01-2014

April 23, 2014

Notice of Variance Chapter 42, Section 26-499

Reference 14012851

After meeting with Commissioner Shaukat Zakaria, the neighborhood committee request the following conditions be met before they agree to the above referenced Variance:

1. That the South parking lot of the Corner Table be available at all times for patrons to self park with signage indicating the lot is free public parking for patrons only.
2. No management, employees or contractors may park on public streets in the neighborhood.
3. The Corner Table will provide a uniformed officer during bar hours on Thursday, Friday and Saturday nights or when there are major advertised events. The uniformed officer is required to maintain order with a focus on regulating street traffic and parking.
4. The front patio is not to be used for serving drinks or food service.
5. That the Corner Table has a signed and executed 3 year lease for adequate parking that meets the City of Houston's parking ordinance requirements.
6. We as residence of the neighborhood can report any violations to the Houston Planning Department staff and they will take appropriate action.

If the above requests are approved then the neighborhood no longer disagrees with the variance for offsite parking, Reference 14012851.

We also request that the Planning Department furnish us with a final corrected Variance Request that will be submitted to the Planning Commission for the hearing to be held on Thursday, May 1, 2014.

Sincerely,

The Committee for the residents of Virginia, Kipling and Ferndale.

OFF-STREET PARKING VARIANCE

Houston Planning Commission

City of Houston Planning and Development Department



ITEM: IV

Meeting Date: 05-01-2014

STAFF REPORT

Staff Recommendation:

Basis of Staff Recommendation:

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE